

**TYPE 1 NARRATIVE & PLANS - 8235-8237 W. IRVING PARK ROAD**

Proposed Zoning: C1-2 Neighborhood Commercial District

Proposed Land Use:

The applicant intends to establish two spaces: a general restaurant with a rooftop outdoor patio and a retail liquor store operating a package goods use within the existing 1 and 2 story building with no parking. The second floor has a proposed addition consisting of a 2,632 sq. ft. roof top deck--outdoor patio with a metal pergola seating 115 persons that will be 56 ft. x 47 ft. The proposed second floor addition will also contain a 3,248 sq. ft. indoor portion that will have dining with seating for 52 persons that will be 58 ft x 56 ft.

The applicant is also seeking a Type 1, as per Section 17-13-0303-D of the Zoning Ordinance, optional administrative adjustment for 100% parking relief for the overall use.

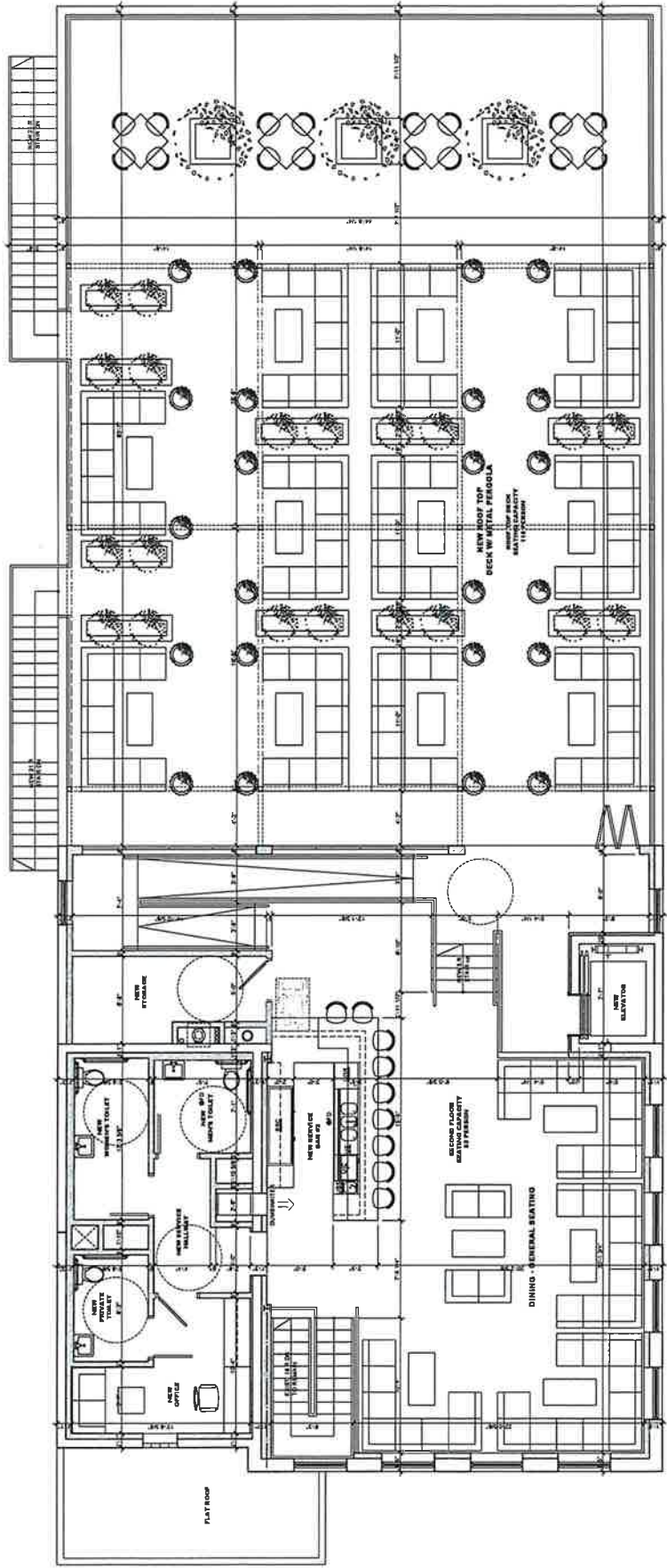
- (a) The project's floor area ratio: 1.23  
Lot Area: 6,250 sq. ft.  
Proposed Floor Area = 7,703 sq. ft.
- (b) The project's density (lot area per dwelling): N/A
- (c) Off Street Parking: Zero parking spaces. The subject property is located within 1,320 feet from a Transit Served Location (TSL parking reduction requested).
- (d) The setbacks (existing):
  - (a) Front setback: 0.0 feet
  - (b) Rear setback: 7.03 feet
  - (c) East side setback: 0.0 feet
  - (d) West side setback: 3.84 feet

D. The building heights:

Existing building height: 19'-7"; New addition: 22'-0"

(Height is measured from *grade* to the highest point of the underside of the top floor's ceiling joist )





**PROPOSED SECOND FLOOR**  
 SCALE 1/4" = 1'-0"





DATE: 12/01/2023  
SCALE: AS SHOWN  
SHEET #



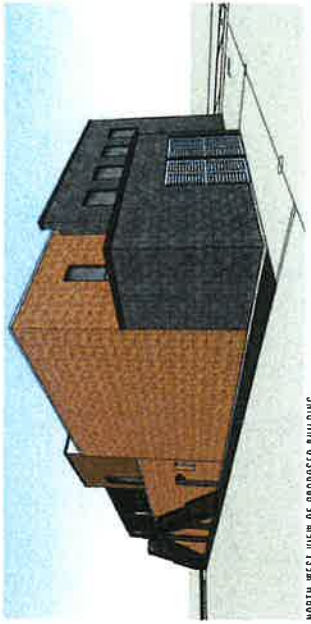
COMMERCIAL/RETAIL SPACE IMPROVEMENTS  
ADDITION AND NEW ROOF TOP DECK  
"MITELLO'S WINE & SPIRITS" LIQUOR STORE  
"SAPORI NAPOLETANI" PIZZERIA AND RESTAURANT  
8235-37 W IRVING PARK RD, CHICAGO IL 60634

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SOUTH-EAST VIEW OF PROPOSED ROOF TOP DECK



NORTH-WEST VIEW OF PROPOSED BUILDING



NORTH-EAST VIEW OF PROPOSED BUILDING



NORTH EAST VIEW OF PROPOSED ROOF TOP DECK



SOUTH VIEW OF PROPOSED BUILDING



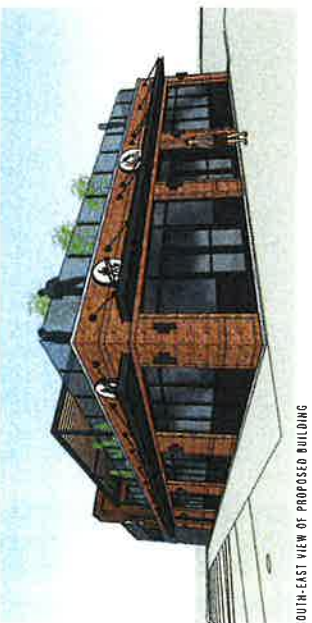
EAST VIEW OF PROPOSED BUILDING



EAST VIEW OF PROPOSED ROOF TOP DECK



SOUTH-WEST VIEW OF PROPOSED BUILDING



SOUTH-EAST VIEW OF PROPOSED BUILDING



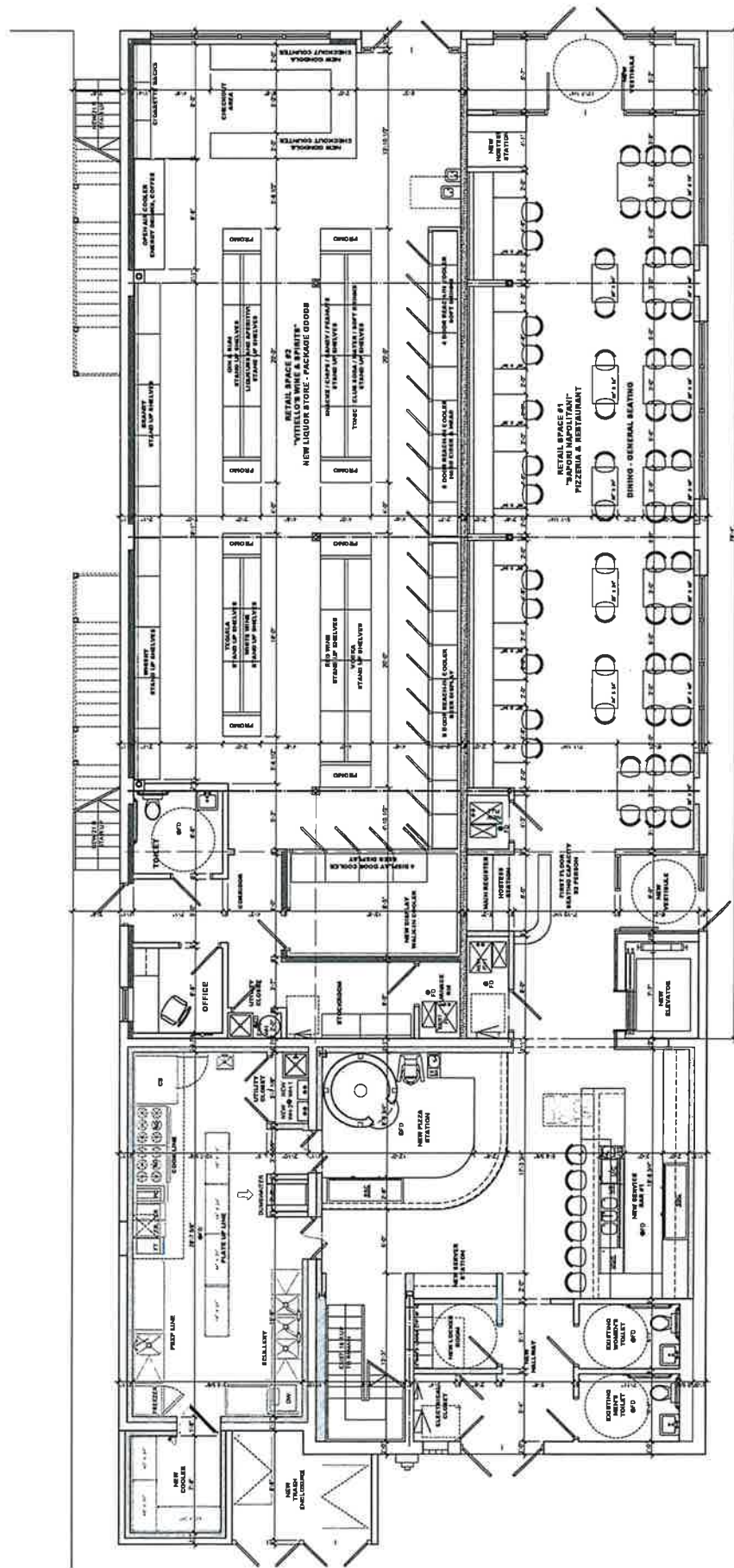




DATE: 10/01/2021  
 SCALE: AS SHOWN  
 SHEET: A-1

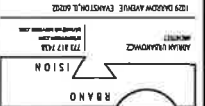
# A-1

CORDED & DRAWN BY MARK CHRISTENSEN



**PROPOSED FIRST FLOOR PLAN**  
 SCALE 1/8"=1'-0"

COMMERCIAL/RETAIL SPACE IMPROVEMENTS  
 ADDITION AND NEW ROOF TOP DECK  
 'SAPORI' NAPOLITANO PIZZERIA AND RESTAURANT  
 'MITELLO'S WINE & SPIRITS' LIQUOR STORE  
 8235-37 W IRVING PARK RD., CHICAGO IL 60634

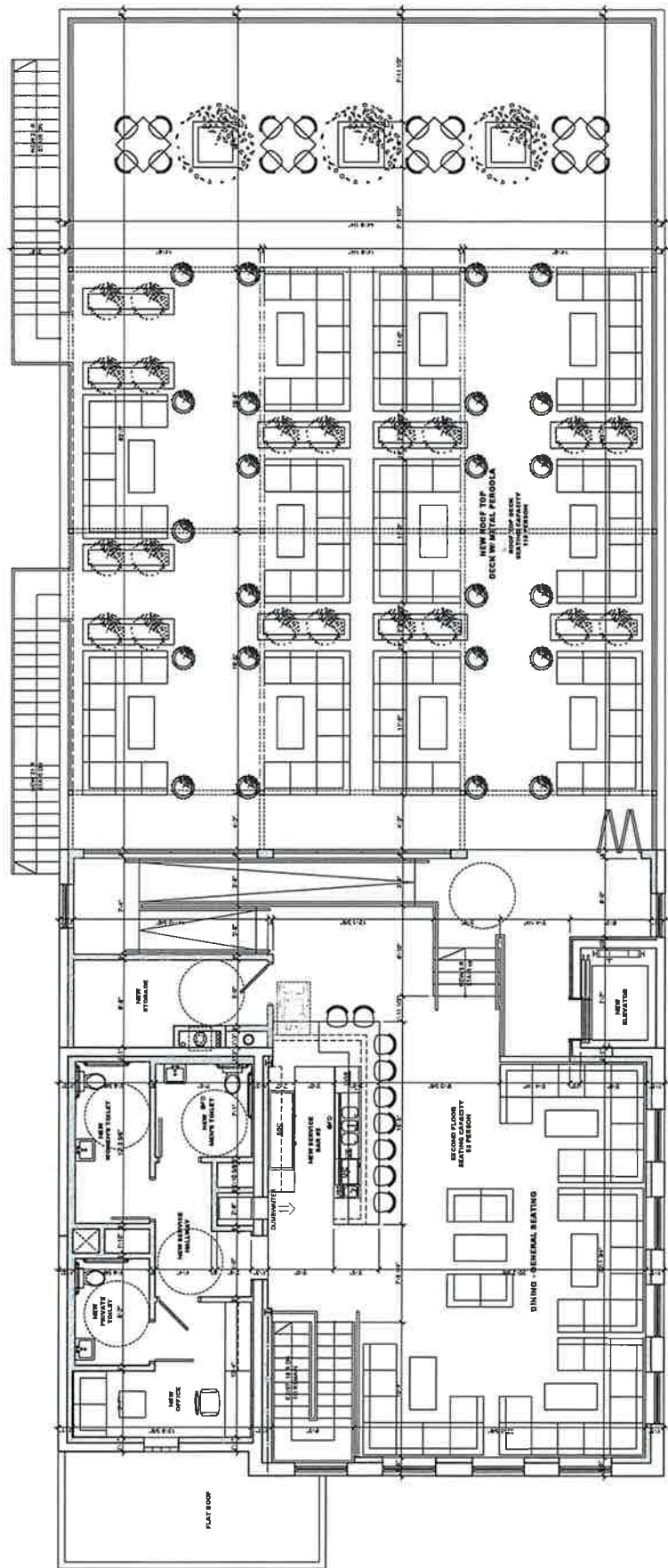
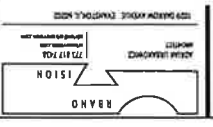


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1029 DAKOTA AVENUE EVANSTON, IL 60202



COMMERCIAL/RETAIL SPACE IMPROVEMENTS  
 ADDITION AND NEW ROOF TOP DECK  
 SAVORI NAPOLETANO PIZZERIA AND RESTAURANT  
 VITTELLO'S WINE & SPIRITS LIQUOR STORE  
 8235-37 W IRVING PARK RD, CHICAGO IL 60634



PROPOSED SECOND FLOOR  
 SCALE 1/8" = 1'-0"

REVISED





COMMERCIAL/RETAIL SPACE IMPROVEMENTS  
 ADDITION AND NEW ROOF TOP DECK  
 "MITTEL'S WINE & SPIRITS" LIQUOR STORE  
 "SAPORI NAPOLITANI" PIZZERIA AND RESTAURANT  
 8235-37 W IRVING PARK RD, CHICAGO IL 60634

3225 MARSH AVENUE CHRYSTINA MOSE  
 ARCHITECT  
 775 FITZ  
 VISION  
 BRAND

NO.	REVISION	BY



SOUTH-EAST VIEW OF PROPOSED ROOF TOP DECK



NORTH-WEST VIEW OF PROPOSED BUILDING



NORTH-EAST VIEW OF PROPOSED BUILDING



NORTH EAST VIEW OF PROPOSED ROOF TOP DECK



SOUTH VIEW OF PROPOSED BUILDING



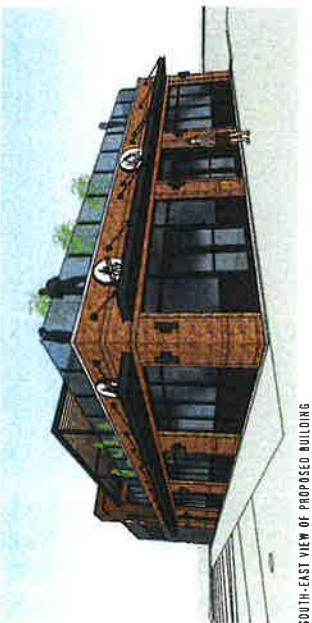
EAST VIEW OF PROPOSED BUILDING



EAST VIEW OF PROPOSED ROOF TOP DECK



SOUTH-WEST VIEW OF PROPOSED BUILDING



SOUTH-EAST VIEW OF PROPOSED BUILDING



