

FINAL FOR PUBLICATION

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)

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4009 NORTH OAKLEY AVENUE
CHICAGO, IL 60618

1" = 20'



SITE PLAN

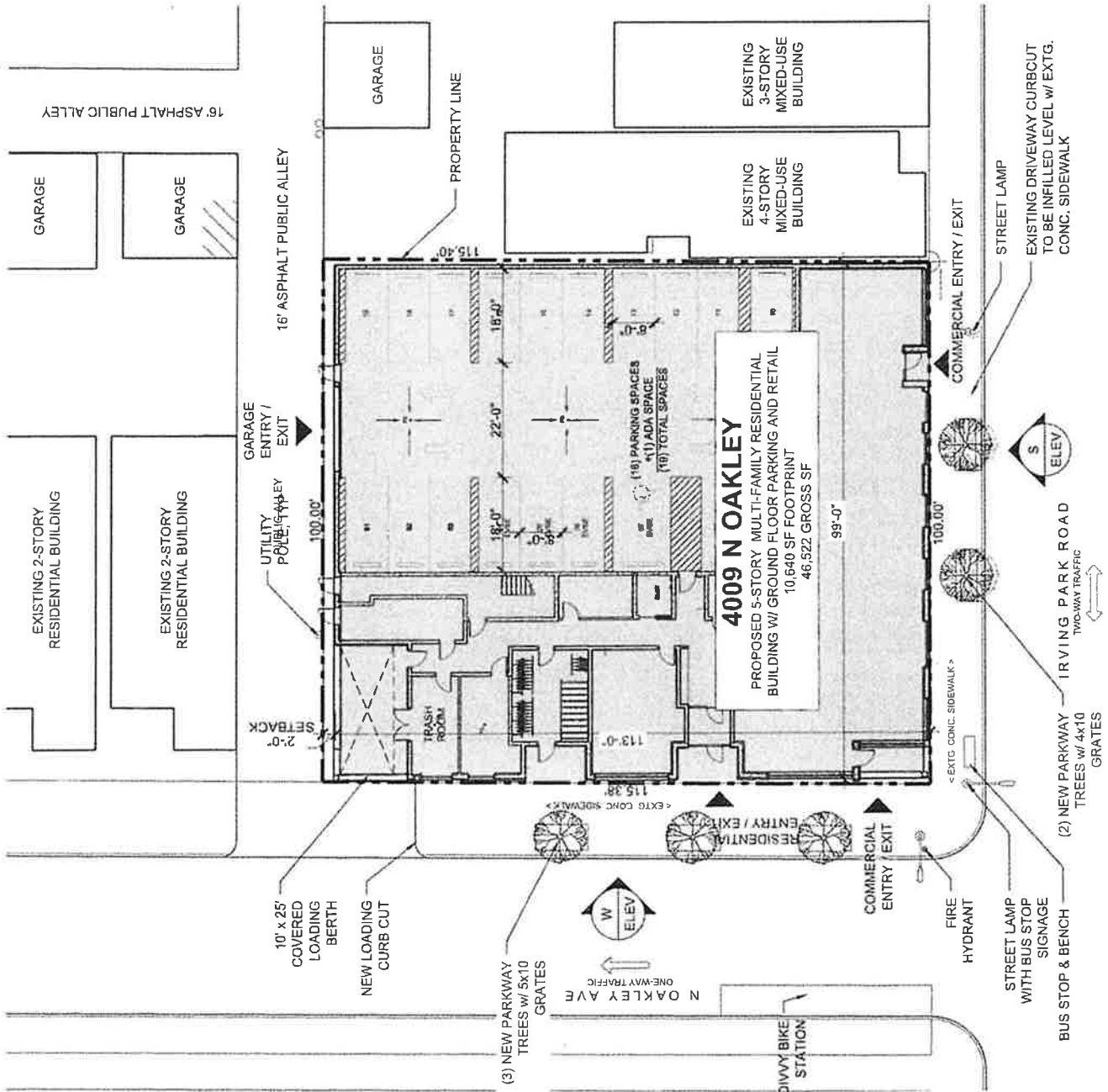
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ZONING DATA	
Site Area	11,537
Zoning District	B3-3 TOD Multi-Family Residential
Use Group	Residential

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"

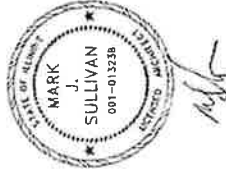
PROJECT DATA	
First Floor Gross SF:	10,640
Second-Fourth Floor Gross SF:	
3 Floors @ 9,105	27,315
Fifth Floor Gross SF:	9,007
Rooftop Gross SF:	560
Total Gross SF:	46,522
First Floor FAR SF	5,099
Second-Fourth Floor FAR SF:	
3 Floors @ 9,105	27,315
Fifth Floor FAR SF:	9,007
Rooftop FAR SF:	560
Total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



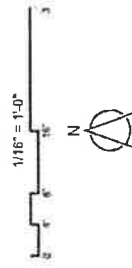
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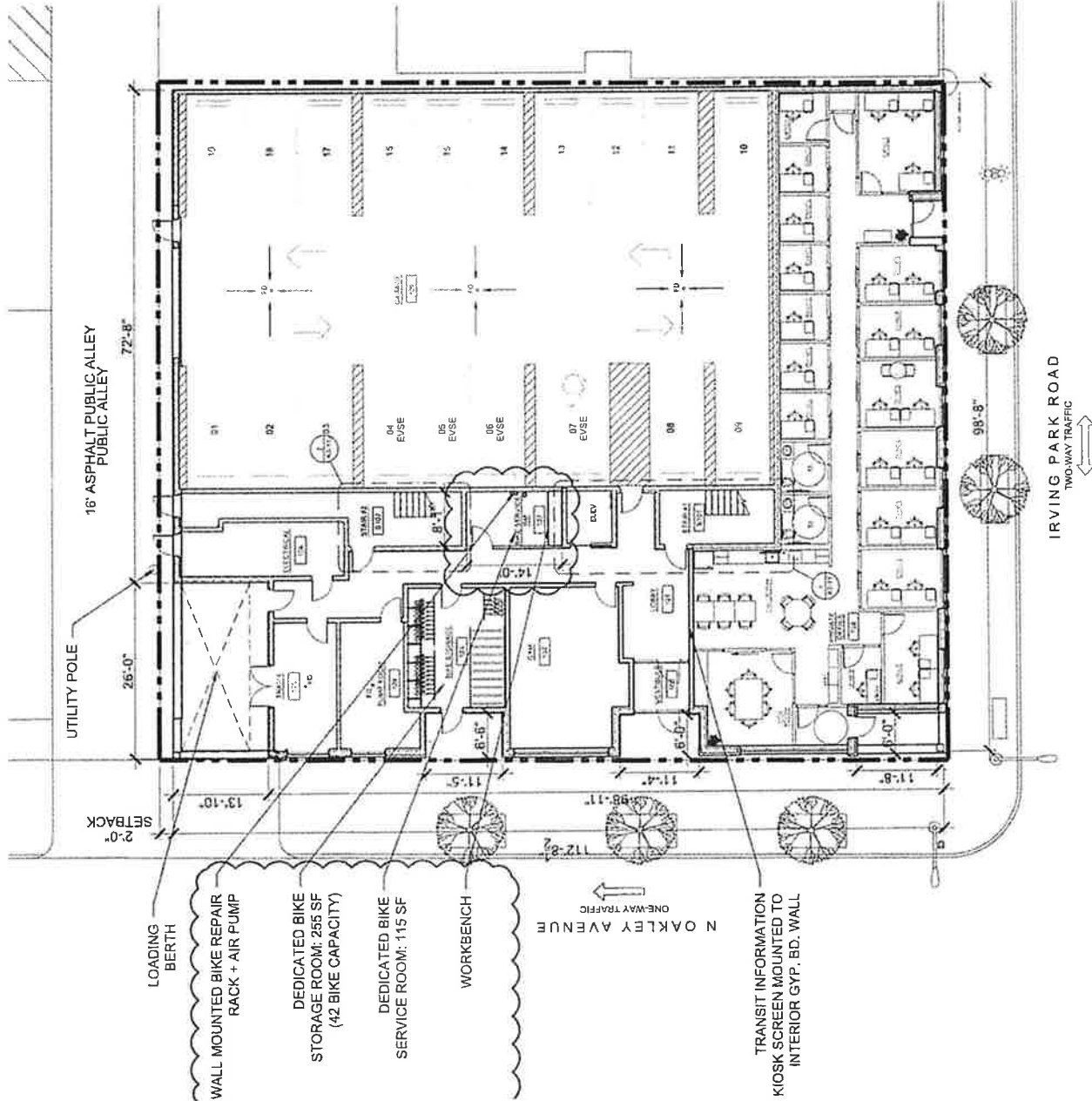


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GROUND FLOOR PLAN

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16' ASPHALT PUBLIC ALLEY
PUBLIC ALLEY

UTILITY POLE

2'-0" SETBACK

LOADING BERTH

WALL MOUNTED BIKE REPAIR RACK + AIR PUMP

DEDICATED BIKE STORAGE ROOM: 255 SF (42 BIKE CAPACITY)

DEDICATED BIKE SERVICE ROOM: 115 SF

WORKBENCH

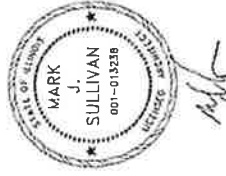
N OAKLEY AVENUE
ONE-WAY TRAFFIC

TRANSIT INFORMATION KIOSK SCREEN MOUNTED TO INTERIOR GYP. BD. WALL

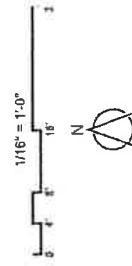
IRVING PARK ROAD
TWO-WAY TRAFFIC



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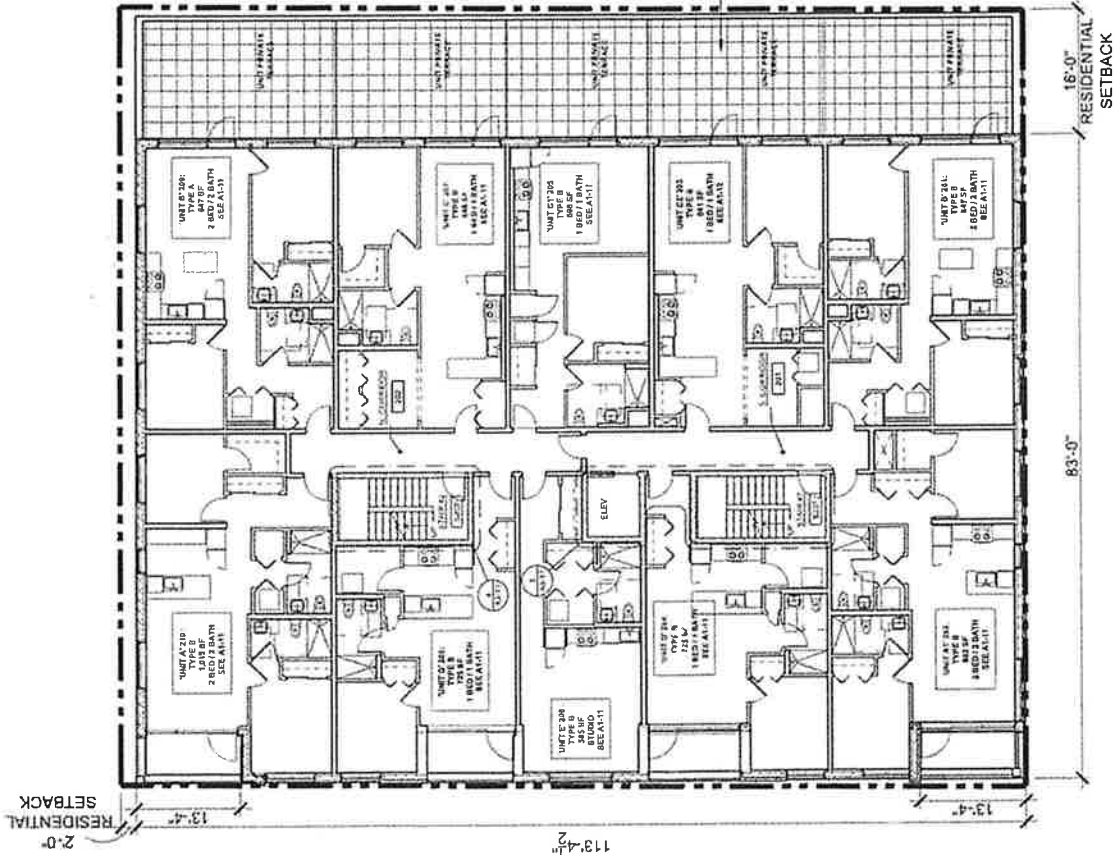
4009 NORTH
OAKLEY AVENUE
CHICAGO, IL 60618



2nd FLOOR PLAN

UNIT DATA			
Unit - A:	4	@	1,015
Unit - A1:	3	@	982
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			
1 Bed / 1 Bath			
Studios			
Total Units:	38		

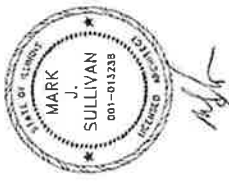
Notes: Final unit layouts will be determined and sizes are subject to change.



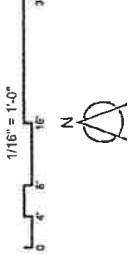
PRIVATE UNIT
TERRACES AT
SECOND FLOOR



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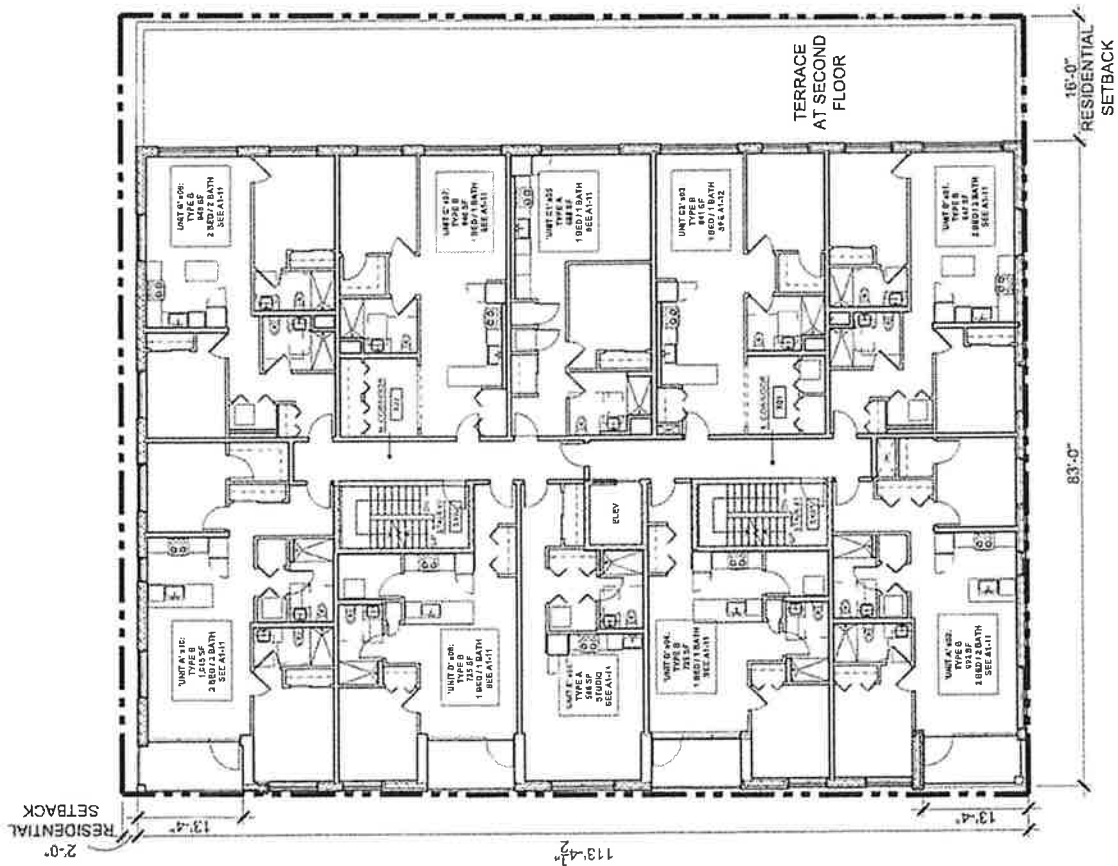


4009 NORTH OAKLEY AVENUE
CHICAGO, IL 60618



3rd - 4th FLOOR PLAN

UNIT DATA	4	3	7	3	4	7	4	4	1	
Unit - A	4	3	7	3	4	7	4	4	1	
Unit - A1										
Unit - B										
Unit - C										
Unit - C1										
Unit - C2										
Unit - D										
Unit - E										
Unit - F										
Unit - G										
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.									



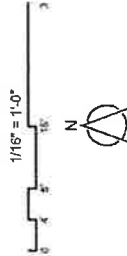
3rd - 4th FLOOR PLAN



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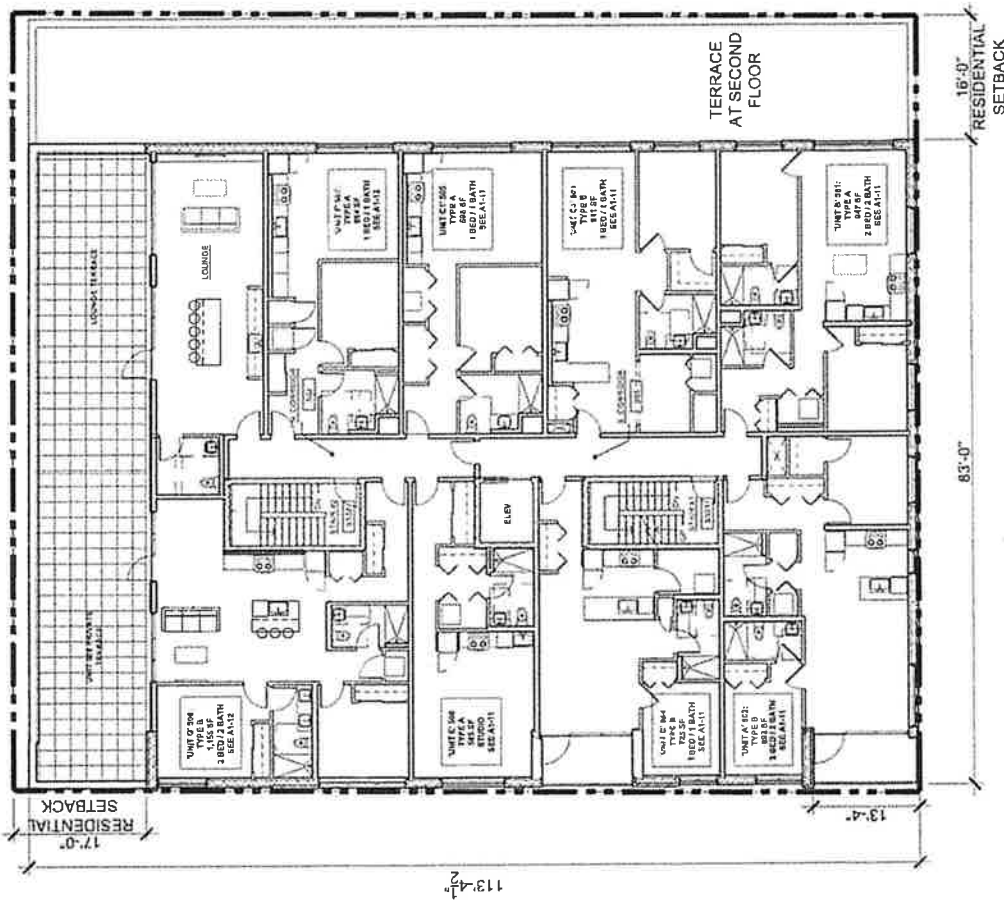
4009 NORTH OAKLEY AVENUE CHICAGO, IL 60618



5th FLOOR PLAN

UNIT DATA			
Unit - A:	3	@	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.



16'-0" RESIDENTIAL SETBACK

83'-0"

13'-4"

113'-4"

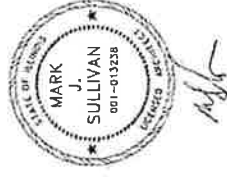
TERRACE AT SECOND FLOOR

17'-0" RESIDENTIAL SETBACK

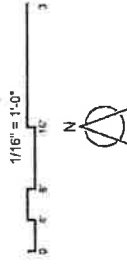
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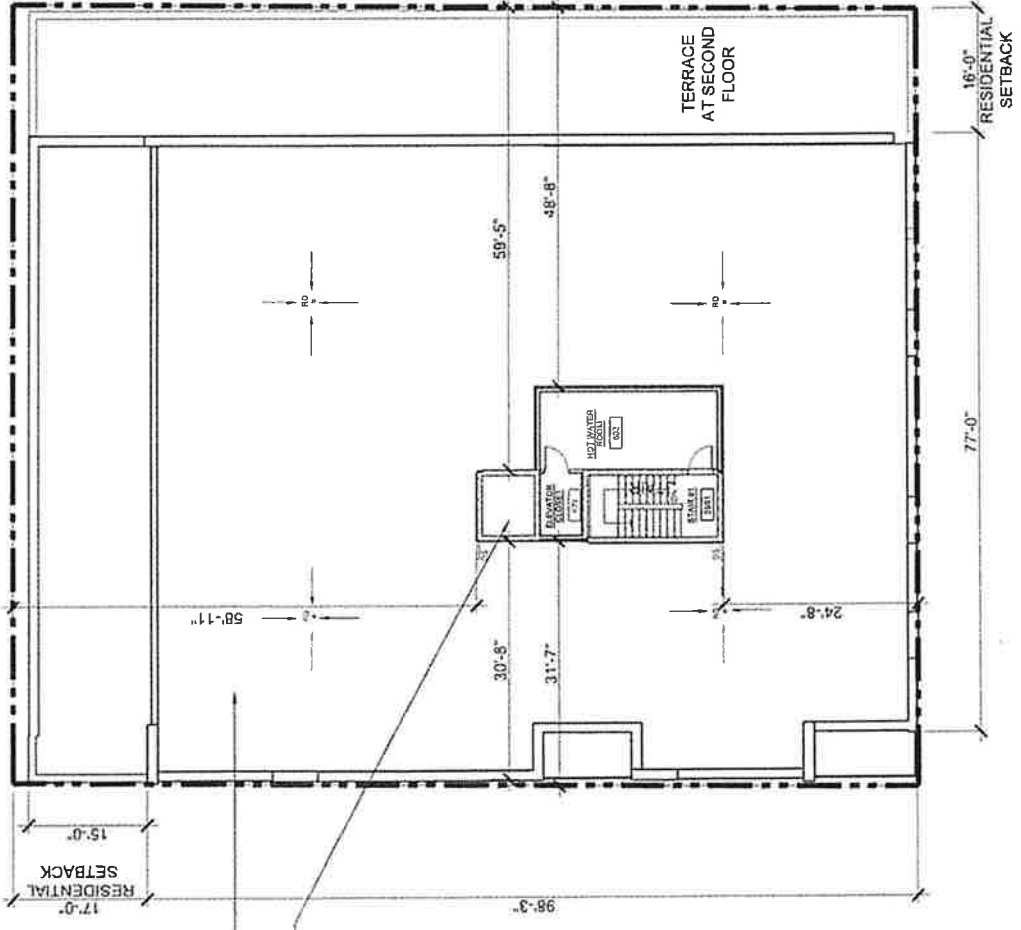


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ROOF PLAN

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FINAL MEP EQUIPMENT LAYOUT TO BE CONFIRMED
ELEVATOR OVERRUN

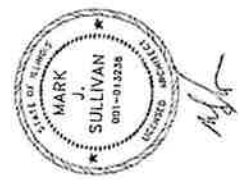
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KEYNOTES

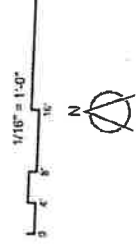
- | # | KEY NOTE |
|----|---|
| 30 | METAL COPING |
| 31 | LOADING AREA |
| 32 | UNIT PRIVATE TERRACE DOOR |
| 35 | BRICK VENEER EXTERIOR WALL - COLOR A |
| 34 | BRICK VENEER EXTERIOR WALL - COLOR B |
| 36 | METAL CLAD EXTERIOR WALL - COLOR TBD |
| 37 | METAL CLAD EXTERIOR COLUMN |
| 38 | INSULATED STOREFRONT 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 |



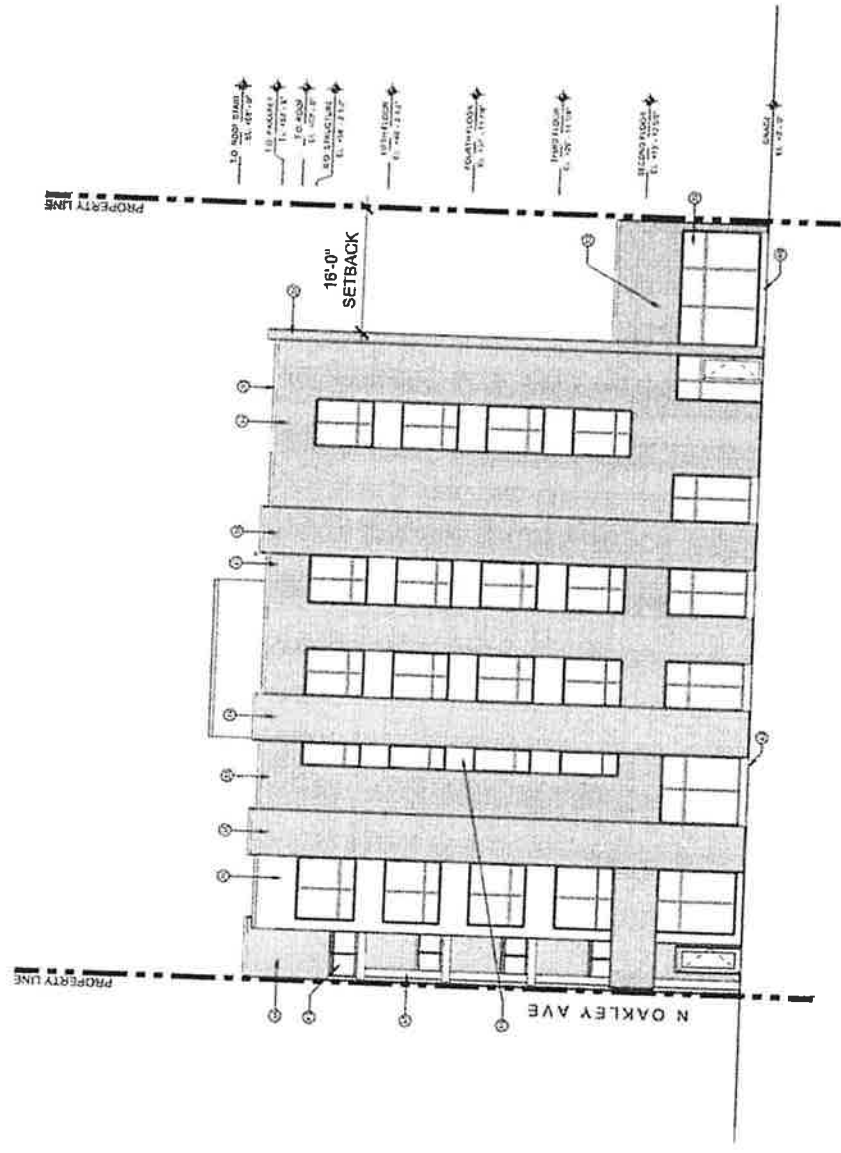
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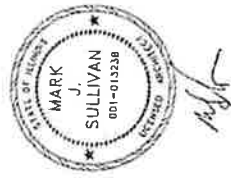


SOUTH ELEVATION





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4009 NORTH OAKLEY AVENUE
CHICAGO, IL 60618

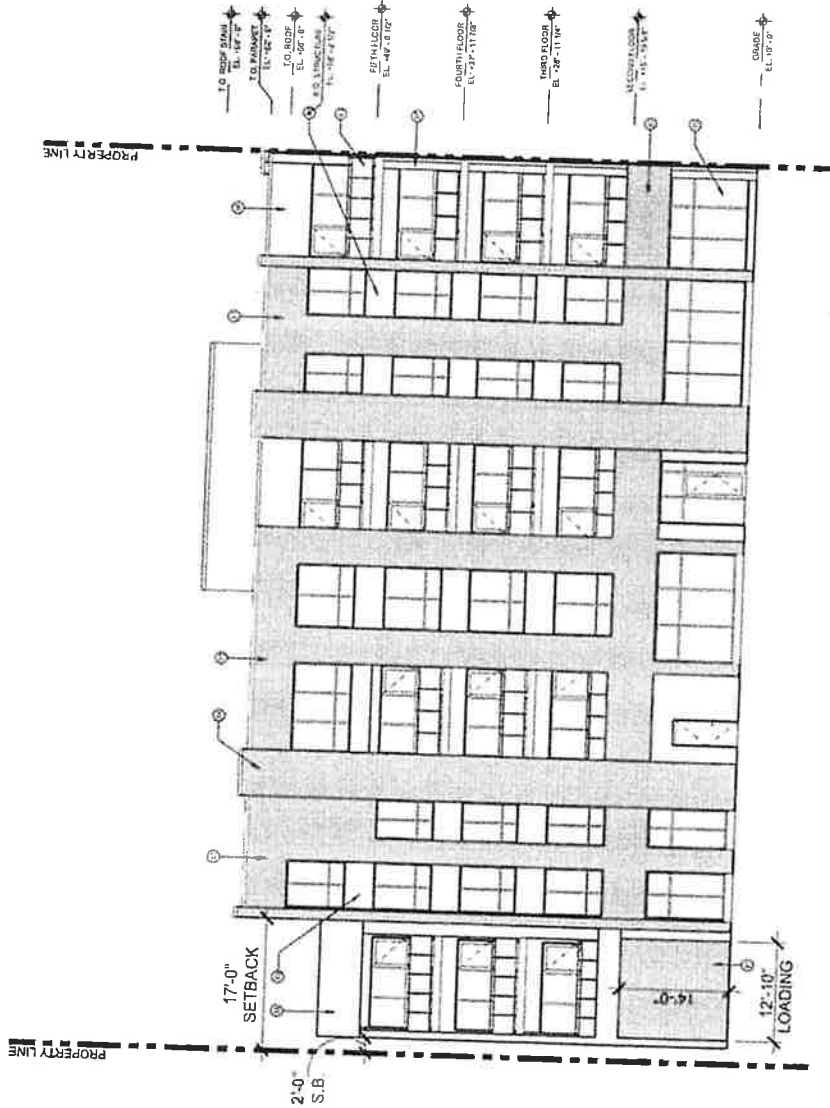
1/16" = 1'-0"



WEST ELEVATION

KEY NOTES

- | # | KEY NOTE |
|----|---|
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| 32 | UNIT PRIVATE TERRACE DOOR |
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| 35 | METAL CLAD EXTERIOR WALL - COLOR TBD |
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| 49 | METAL SPANDREL PANEL |





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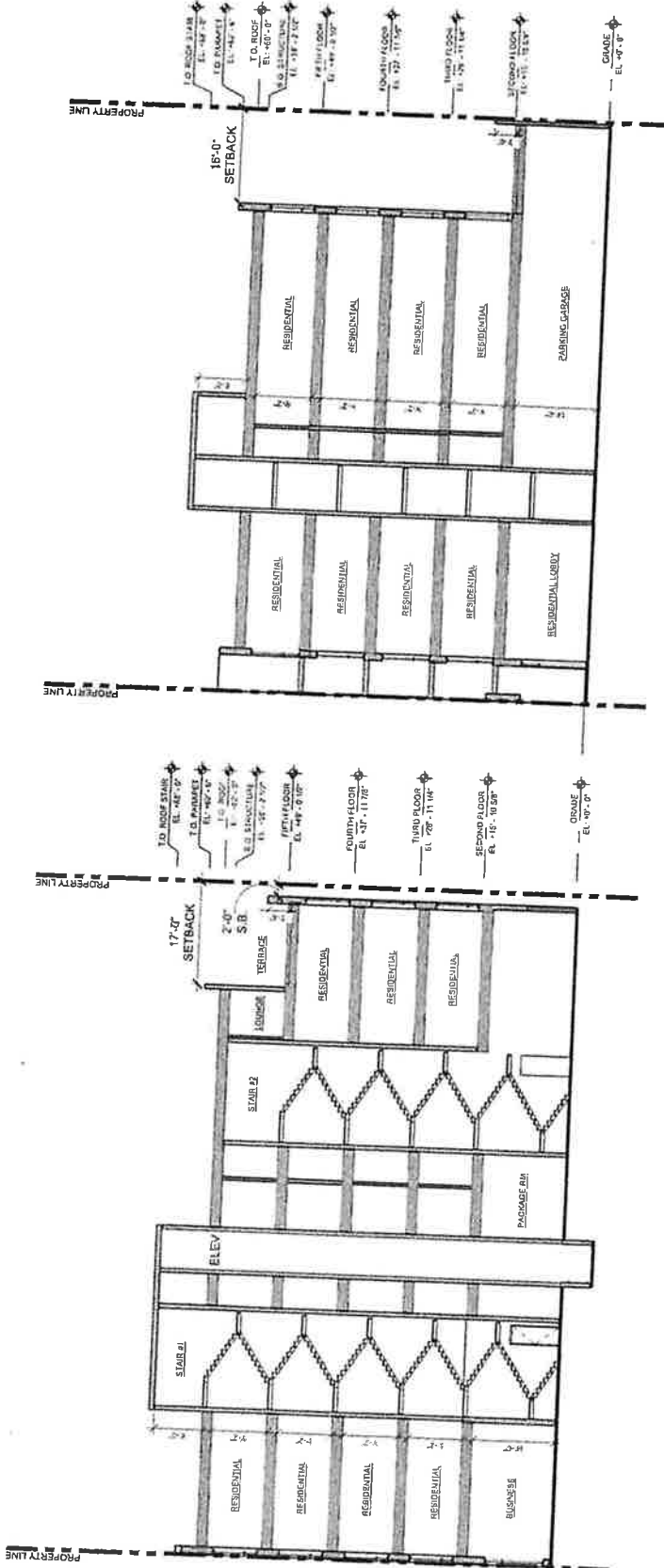


4009 NORTH OAKLEY AVENUE CHICAGO, IL 60618

1" = 20'

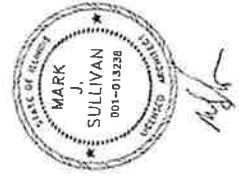


BUILDING SECTIONS

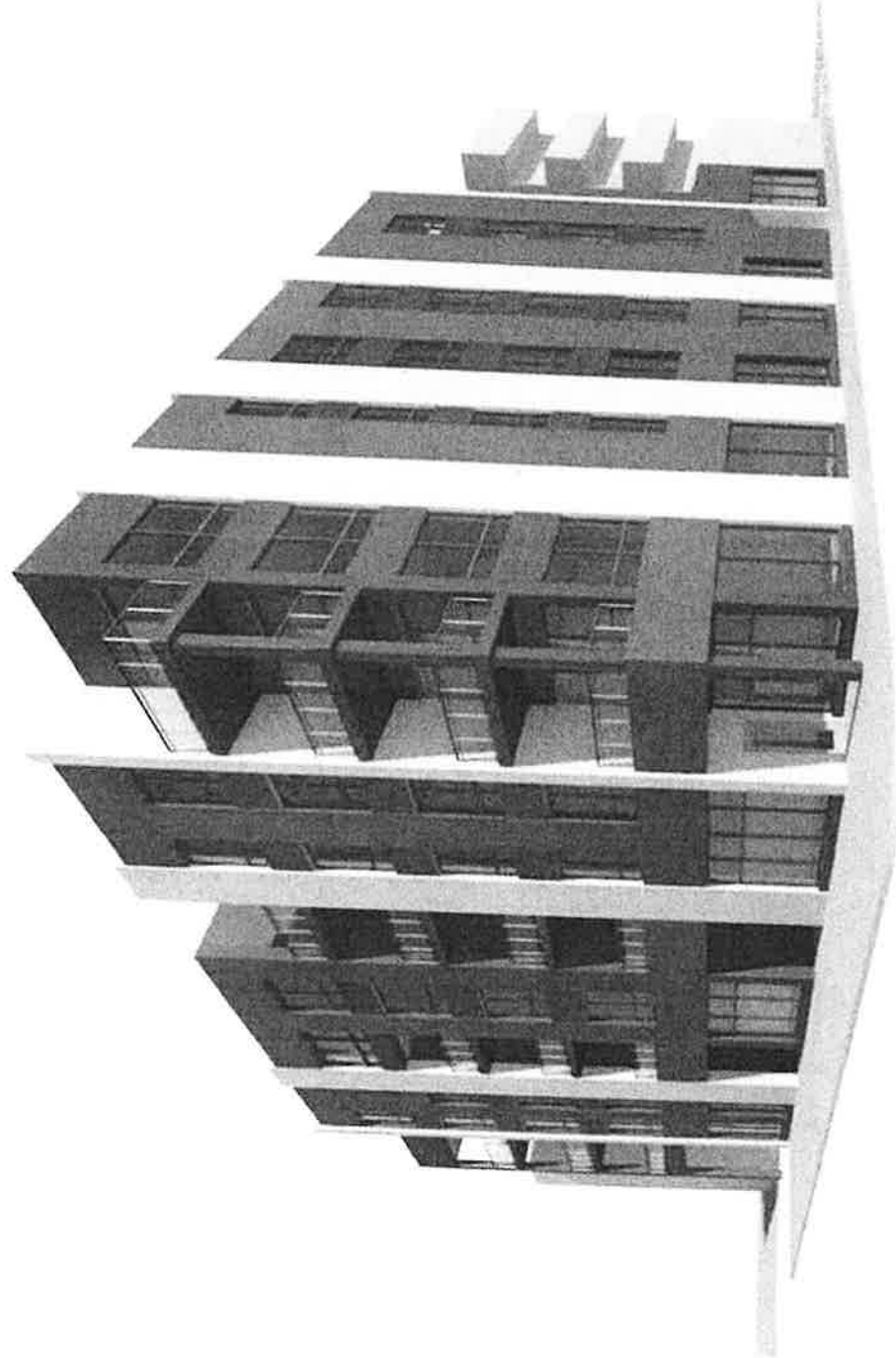




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PERSPECTIVE

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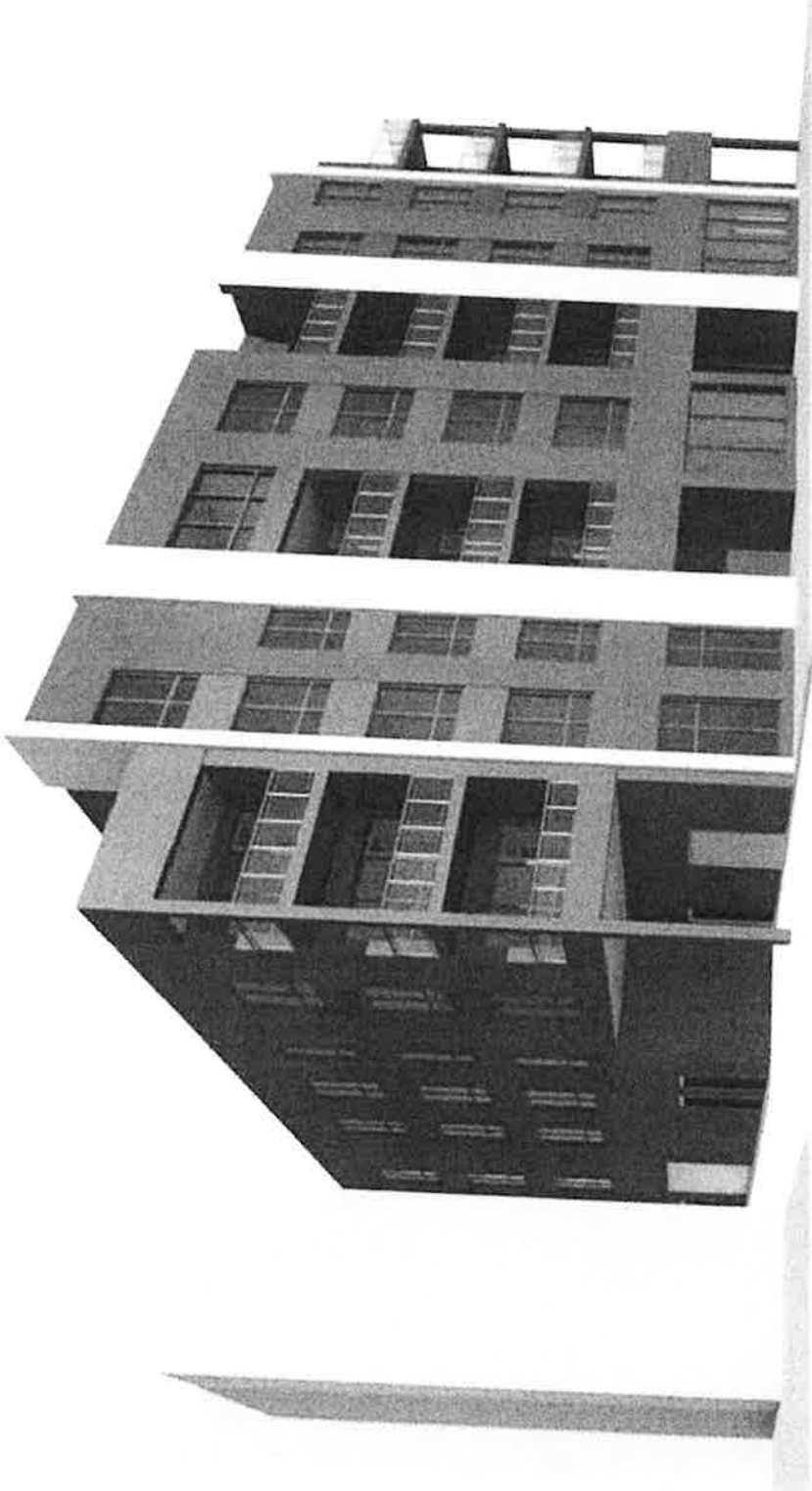


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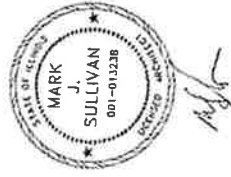
PERSPECTIVE



NOT FOR PUBLICATION

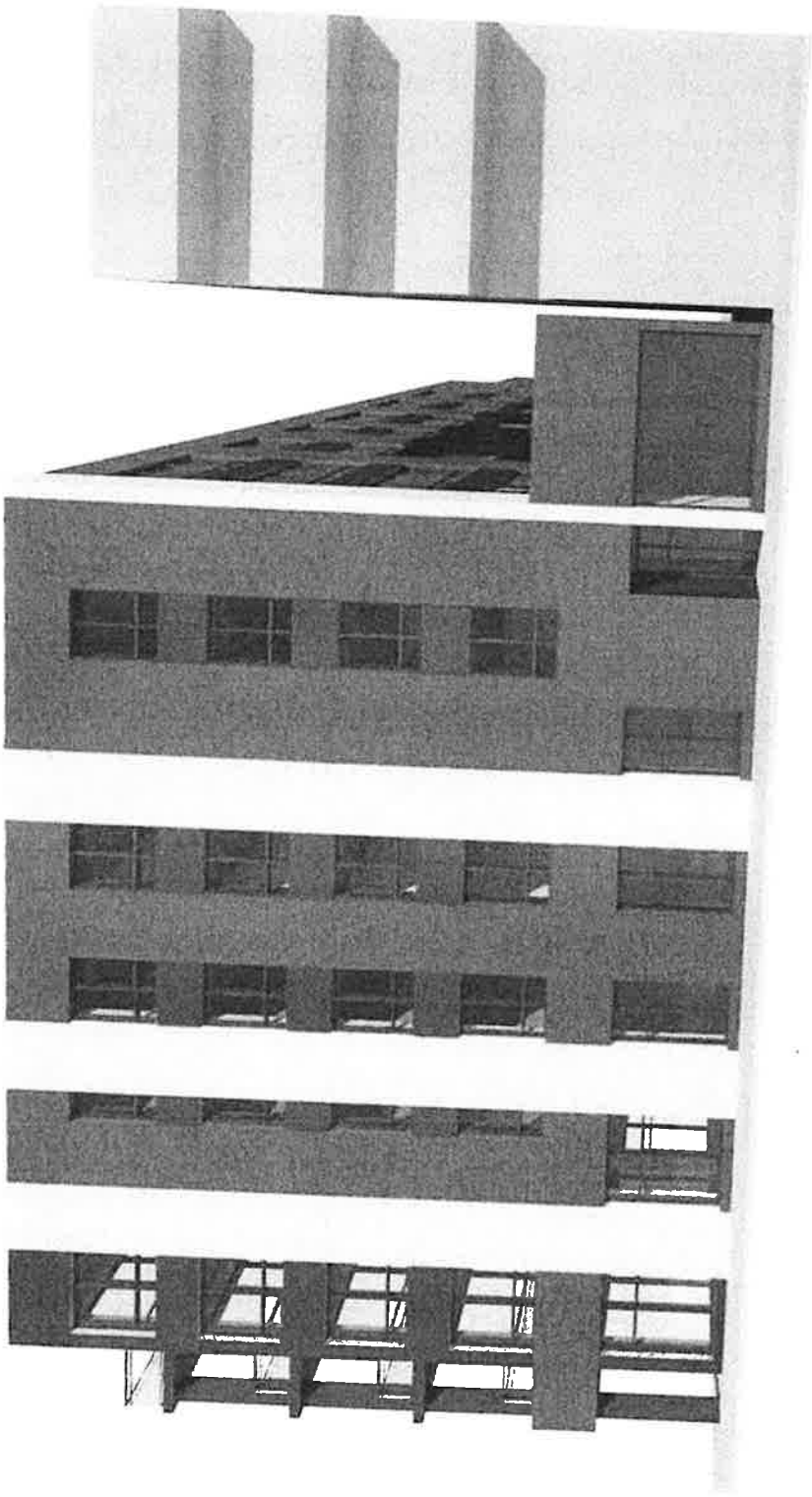


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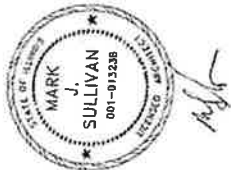
PERSPECTIVE



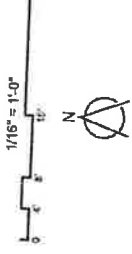
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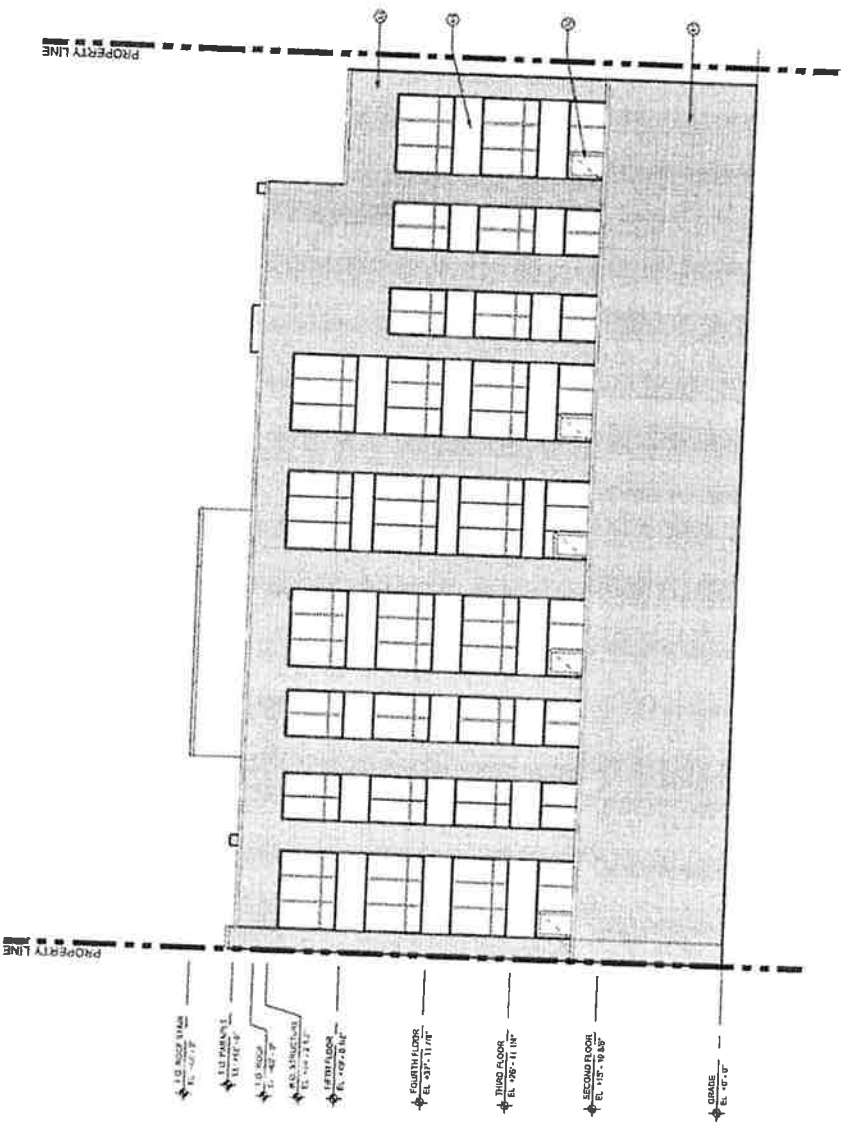


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CHICAGO, IL 60618



KEY NOTES

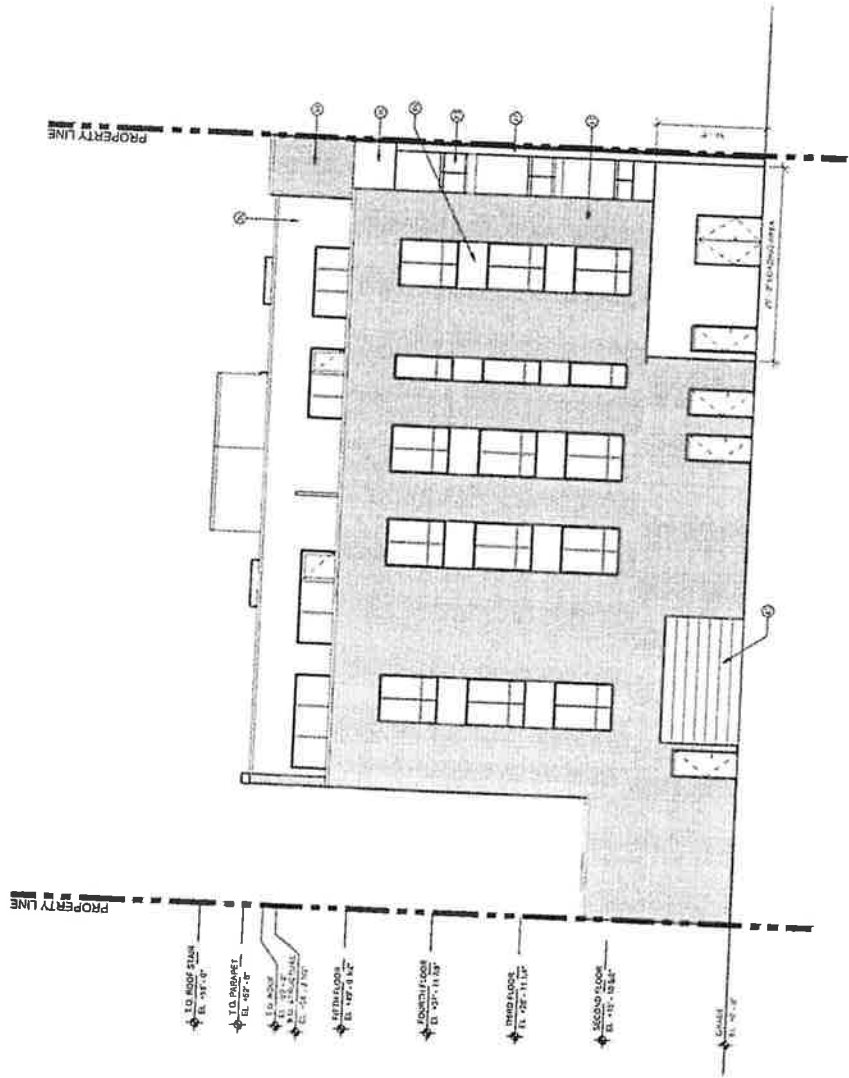
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| 41 | THRU WALL BRICK TO BE 4" NOMINAL HEIGHT |
| 43 | METAL FRAMED GLASS RAILING OVERHEAD GARAGE ENTRY DOOR |
| 48 | METAL SPANDREL PANEL |



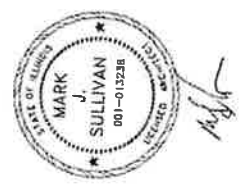
EAST ELEVATION

KEY NOTES

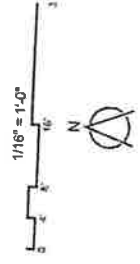
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NORTH ELEVATION

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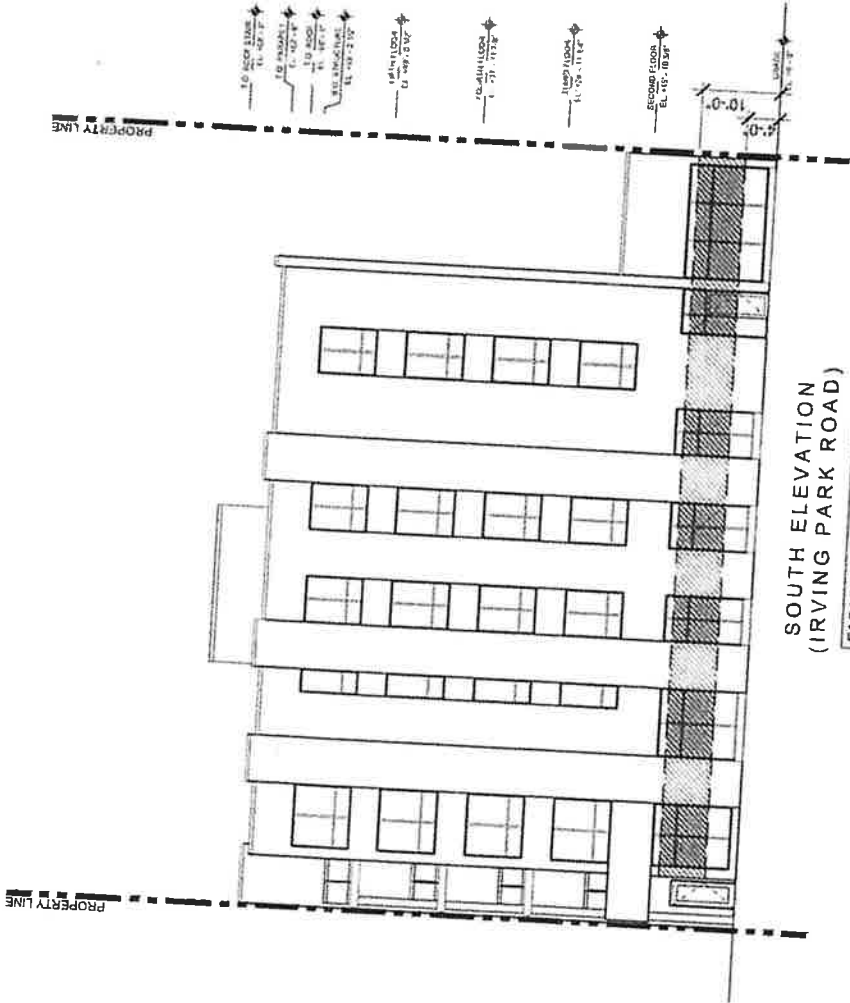


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CHICAGO, IL 60618



TRANSPARENCY
REQUIREMENT DIAGRAMS
SOUTH ELEVATION

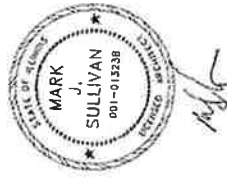


SOUTH ELEVATION
(IRVING PARK ROAD)
FAÇADE AREA: 555 SF
AREA OF GLAZING: 333 SF (60%)

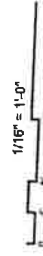
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CHICAGO, IL 60618



TRANSPARENCY
REQUIREMENT DIAGRAMS
EAST ELEVATION

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SMA ARCHITECTURE & DESIGN, INC. | SMA72024.DWG



WEST ELEVATION
(OAKLEY AVENUE)

FACADE AREA: 597 SF
AREA OF GLAZING: 370 SF (62%)