



City of Chicago



O2021-5151

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/17/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 3024 W Irving Park Rd - App No. 20882T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols as shown on Map No. 11-I in the area bounded by:

The alley next north of and parallel to West Irving Park Road; a line 33.30 feet east of and parallel to North Whipple Street; West Irving Park Road; and North Whipple Street.

To those of a B2-3 Neighborhood Mixed-Use District, as amended.

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 3024 West Irving Park Rd., Chicago

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A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 3024 WEST IRVING PARK ROAD, CHICAGO

The subject property is currently improved with an existing 4-story mixed-use building. The subject property was a subject of a Type 1 Zoning Change, which was approved by the City Council on 05/25/2018. The Applicant needs a zoning change to amend the previously approved Type 1 Plans to allow conversion of an existing community room unit located on the ground floor to a dwelling unit for a total of 5 dwelling units within the existing building.

Project Description:	Zoning Change from a B2-3 to a B2-3 as amended
Use:	Residential Building with 5 dwelling units
Floor Area Ratio:	Existing 1.97
Lot Area:	33.30' x 117' = 3,896.1 Square Feet
Existing Building Floor Area:	7,692 Square Feet
Density:	779 Square Feet per Dwelling Unit
Off- Street parking:	Existing Parking Spaces: 4 *
Existing Setbacks:	Existing Front: 0 Feet Existing Side Setbacks: 0 Feet Existing Rear: 30 Feet
Existing Building Height:	48 Feet 11 Inches

* APPLICANT WILL FILE AN APPLICATION FOR VARIATION TO REDUCE THE PARKING REQUIREMENT FROM 5 TO 4, IF NEEDED

CONVERT GRD FL. VANILLA BOX INTO 5TH D.U. W/ MEZZANINE

LOCATION: 3024 W. IRVING PARK ROAD,
CHICAGO, IL 60647

OWNER: 3024 W IRVING PK, LLC
3024 W. IRVING PARK RD
CHICAGO, IL 60618

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, LLC.

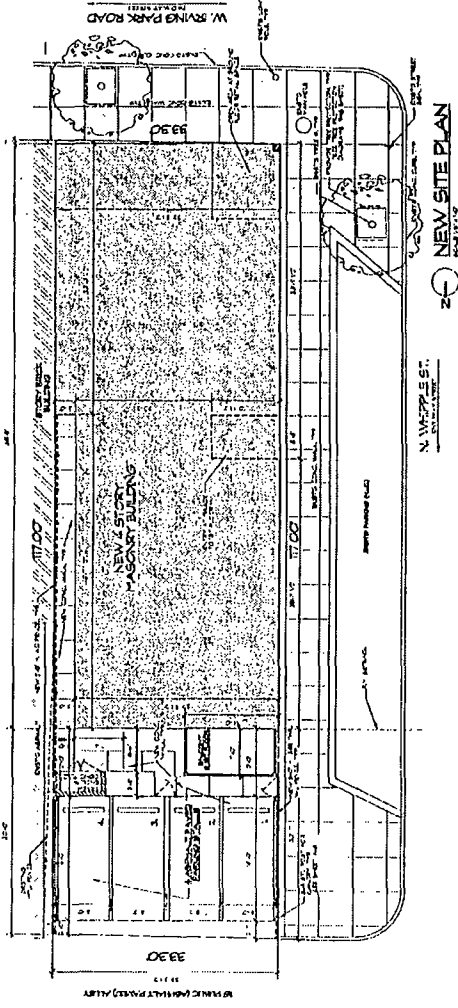
580 N. ABERDEEN AVE
CHICAGO, IL 60642
E-MAIL: OFFICE@LASZLOARCH.COM
SINCE FOR PERMIT, NOV. 10, 2021

Final for Publication

B23

CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS
BUILDING DEPARTMENT - 2ND FLOOR - 122 N. LAUREL STREET - CHICAGO, IL 60602

NO.	DESCRIPTION	DATE	BY	CHKD.	REV.
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20 NEW SITE PLAN

THIS PLAN HAS BEEN REVIEWED BY THE CITY OF CHICAGO BUILDING DEPARTMENT AND IS APPROVED FOR PERMITTING PURPOSES ONLY. THE CITY OF CHICAGO BUILDING DEPARTMENT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHICAGO BUILDING DEPARTMENT AND THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS.

DATE: 11/10/21

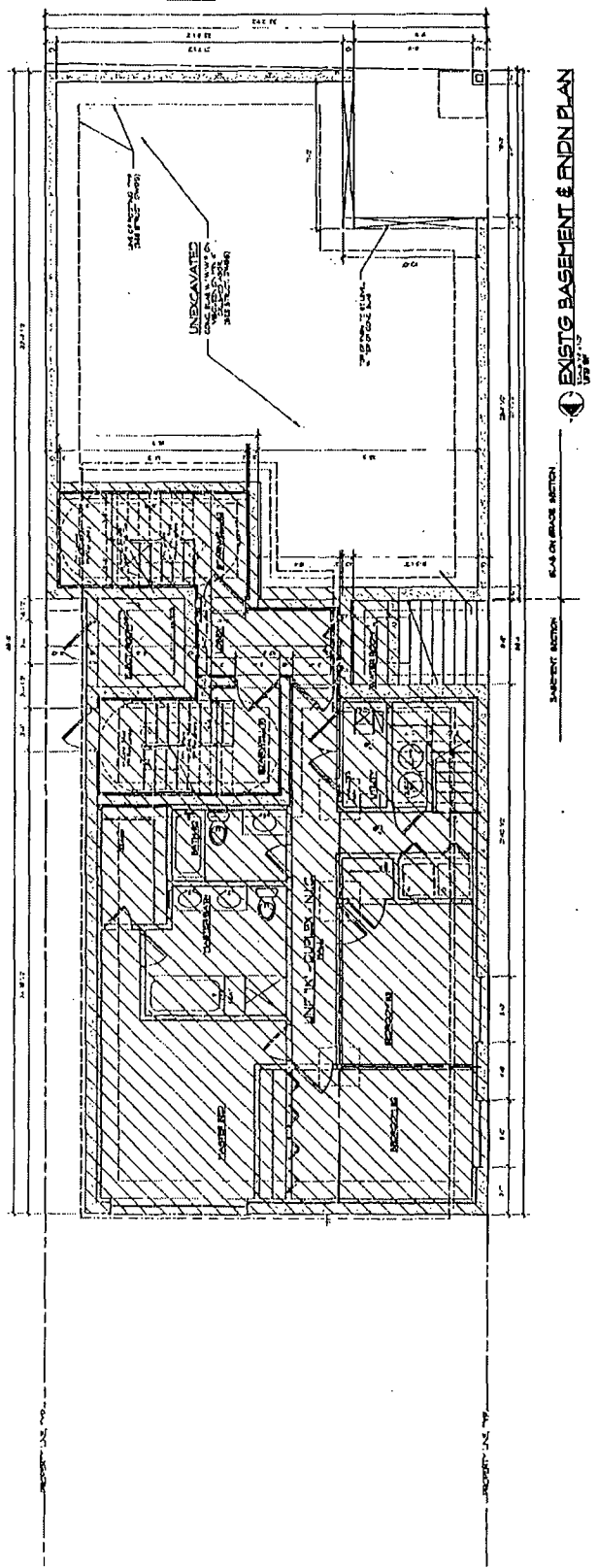
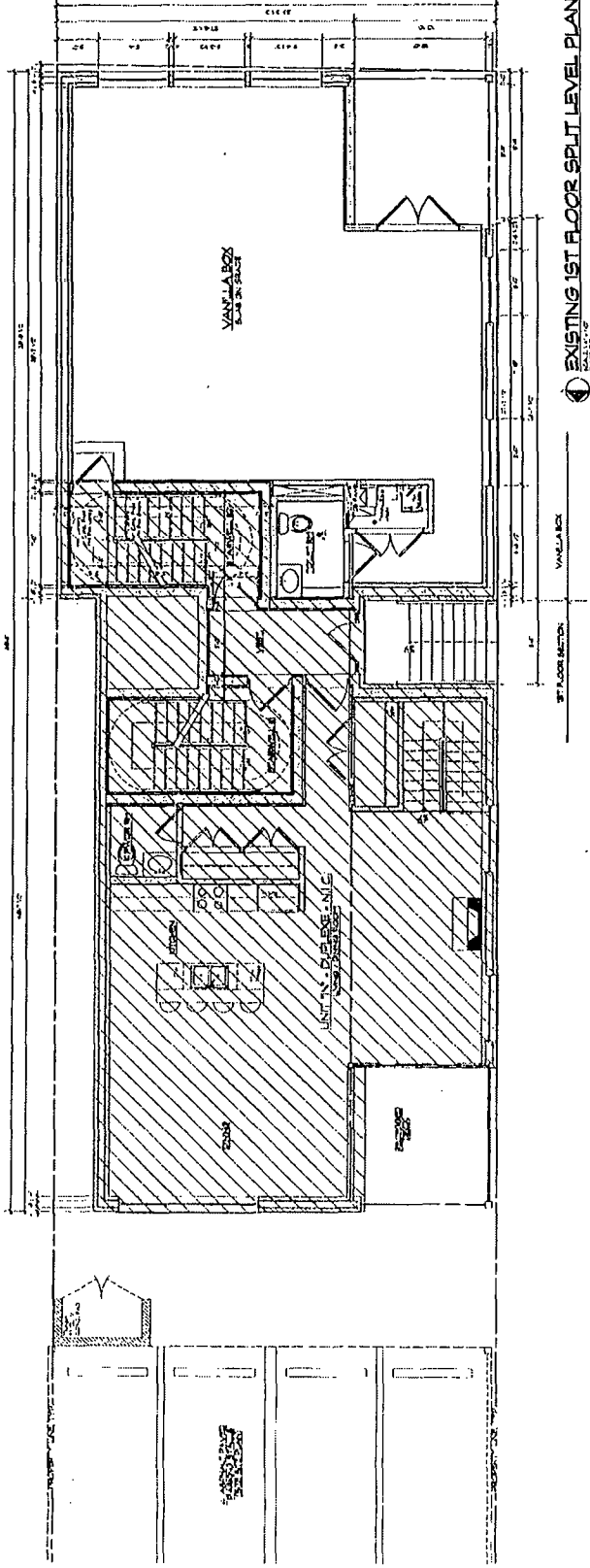
BY: [Signature]

TITLE: [Title]

CHICAGO BUILDING DEPARTMENT

2021 CHICAGO BUILDING DEPARTMENT PERMITTING DIVISION

Final for Publication



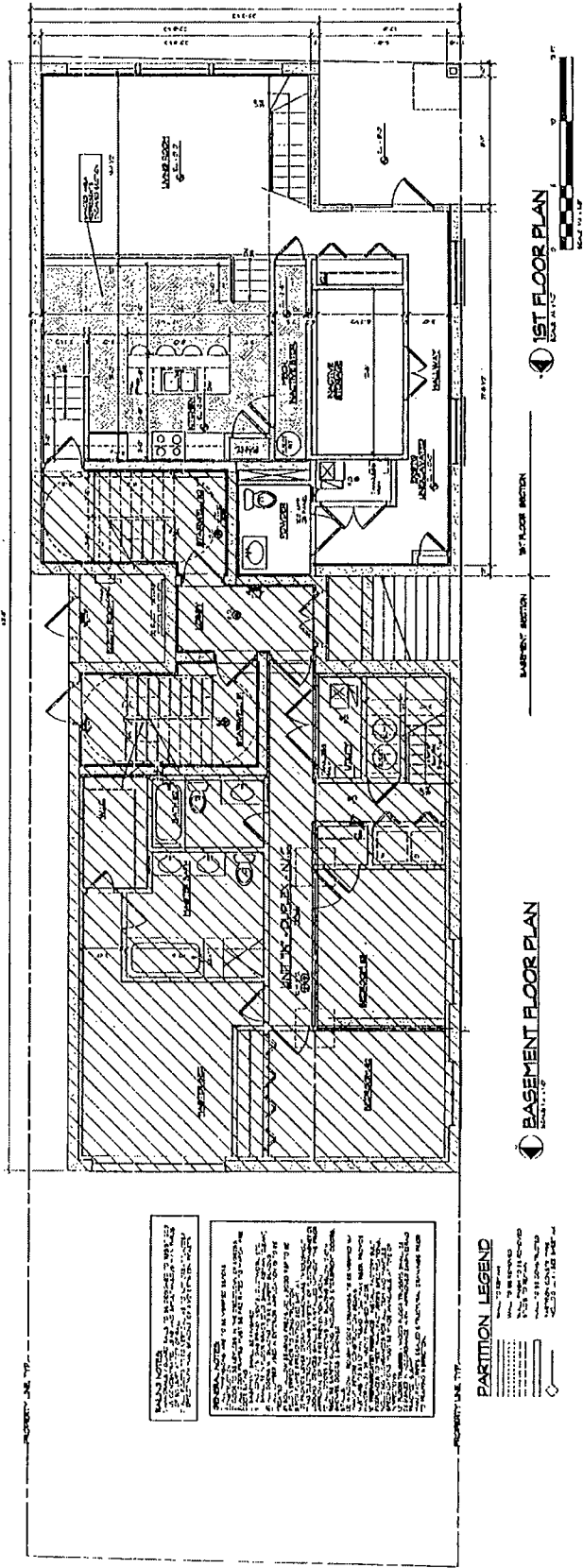
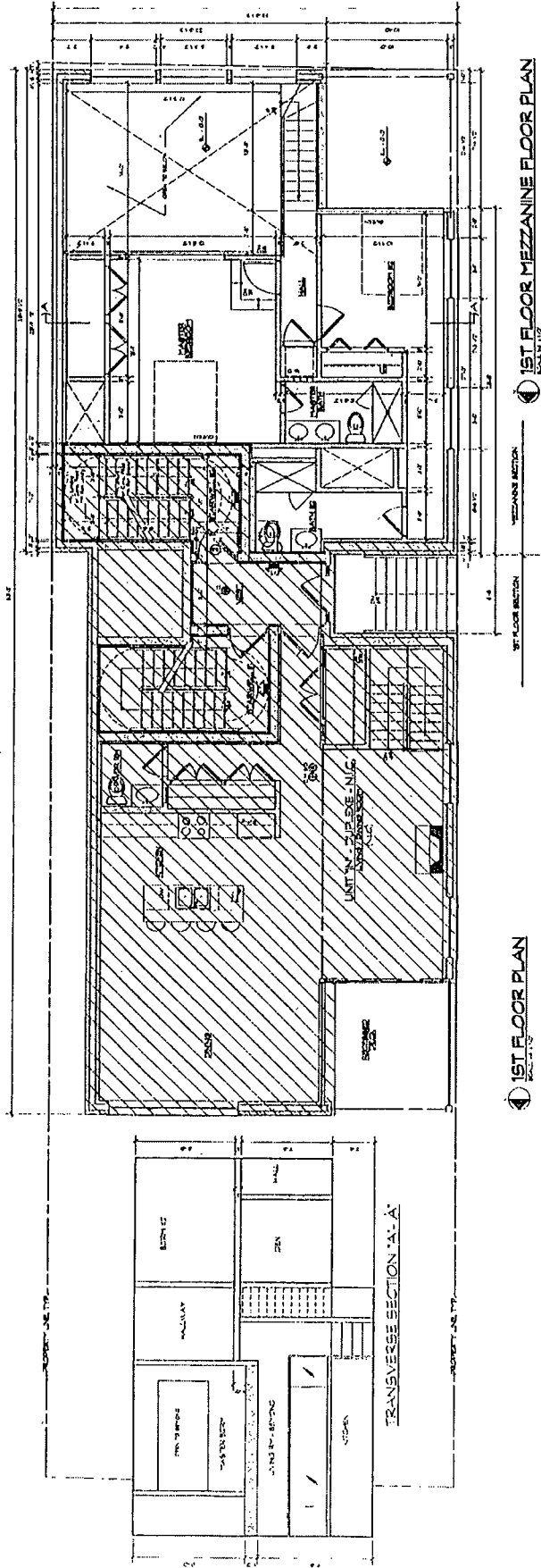
PROJECT: REVISION TO PERMIT 3004 W. DEWEENE AVE CHICAGO, IL 60634			DATE: 11/15/2023 BY: [Signature]	DATE: 11/15/2023 BY: [Signature]
OWNER: RAYNO DEVELOPMENT 3004 W. DEWEENE AVE CHICAGO, IL 60634			DATE: 11/15/2023 BY: [Signature]	DATE: 11/15/2023 BY: [Signature]

PROJECT: REVISION TO PERMIT
OWNER: RAYNO DEVELOPMENT
DATE: 11/15/2023
BY: [Signature]

PARTITION LEGEND

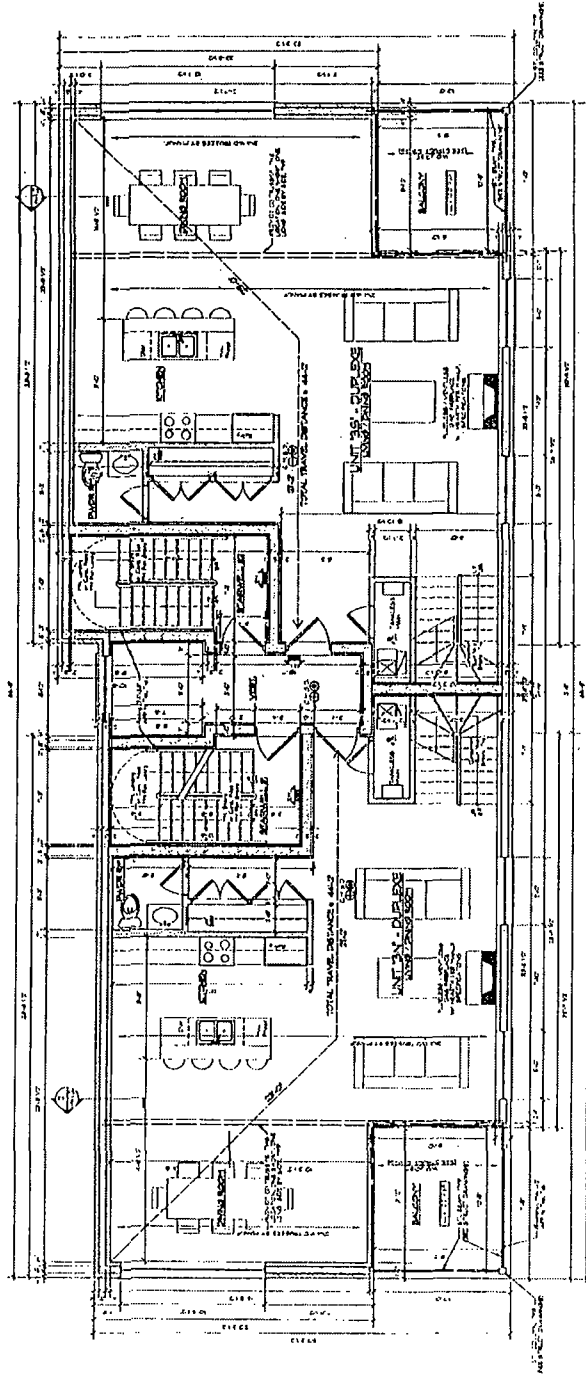
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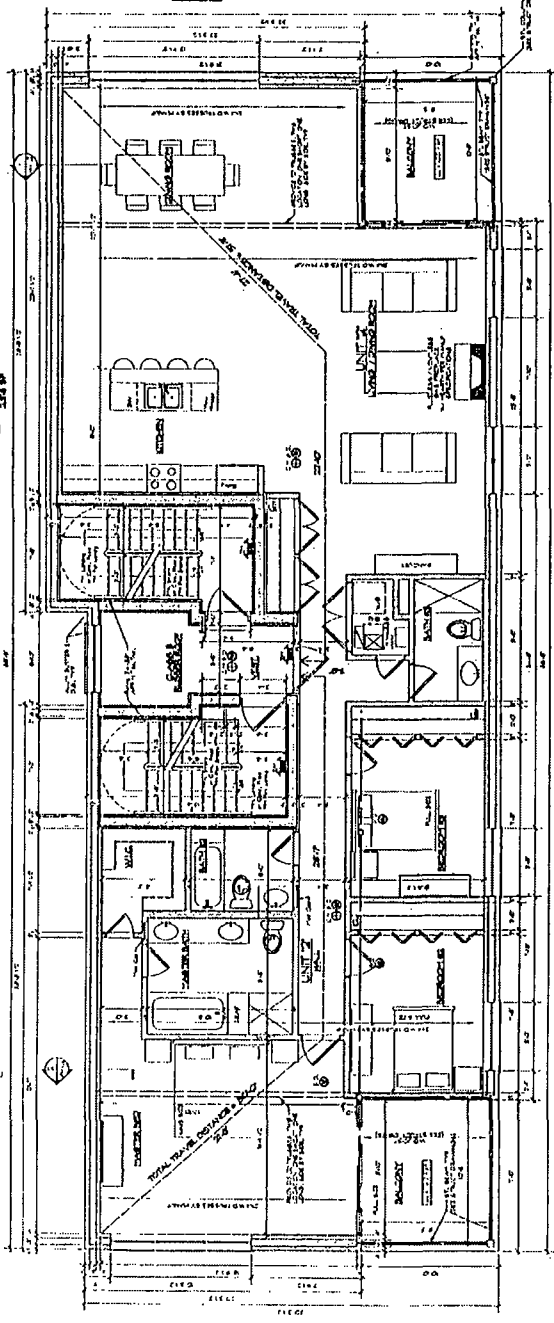


<p>OWNER EVANS DEVELOPMENT 1100 W. PULASKI AVE CHICAGO, IL 60608</p>	<p>PROJECT REVISION TO PERMIT ROCKSTAR 1000 W. PULASKI PARK ROAD CHICAGO, IL 60647</p>	<p>DESIGNER L&S 6512 N. ARTESIAN AVE. CHICAGO, IL 60630 TEL: 773-390-2225 FAX: 773-390-2228</p>	<p>DATE: 11/11/10</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: 1000000000</p> <p>DATE: 11/11/10</p>	<p>PROJECT NO: 1000000000</p> <p>DATE: 11/11/10</p>
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Final for Publication



3RD FLOOR PLAN - FOR REFERENCE ONLY



2ND FLOOR PLAN - FOR REFERENCE ONLY

<p>PROJECT: NEW 4 DU & 1 STORY 3024 W PARKING PARK ROAD CHICAGO, IL 60647</p>	<p>OWNER: P-19 INVESTMENTS, LLC GEORGE L. SCOTT 1525 W LINDEN AVE CHICAGO, IL 60647</p>	<p>DESIGNER: LAZLO SIMONIC ARCHITECTS, L.L.C. 6502 N. ARDENWAY AVE CHICAGO, IL 60647 TEL: 773-930-2205 FAX: 773-930-2208</p>	<p>DATE: 11/11/11</p>	<p>SCALE: AS NOTED</p>	<p>PROJECT NO: 11111</p>
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A-5

PARTITION LEGEND

1. PARTITION WALLS
 2. GLASS PARTITION WALLS
 3. GLASS PARTITION WALLS WITH OPERABLE PANELS
 4. GLASS PARTITION WALLS WITH OPERABLE PANELS AND GLASS DOORS
 5. GLASS PARTITION WALLS WITH OPERABLE PANELS AND GLASS DOORS AND GLASS RAILS
 6. GLASS PARTITION WALLS WITH OPERABLE PANELS AND GLASS DOORS AND GLASS RAILS AND GLASS HANDRAILS
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