



City of Chicago



SO2018-3779

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-I at 3024 W Irving Park Rd - App No. 19639T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the B3-1 Community Shopping District symbols and indications 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 and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3024 West Irving Park Road

FINAL FOR PUBLICATION

17-13-0303-C (1) Substitute Narrative and Plans Zoning Analysis

Property Address: 3024 West Irving Park Road, Chicago, IL

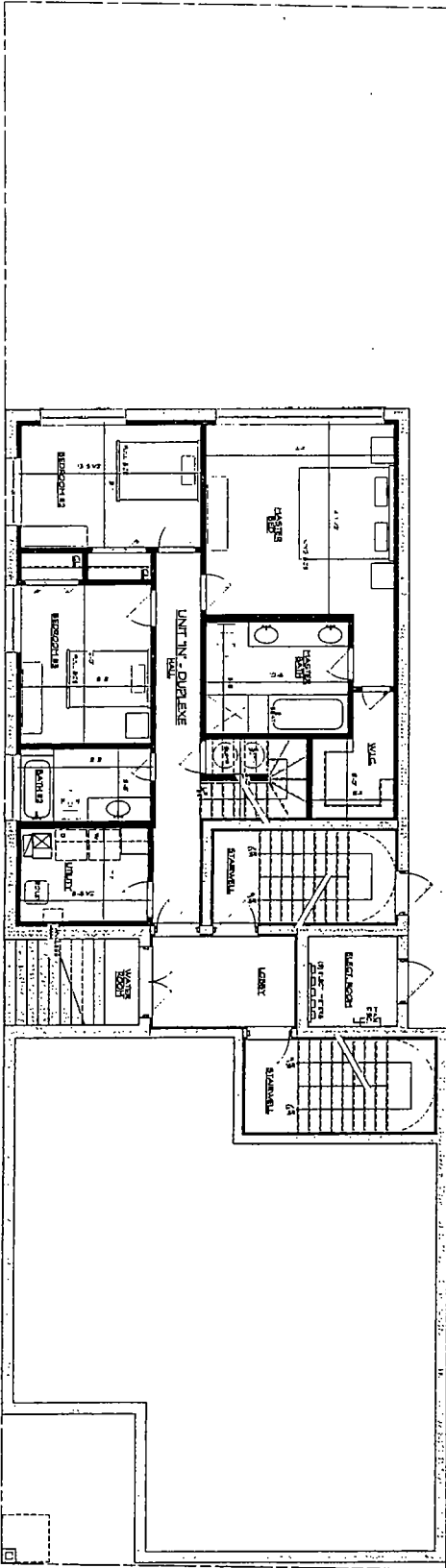
Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 3,895.5 square feet

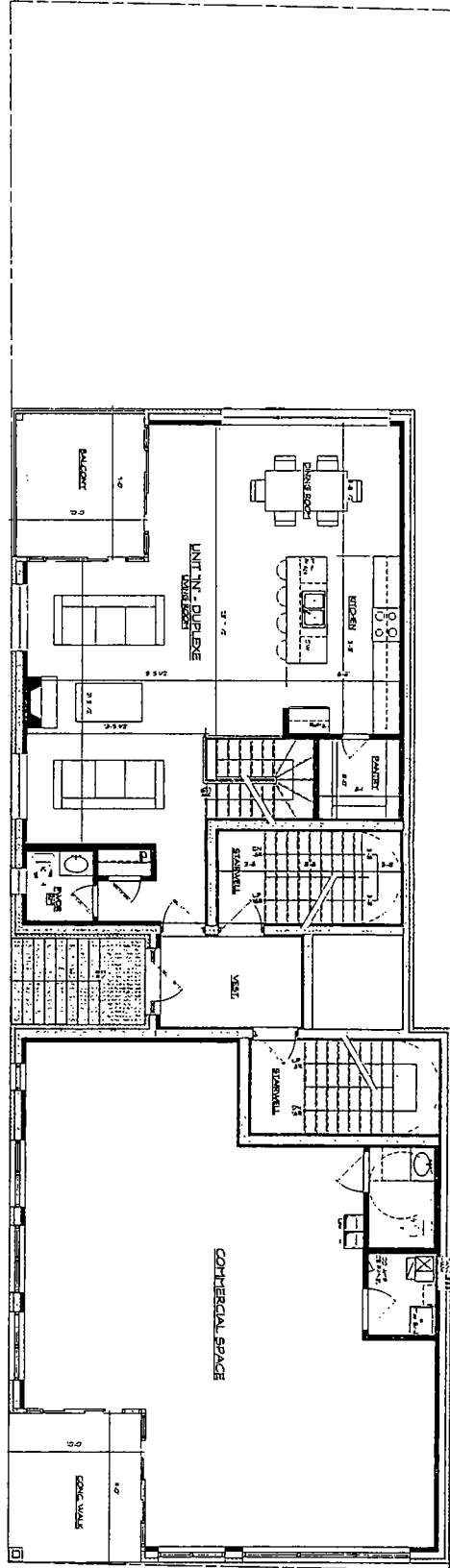
Proposed Land Use: The Applicant is seeking a zoning change to permit a new four and one-half story mixed-use building with retail space at grade, one grade level dwelling unit, and three (3) additional dwelling units above. Four (4) onsite, surface parking spaces will be located at the rear of the subject property. The proposed building will be masonry in construction and measure 48 feet-11 inches in height.

- (A) The Project's Floor Area Ratio: 7,692 square feet (1.97 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
4 dwelling units (1,923.0 square feet)
- (C) The amount of off-street parking: 4 parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 30 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
48 feet-11 inches

FINAL FOR PUBLICATION



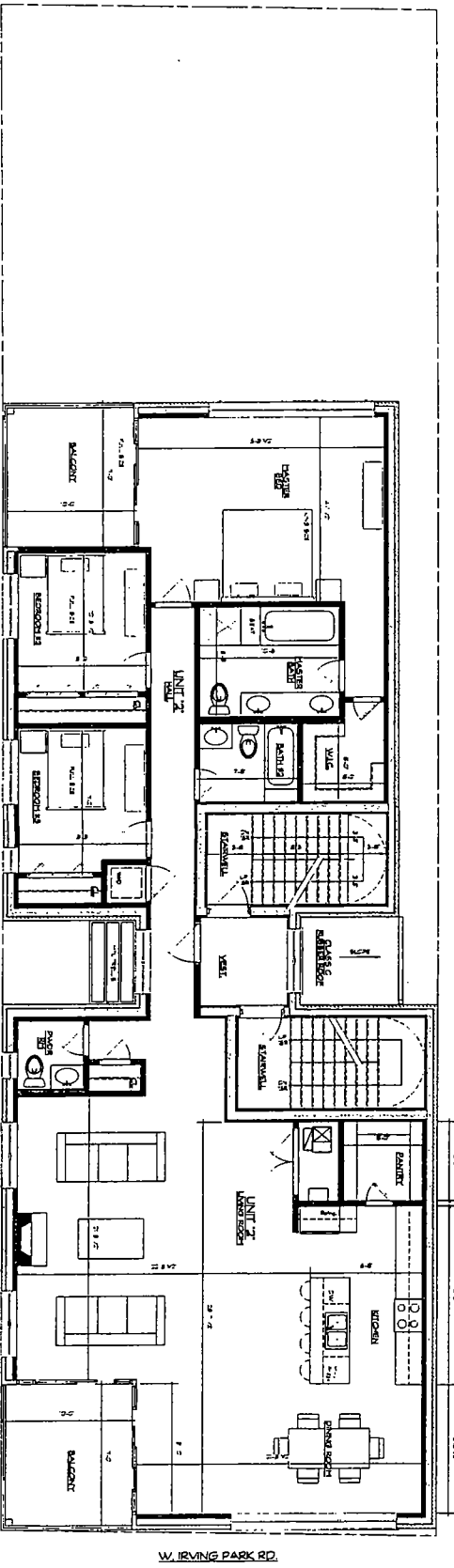
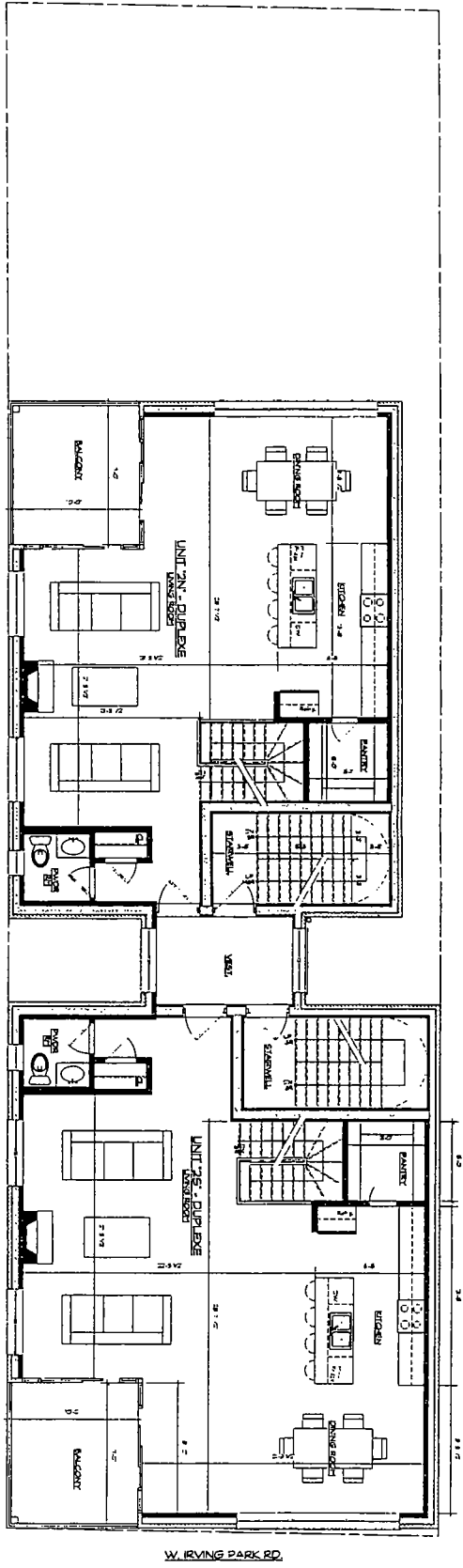
BASEMENT PLAN



1ST FLOOR PLAN

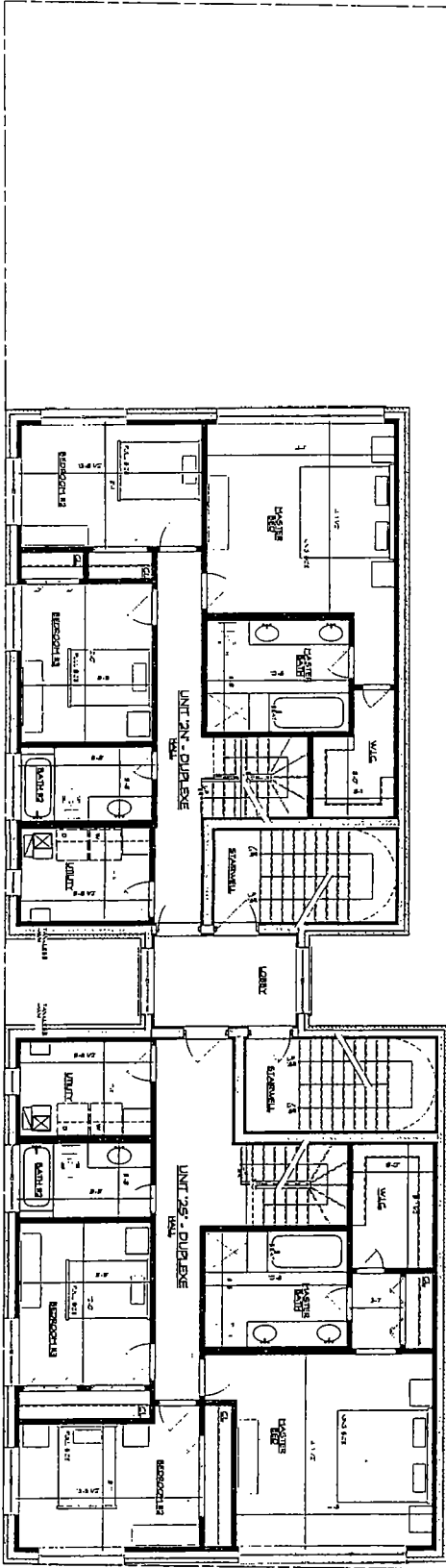
FINAL FOR PUBLICATION

A-2	OWNER [Blank]	PROJECT: NEW 4 D U. 3 V2 STORY MASONRY BUILDING 3024 W IRVING PARK ROAD CHICAGO, IL 60647	PROGRESS PRINTING		LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-3838 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-338-2226 TEL: 773-338-2225
			DESIGN REVIEW	DATE: 02/25/2008	
			NO.	DESCRIPTION	DATE:



FINAL FOR PUBLICATION

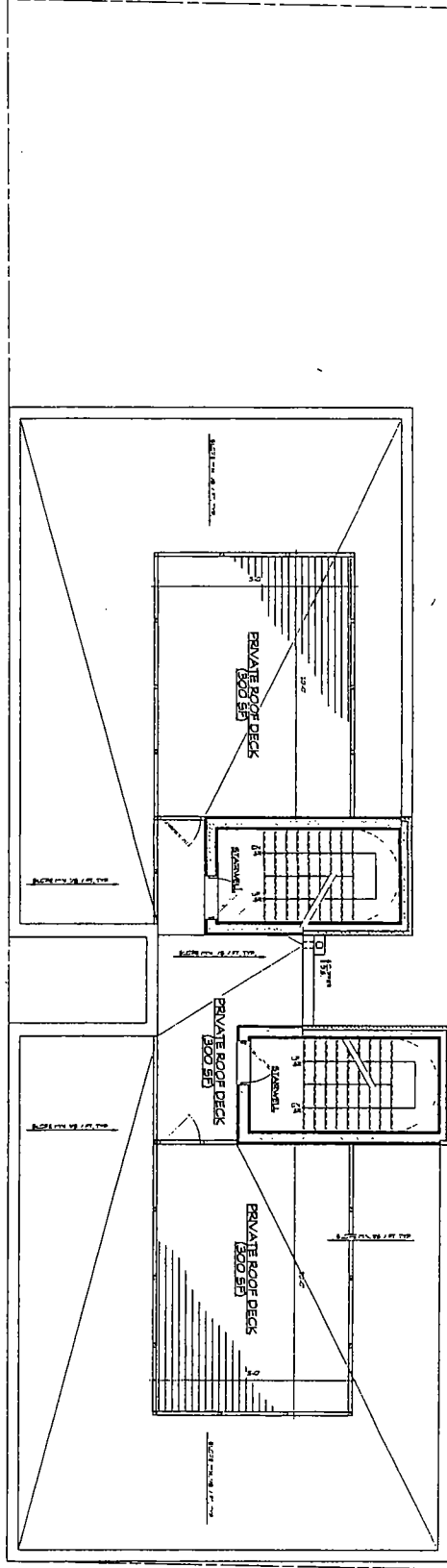
A-3	OWNER BMS INVESTMENTS, LLC 5125 W. LUNT AVE. SKOKIE, IL 60077	PROJECT: NEW 4 D.U. 3 V2 STORY MASONRY BUILDING 3024 W IRVING PARK ROAD CHICAGO, IL 60647	PROGRESS PRINTING		LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-8328 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-336-2226 TEL: 773-336-2225
			NO. DISCUSSION	DATE	
	REVISIONS		ISSUED FOR LOANS CHANGE	DISCUS	



4TH FLOOR PLAN

N. WHIPPLE ST.

W. IRVING PARK RD.



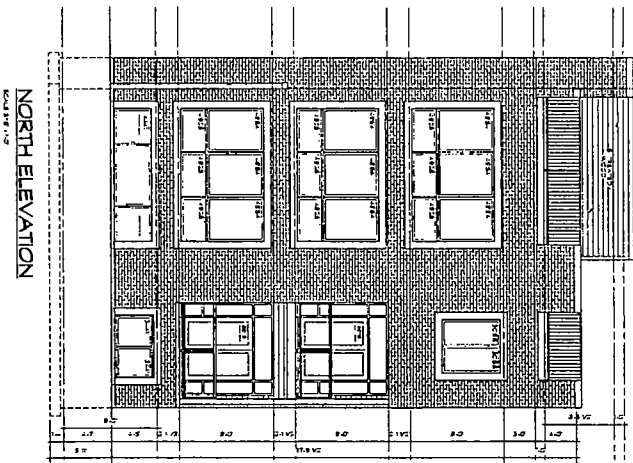
ROOF PLAN

N. WHIPPLE ST.

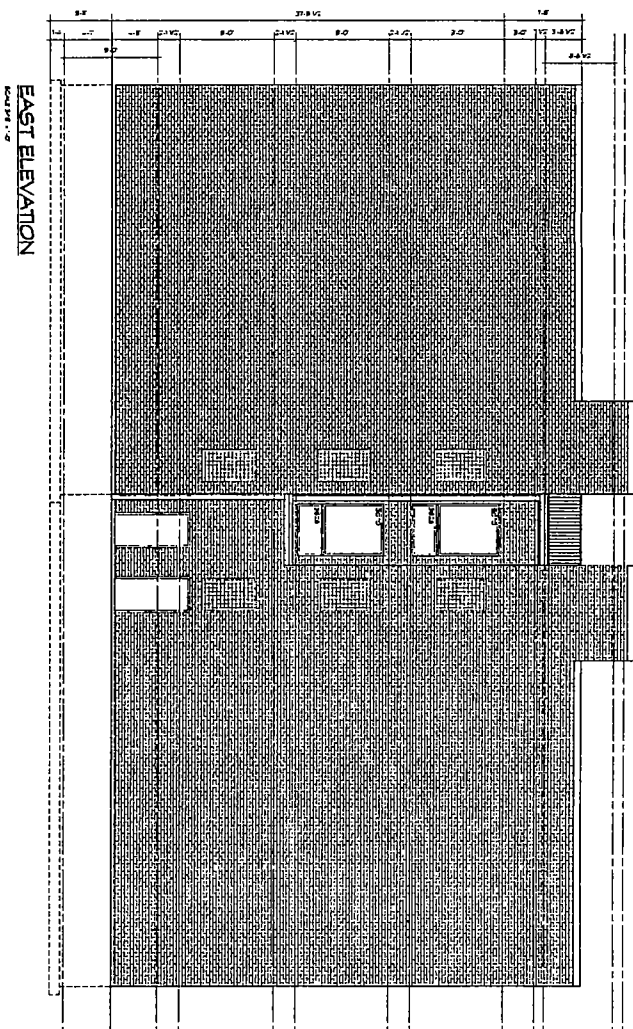
W. IRVING PARK RD.

FINAL FOR PUBLICATION

A-4	OWNER:	PROJECT:	PROGRESS PRINTING	LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60645-8323 EMAIL: LASZLO@LASZLO-SIMOVIC.COM FAX: 773-358-2226 TEL: 773-358-2225
	SHEET NAME ROOM PLAN PROJECT NAME SCALE: AS SHOWN DATE: 03/20/2011	NEW 4 O.U. 3 1/2 STORY MASONRY BUILDING 3024 W. IRVING PARK ROAD CHICAGO, IL 60647	NO. _____ DESCRIPTION _____ DATE _____	



- SLOPE 1/2" X 1/2" ON
- SLOPE 1/2" X 1/2" ON
- SLOPE 1/2" X 1/2" ON
- SLOPE 1/2" X 1/2" ON
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- SLOPE 1/2" X 1/2" ON
- SLOPE 1/2" X 1/2" ON



FINAL FOR PUBLICATION

A-6	PROJECT NAME SCALE: AS NOTED DATE: 05/20/2011	OWNER EMG INVESTMENTS, LLC 10125 W. LUNT AVE. BROOKIE, IL 60077	PROJECT NEW 4 D.U. 3 1/2 STORY MASCURT BUILDING 3024 W IRVING PARK ROAD CHICAGO, IL 60647	PROGRESS PRINTING	LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60646-6328 EMAIL: LASZLO@LASZLOARCH.COM FAX: 773-336-2226 TEL: 773-336-2225
	NO. _____	DATE: _____	NO. _____	DATE: _____	