



City of Chicago



O2017-4813

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/28/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning-Reclassification Map No. 11-J at 3510 W Irving Park Rd - App No. 19266T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19266 TI
INTRO. DATE:
JUNE 28, 2017

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 B3-1 Community Shopping District symbols and indications as shown on Map No. 11-J in the area bounded by

West Irving Park Road; a line 133.70 feet west of and parallel to North St. Louis Avenue; the east west public alley north of and parallel to West Irving Park Road; a line 108.7 feet west of and parallel to North St. Louis Avenue

to those of B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 3510 West Irving Park Road

PROJECT NARRATIVE
TYPE 1 ZONING AMENDMENT
3510 WEST IRVING PARK ROAD

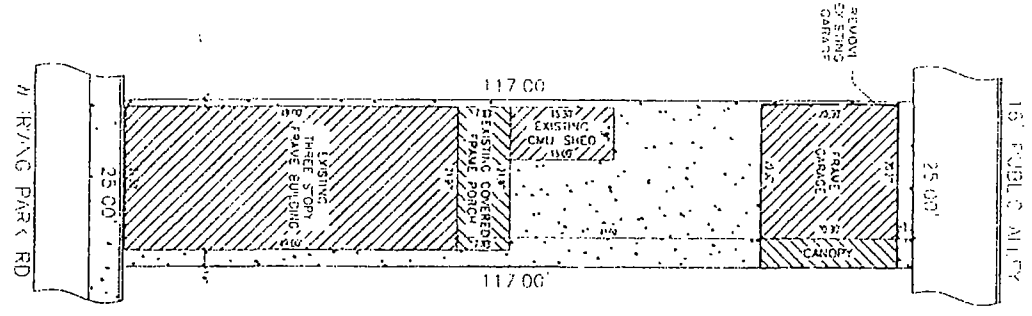
B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for 3 dwelling units with 3 parking spaces. After rezoning, the property will consist of a 3 story residential building that will be 33 feet 4 ½ inches in height and contain 3 dwelling units with a front 1st floor enclosure/addition approximately 10' x 6'. 3 parking spaces will be provided.

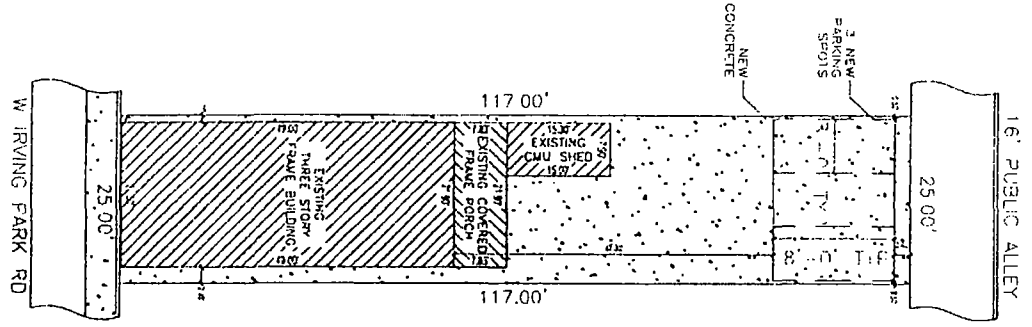
Lot Area	2,925 square feet
Minimum Lot Area	975 square feet per dwelling unit
Parking	3 spaces
Rear Setback	45 feet
East Setback	2.4 feet
Front Setback	0 feet
West Setback	0 feet
FAR	0.81
Building Square Footage	2,838 square feet
Building Height	33 feet 4 ½ inches

FINAL FOR PUBLICATION

1 EXISTING SITE PLAN



2 PROPOSED SITE PLAN



FINAL FOR PUBLICATION

ARCHITECTS CERTIFICATION AND SEAL
 I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE THE WORK OF ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS.
 YANETI HERBERA
 001-023277
 ARCHITECT

CS1.0

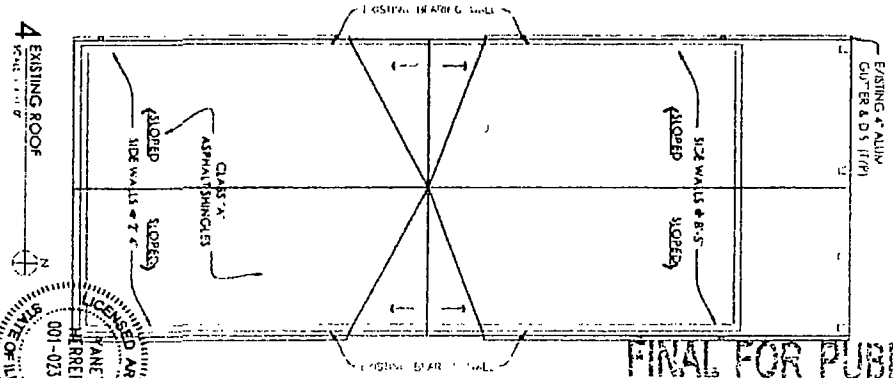
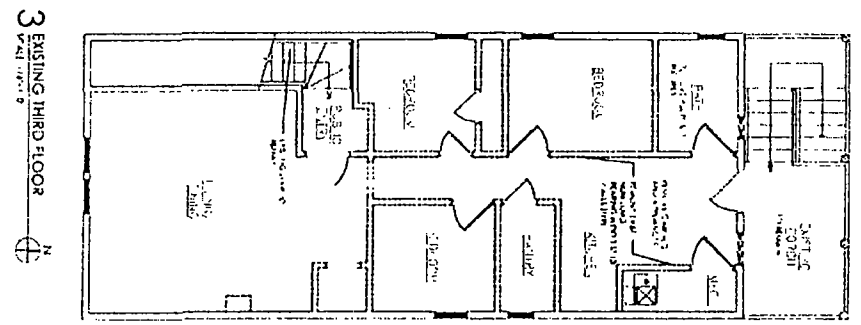
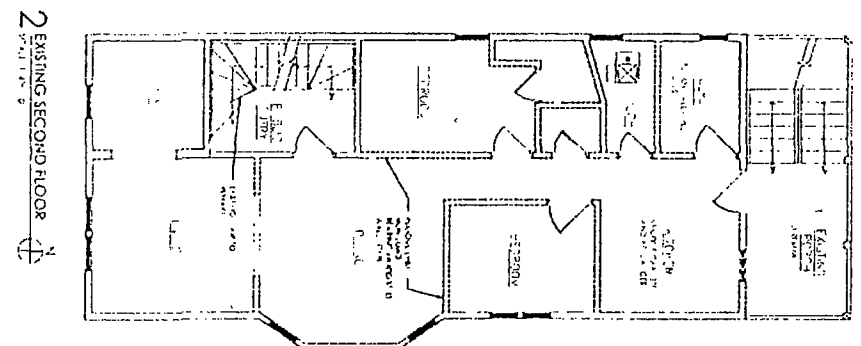
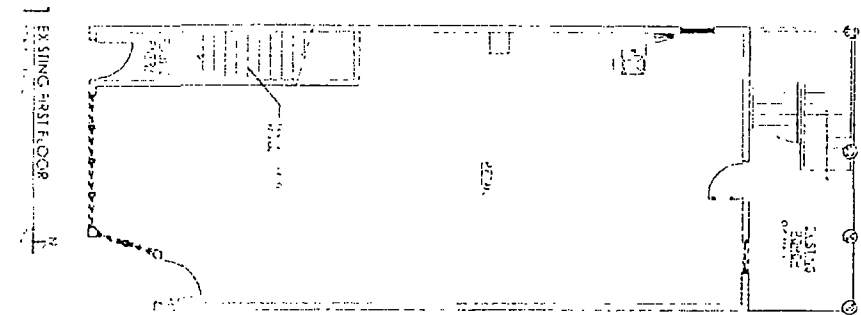
YANETI HERBERA
 ARCHITECT
 001-023277

YG
 DESIGN + CONSTRUCTION

606
 DESIGN + CONSTRUCTION

INTERIOR RENOVATIONS AT 2ND AND 3RD FLOORS TO EXISTING DWELLING UNITS NEW DU AT FIRST FLOOR PER PLANS
 350 W IRVING PARK RD
 CHICAGO IL 60618

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		



KEY NOTES.

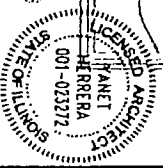
EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW WALL, REFER TO WALL TYPES

EXISTING ROOF TO REMAIN

FINAL FOR PUBLICATION



D1.0

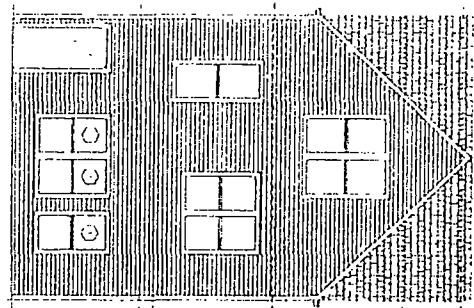
DATE: 11/11/11
 SHEET NO. 1 OF 1
 PROJECT NO. 11-001



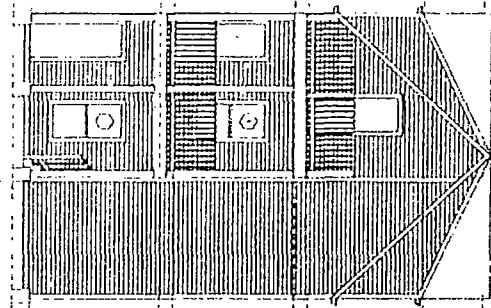
606
 DESIGN + CONSTRUCTION

1811 RICHMOND BOULEVARD, SUITE 200
 CHICAGO, IL 60614
 310 W. BRUNS LARSON RD
 CHICAGO, IL 60618

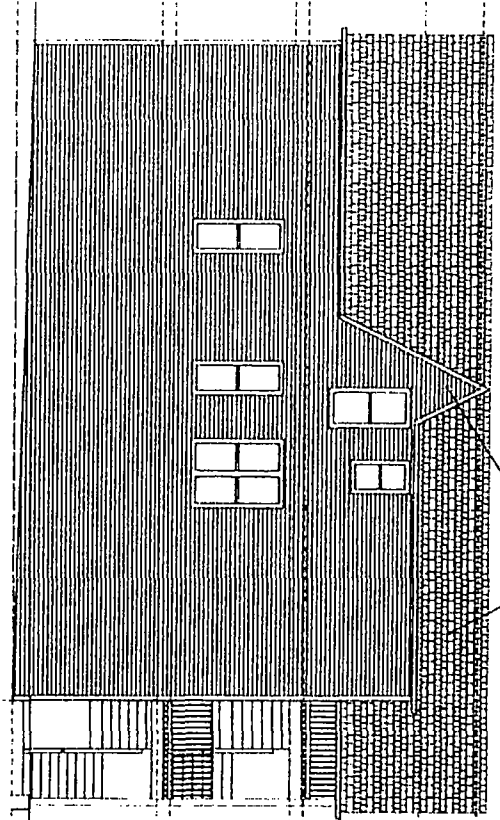
NO.	DATE	SCALE	DESCRIPTION



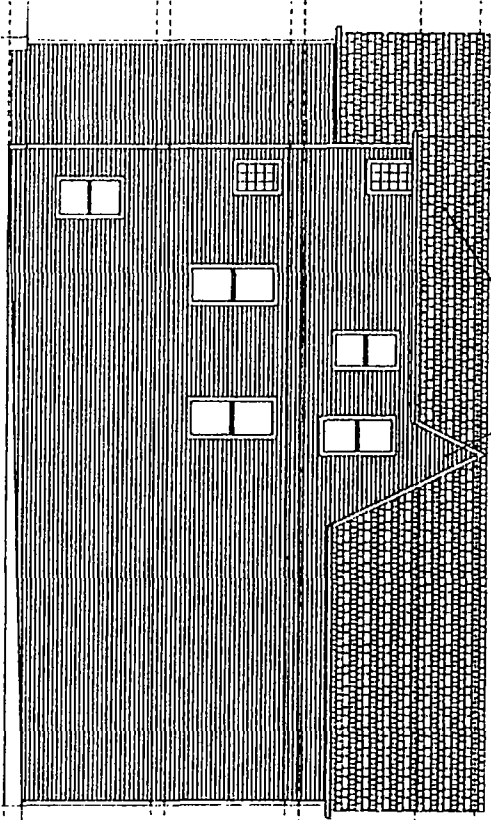
1 SOUTH ELEVATION



4 NORTH ELEVATION



2 EAST ELEVATION



3 WEST ELEVATION

FINAL FOR PUBLICATION



A2.0

PROJECT ARCHITECT
 XANET HERRERA
 001-023372
 STATE OF ILLINOIS
 LICENSED ARCHITECT



606
 DESIGN CONSTRUCTION

INTERIOR RENOVATIONS AT 2ND AND 3RD FLOORS TO EXISTING DWELLING UNITS IN WOODLAWN CHURCH HOME PLANS
 1510 W. IRVING PARK RD
 CHICAGO, IL 60608

NO.	DATE	REVISION