

NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT
2250-2256 WEST IRVING PARK ROAD/4009 NORTH OAKLEY AVE.

The Applicant requests a zoning change for the property located at 2250-2256 West Irving Park Road/4009 North Oakley Avenue, Chicago, Illinois 60618 from the B3-3 Community Shopping District to B3-3 Community Shopping District in order to construct a five-story, 58'-3" tall mixed-use building. The proposed building will have thirty-eight (38) residential dwelling units located on the second through fifth floors. The ground floor will be improved with approximately 2,800 square feet of commercial space, nineteen (19) parking spaces, and forty-two (42) bicycle parking spaces. The proposed building is approximately 112 feet from the Western Avenue CTA bus line (bus TOD) and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet to 300 square feet for dwelling units and from 300 square feet to 200 square feet for efficiency units, for a combined lot area per unit of 304 square feet, with 100% of the required ARO units being provided on-site. Additionally, the project is eligible for a parking reduction of fifty (50) percent from the required thirty-eight (38) parking spaces. Based on this, the applicant seeks a reduction of nineteen (19) parking spaces to the proposed nineteen (19) parking spaces.

Lot Area	11,537 square feet
Floor Area Ratio	3.6
Building Area (for FAR calculation only)	40,981 square feet*
Density (Lot Area per Dwelling Unit)	304 square feet per unit**
Number of Dwelling Units	38
Commercial Space	2,800 square feet
Off-Street Parking	19 parking spaces***
Bicycle Parking	42 spaces
Setbacks:	
Front	0'-0"
Side (Alley)	2'- 0"
Side (ROW)	0'-0"
Rear	16' -0" ****
Building Height	58'-3"

*Additional 0.6 FAR based on 17-3-0403-B

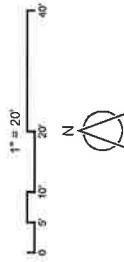
**Reduction from the required 400 square feet per unit to 300 square feet per unit and provision of 100% of the required ARO units on-site pursuant to 17-3-0402-B.

***Reduction per 17-10-0102-B

****Rear yard variation approved by ZBA Resolution dated July 24, 2023 (ZBA Cal No. 182-23-Z)



**4009 NORTH
OAKLEY AVENUE**
CHICAGO, IL 60618



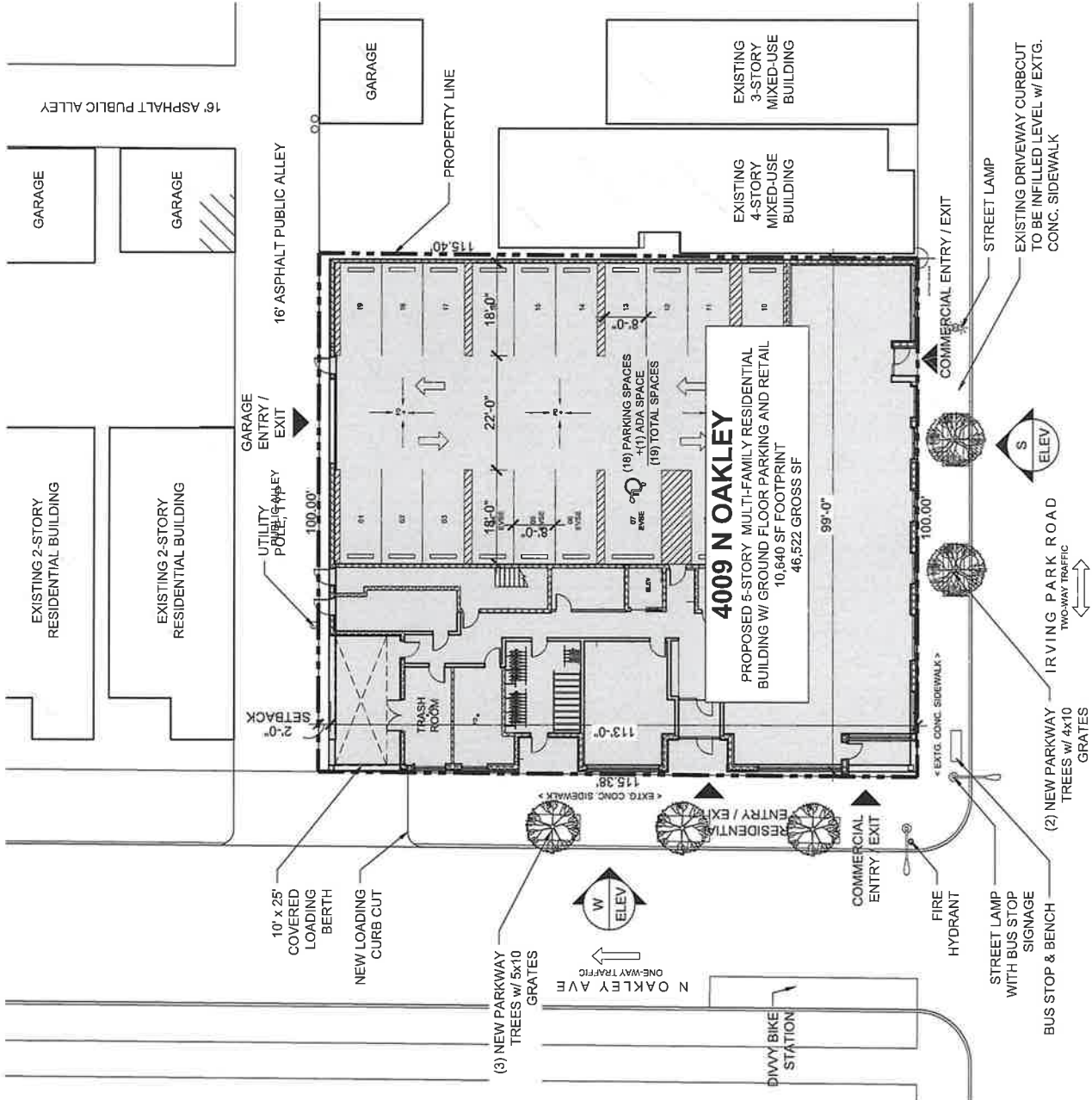
SITE PLAN

ZONING DATA	
Site Area	11,537
Zoning District	83-3 TOD
Use Group	Multi-Family Residential

REQUIRED BULK & DENSITY	
Maximum FAR	4.0
Maximum FAR [SF]	46,148
Minimum Lot Area Per Unit	300 / 200
Maximum Units Allowed	40
Required Business Area [%]	20%
Required Business Area [SF]	2,307
Required Yards:	
Front	0'-0"
Side (Cumulative)	0'-0"
Side [Min. One Side]	60 % of front yard
Rear	30'-0"
Maximum Building Height	80'-0"

PROPOSED BULK & DENSITY	
Actual FAR	3.6
Actual FAR [SF]	40,981
Actual Lot Area Per Unit	304
Actual Number of Units	38
Provided Business Area [%]	24%
Provided Business Area [SF]	2,779
Proposed Yards:	
Front	0'-0"
Side [Alley]	2'-0"
Side [ROW]	0'-0"
Rear	16'-0"
Proposed Building Height	58-2 1/2"

PROJECT DATA	
First Floor Gross SF:	10,640
Second-Fourth Floor Gross SF:	
3 Floors @ 9,105	27,315
Fifth Floor Gross SF:	8,007
Rooftop Gross SF:	560
Total Gross SF:	46,522
First Floor FAR SF:	5,099
Second-Fourth Floor FAR SF:	
3 Floors @ 9,105	27,315
Fifth Floor FAR SF:	8,007
Rooftop FAR SF:	560
Total FAR:	40,981





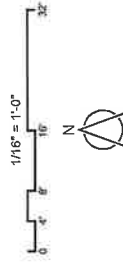
TYPE I PLANS

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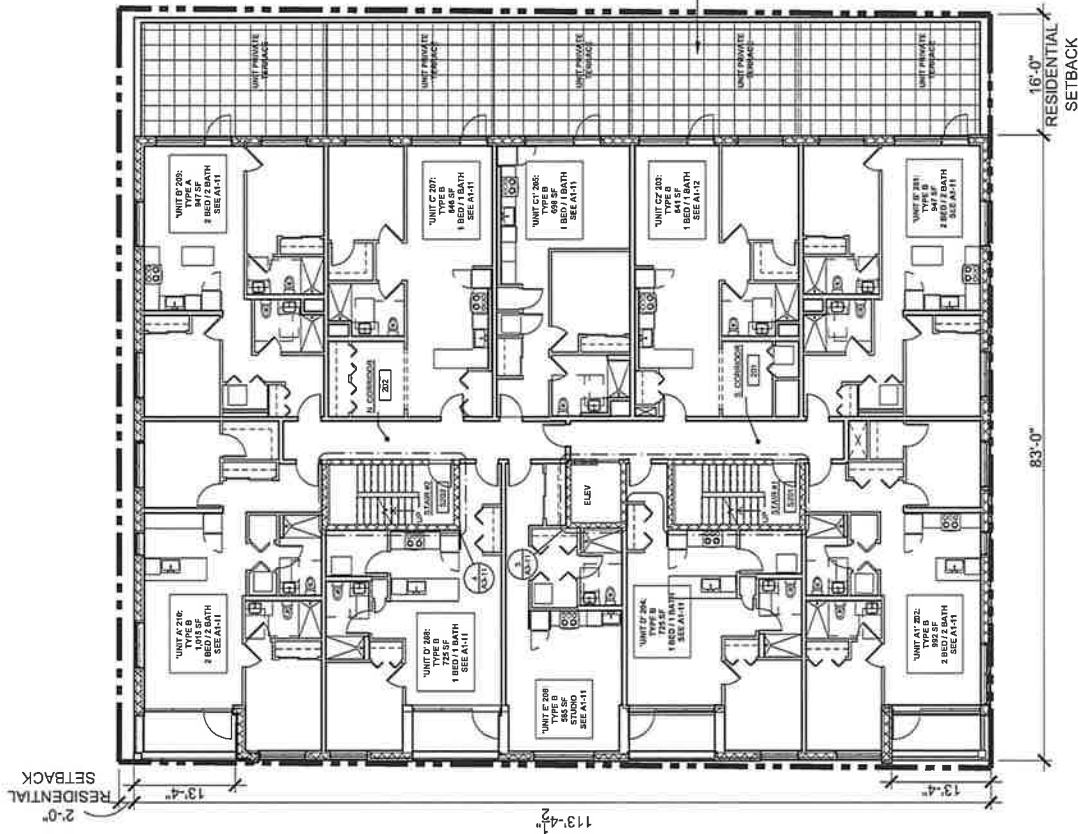
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OAKLEY AVENUE
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UNIT DATA			
Unit - A:	4	@	1,015
Unit - A1:	3	@	992
Unit - B:	7	@	953
Unit - C:	3	@	846
Unit - C1:	4	@	698
Unit - C2:	4	@	841
Unit - D:	7	@	725
Unit - E:	4	@	585
Unit - F:	1	@	664
Unit - G:	1	@	1,155
Total Units:	38		
Total Net SF:			31,635
Average Unit Size SF:			833
			2 Bed / 2 Bath
			15
			1 Bed / 1 Bath
			19
			Studio
			4
Total Units:	38		

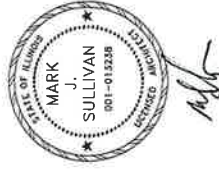
Notes: Final unit layouts will be determined and sizes are subject to change.



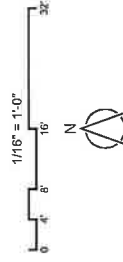
2nd FLOOR PLAN



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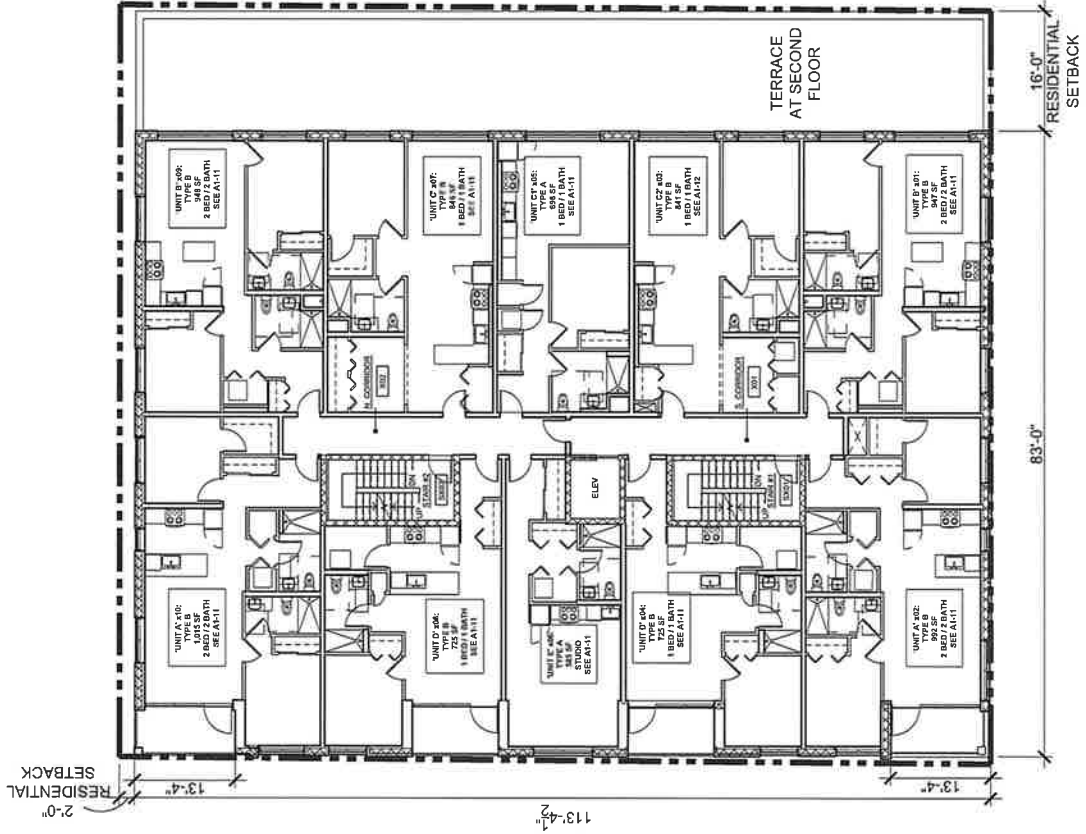


3rd - 4th FLOOR PLAN

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UNIT DATA			
Unit - A:	4	@	1,015
Unit - A1:	3	@	992
Unit - B:	7	@	953
Unit - C:	3	@	846
Unit - C1:	4	@	898
Unit - C2:	4	@	841
Unit - D:	7	@	725
Unit - E:	4	@	585
Unit - F:	1	@	664
Unit - G:	1	@	1,155
Total Units:	38		
Total Net SF:	31,635		
Average Unit Size SF:			833
2 Bed / 2 Bath			15
1 Bed / 1 Bath			19
Studio			4
Total Units:	38		

Notes: Final unit layouts will be determined and sizes are subject to change.

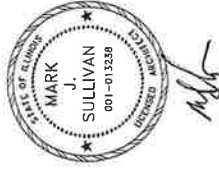


3rd - 4th FLOOR PLAN

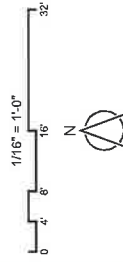
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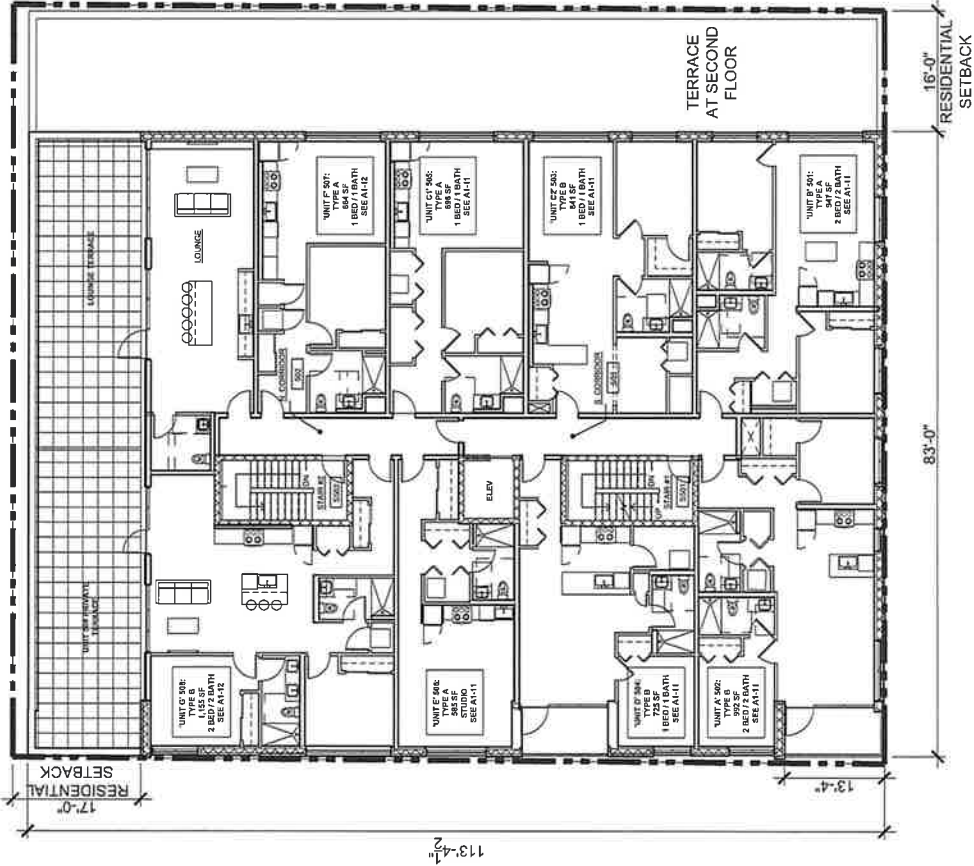


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CHICAGO, IL 60618



UNIT DATA		
Unit - A:	4 @	1,015
Unit - A1:	3 @	992
Unit - B:	7 @	953
Unit - C:	3 @	846
Unit - C1:	4 @	898
Unit - C2:	4 @	841
Unit - D:	7 @	725
Unit - E:	4 @	585
Unit - F:	1 @	664
Unit - G:	1 @	1,155
Total Units:	38	
Total Net SF:	31,635	
Average Unit Size SF:	833	
2 Bed / 2 Bath	15	
1 Bed / 1 Bath	19	
Studio	4	
Total Units:	38	

Notes: Final unit layouts will be determined and sizes are subject to change.

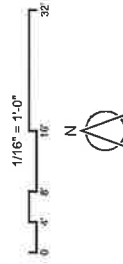


5th FLOOR PLAN

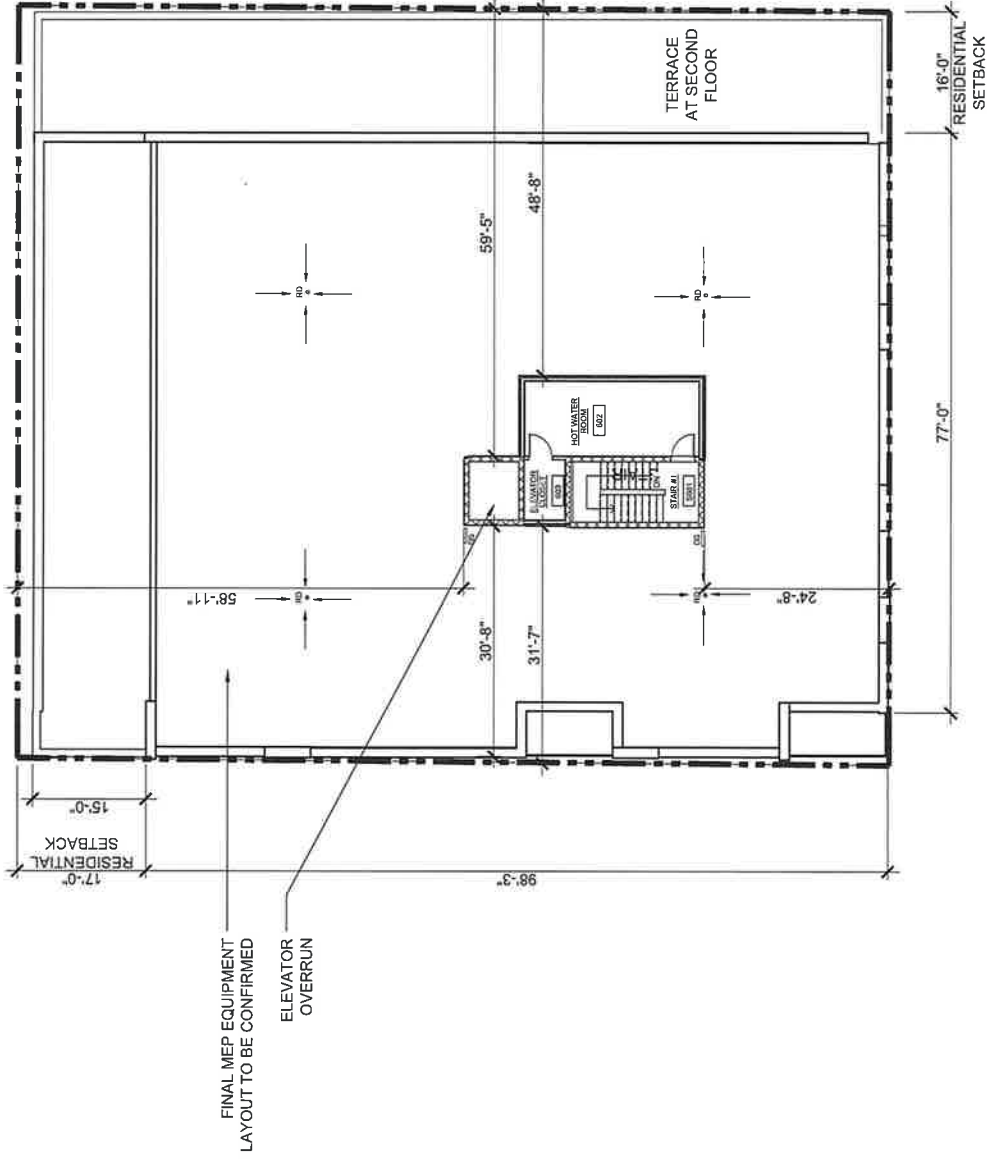


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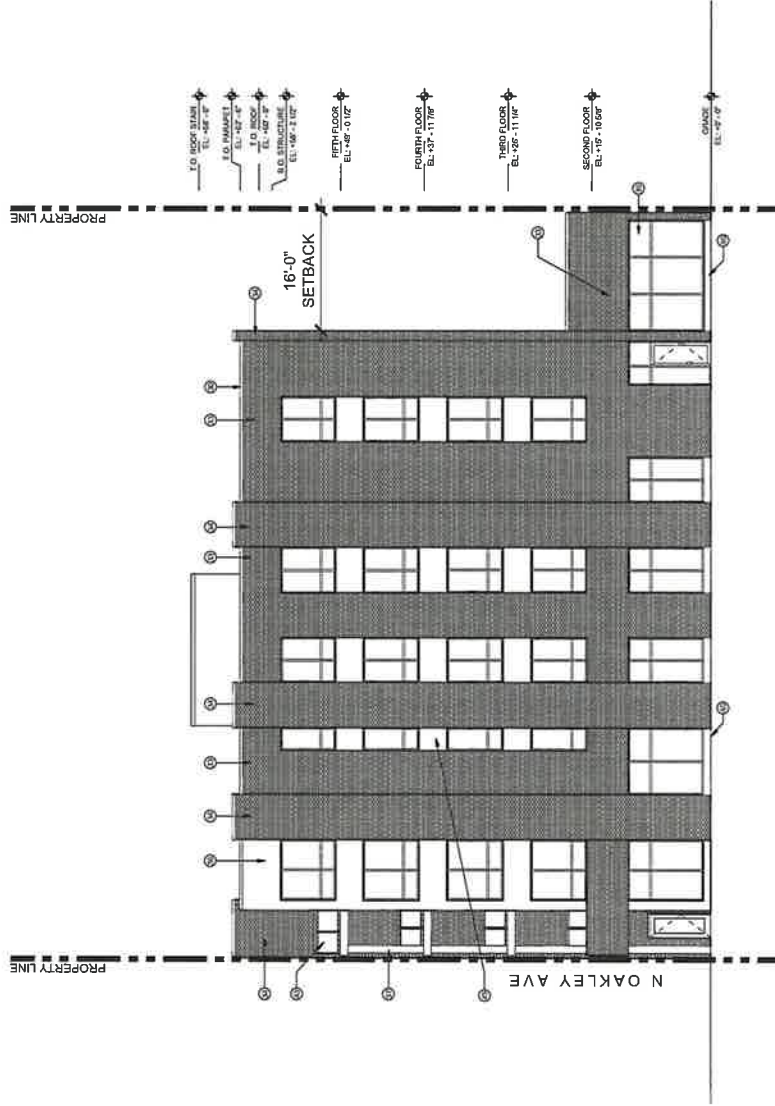
ROOF PLAN



KEYNOTES

KEY NOTE

- 30 METAL COPING
- 31 LOADING AREA
- 32 UNIT PRIVATE TERRACE DOOR
- 33 BRICK VENEER EXTERIOR WALL - COLOR A
- 34 BRICK VENEER EXTERIOR WALL - COLOR B
- 38 METAL CLAD EXTERIOR WALL
- 37 METAL CLAD EXTERIOR COLUMN
- 39 ISOLATED STONEFRONT GLAZING
- 40 CAST LIMESTONE BASE
- 41 TYPICAL BRICK TO BE 4" NOMINAL HEIGHT
- 43 METAL FRAMED GLASS RAILING
- 45 OVERHEAD GARAGE ENTRY DOOR
- 48 METAL SPANDREL PANEL



1111 N. LAKE ST. CHICAGO, IL 60610

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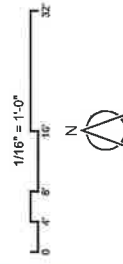
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SOUTH ELEVATION

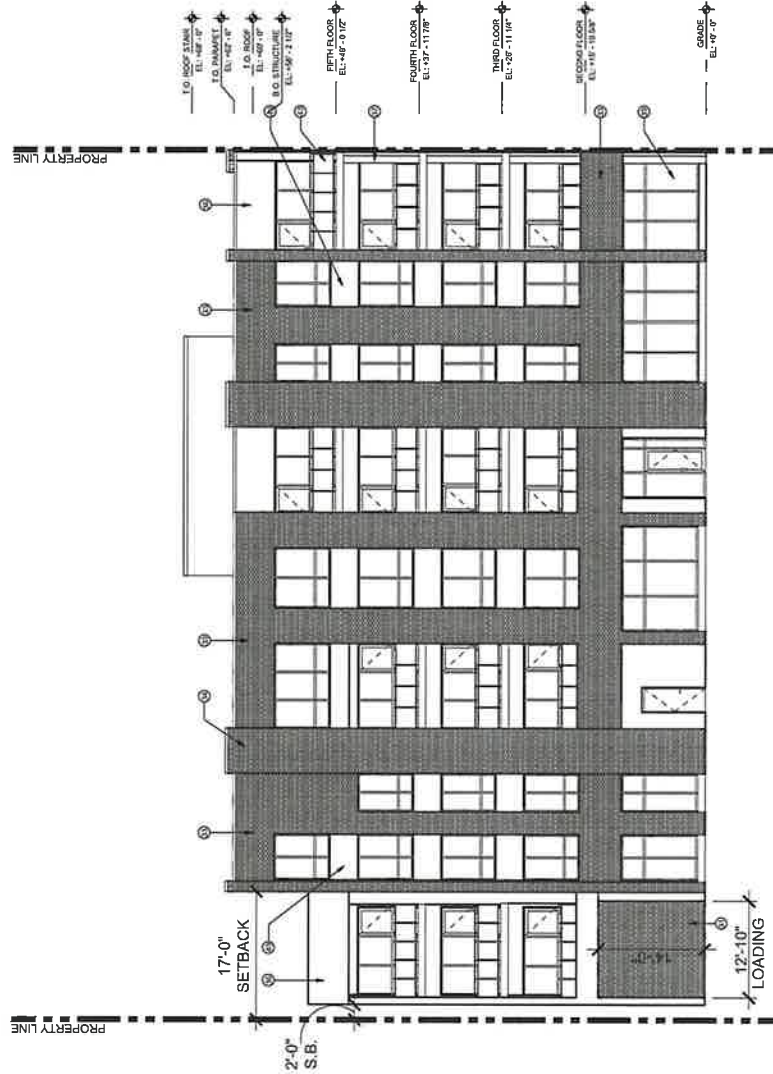


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KEY NOTES

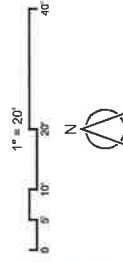
- | # | KEY NOTE |
|----|--|
| 30 | METAL COPING |
| 31 | LOADING AREA |
| 32 | BRICK VENEER TERRACE DOOR |
| 33 | BRICK VENEER EXTERIOR WALL -
COLOR A |
| 34 | BRICK VENEER EXTERIOR WALL -
COLOR B |
| 36 | METAL CLAD EXTERIOR WALL -
COLOR TBD |
| 37 | METAL CLAD EXTERIOR COLUMN
GLAZING |
| 38 | INSULATED STOREFRONT
GLAZING |
| 40 | CAST LIMESTONE BASE |
| 41 | THRU WALL BRICK TO BE 4"
NOMINAL HEIGHT |
| 43 | METAL FRAMED GLASS RAILING |
| 45 | OVERHEAD GARAGE ENTRY
DOOR |
| 49 | METAL SPANDREL PANEL |



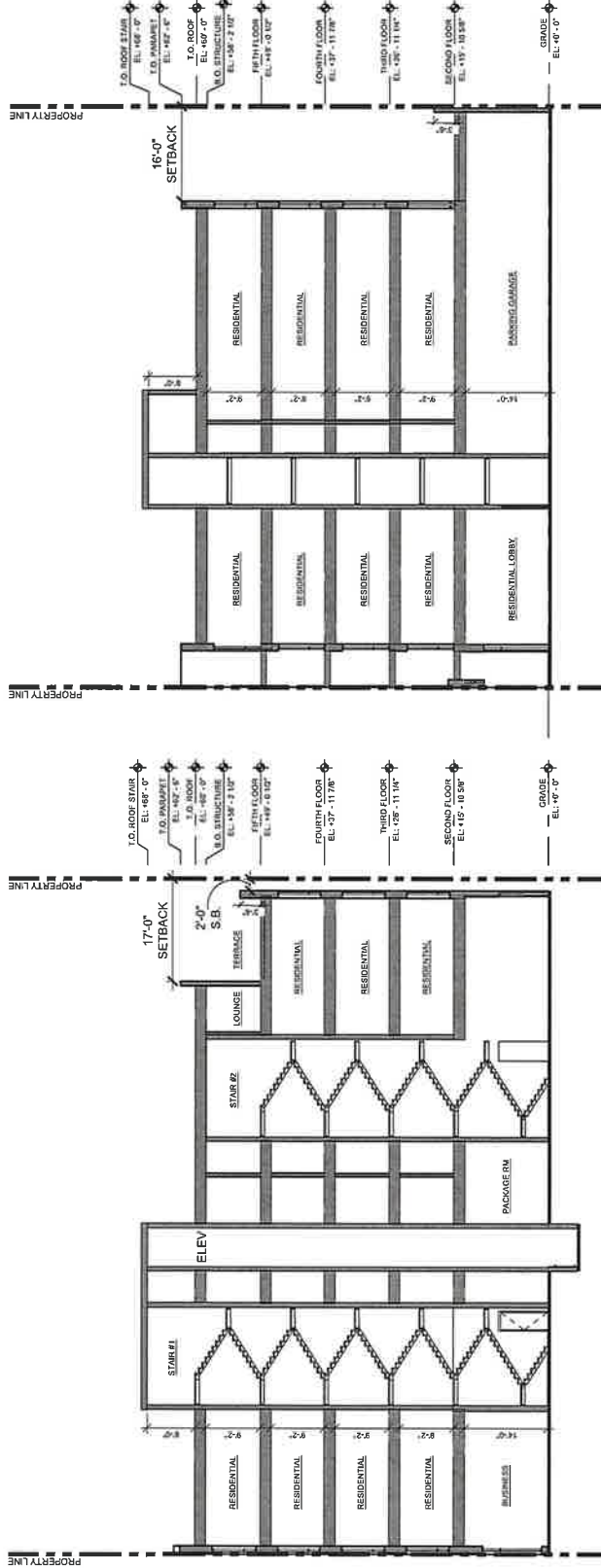
WEST ELEVATION



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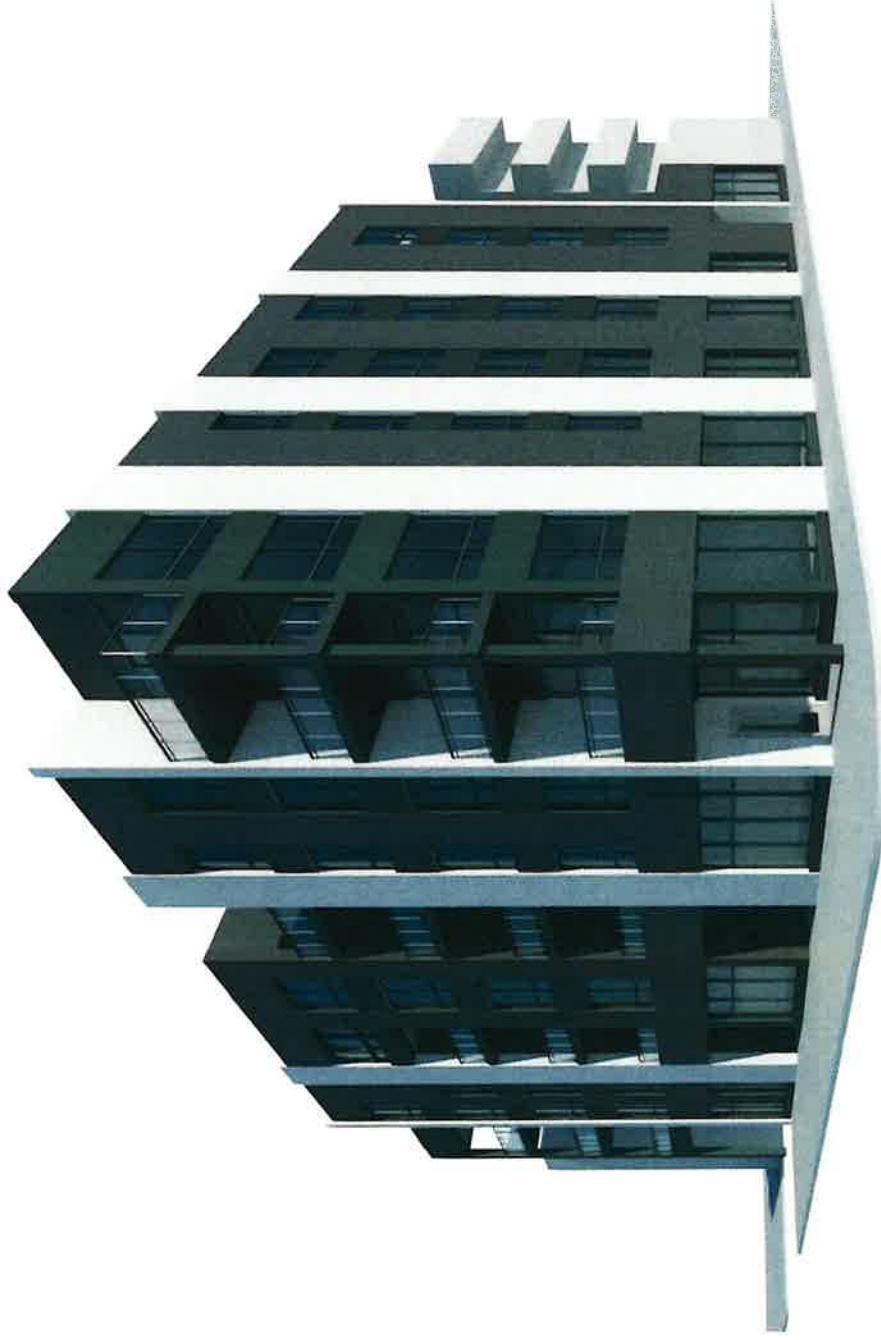
BUILDING SECTIONS





4009 NORTH
OAKLEY AVENUE
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PERSPECTIVE





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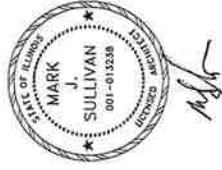


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PERSPECTIVE

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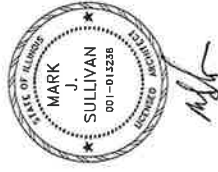




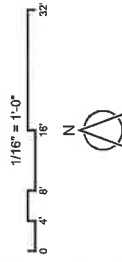
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PERSPECTIVE





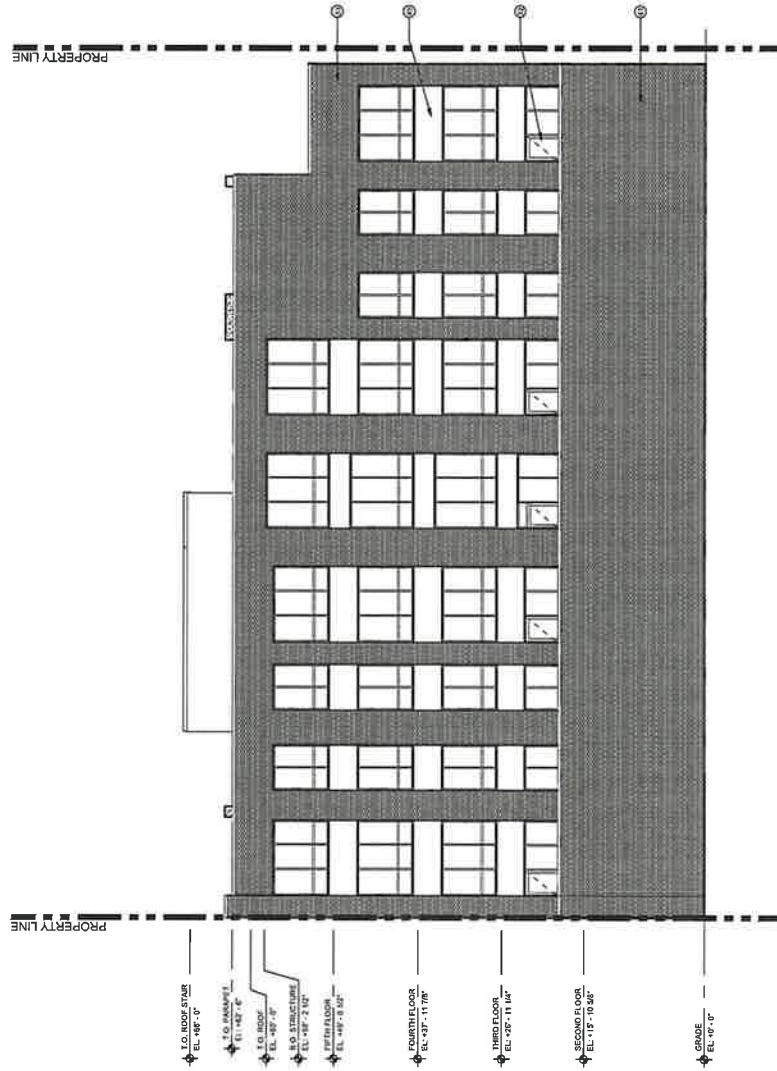
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EAST ELEVATION

KEY NOTES

- | # | KEY NOTE |
|----|---|
| 30 | METAL COPING |
| 31 | LOADING AREA |
| 32 | UNIT PRIVATE TERRACE DOOR |
| 33 | BRICK VENEER EXTERIOR WALL - COLOR A |
| 34 | BRICK VENEER EXTERIOR WALL - COLOR B |
| 36 | METAL CLAD EXTERIOR WALL - COLOR TBD |
| 37 | METAL CLAD EXTERIOR COLUMN |
| 39 | INSULATED STOREFRONT GLAZING |
| 40 | CAST LIMESTONE BASE |
| 41 | THRU WALL BRICK TO BE #1 NOMINAL HEIGHT |
| 43 | METAL FRAMED GLASS RAILING OVERHEAD GARAGE ENTRY DOOR |
| 49 | METAL SPANDREL PANEL |



KEY NOTES

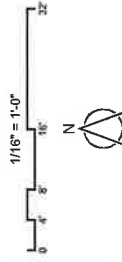
- | # | KEY NOTE |
|----|---|
| 30 | METAL COPING |
| 31 | LOADING AREA |
| 32 | UNIT PRIVATE TERRACE DOOR |
| 33 | BRICK VENEER EXTERIOR WALL -
COLOR A |
| 34 | BRICK VENEER EXTERIOR WALL -
COLOR B |
| 36 | METAL CLAD EXTERIOR WALL -
COLOR TBD |
| 37 | METAL CLAD EXTERIOR COLUMN |
| 39 | INSULATED STOREFRONT
GLAZING |
| 40 | CAST LIMESTONE BASE |
| 41 | THRUWALL BRICK TO BE 4"
NOMINAL HEIGHT |
| 43 | METAL FRAMED GLASS RAILING |
| 45 | OVERHEAD GARAGE ENTRY
DOOR |
| 49 | METAL SPANDREL PANEL |



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NORTH ELEVATION



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TRANSPARENCY
REQUIREMENT DIAGRAMS
EAST ELEVATION

