



City of Chicago



O2020-762

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/19/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-M at 6328-6330 W Irving Park Rd - App No. 20325T1
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 be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No. 11-M in the area bounded by

The alley next north of and parallel to West Irving Park Road; a line 324.44 feet east of and parallel to North Narraganset Avenue; West Irving Park Road; and a line 261.94 feet east of and parallel to North Narraganset Avenue,

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

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 6328-30 West Irving Park Road

FINAL FOR PUBLICATION

**NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

AT
6328 W. Irving Park Rd., Chicago, IL
38th Ward

The Applicant intends to change the zoning from the existing B3-1 to B2-3 to construct a new 3 story 9 dwelling unit building. This establishment is described as:

ZONING: B2-3

LOT AREA: 62.5x 125.29 = 7830.62 sf.

MINIMUM LOT AREA PER DWELLING UNIT: 874.33 sf.

FLOOR AREA RATIO: 1.80

BUILDING AREA: 14,100 sf.

OFF-STREET PARKING: 9 parking spaces

FRONT SETBACK: 3.0 ft.

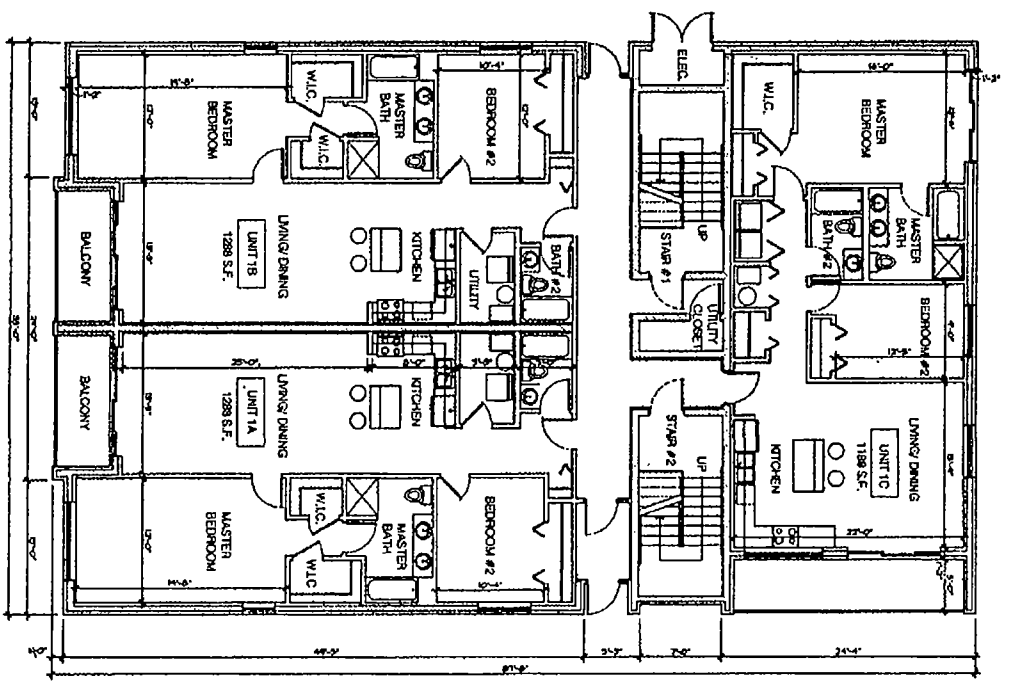
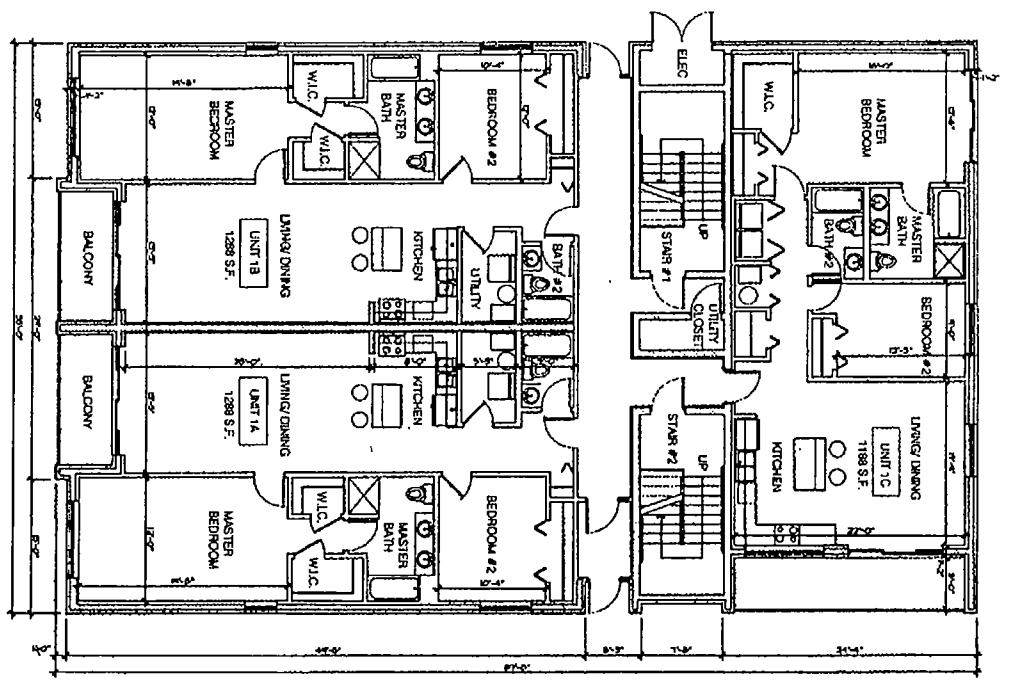
REAR SETBACK: 35'-3"

SIDE SETBACK: west 3.0' east 4'-6"

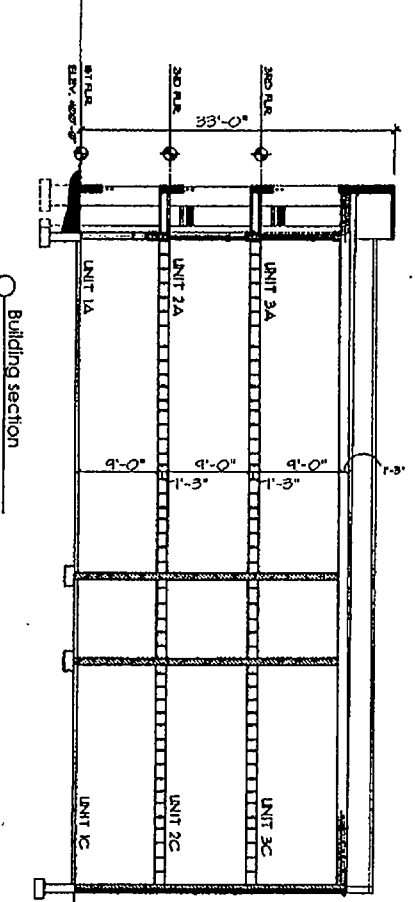
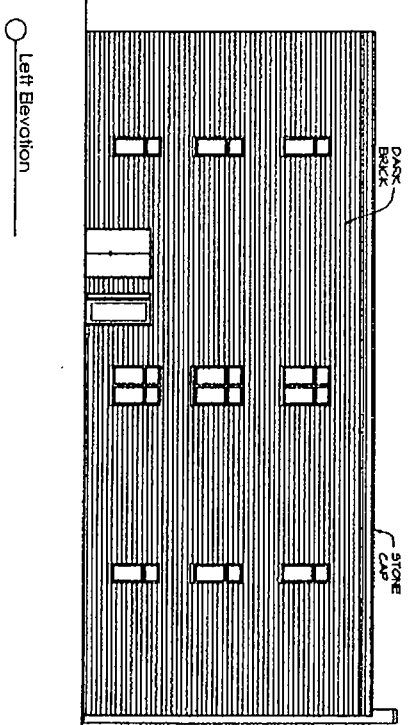
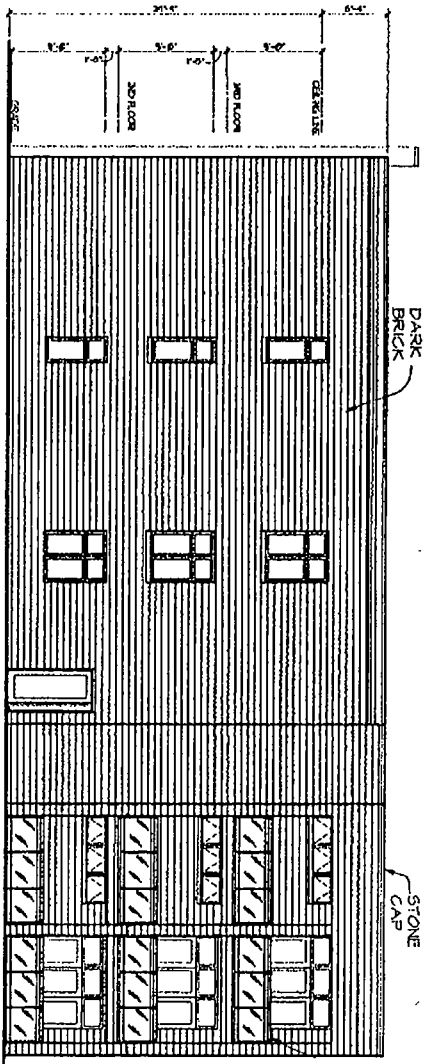
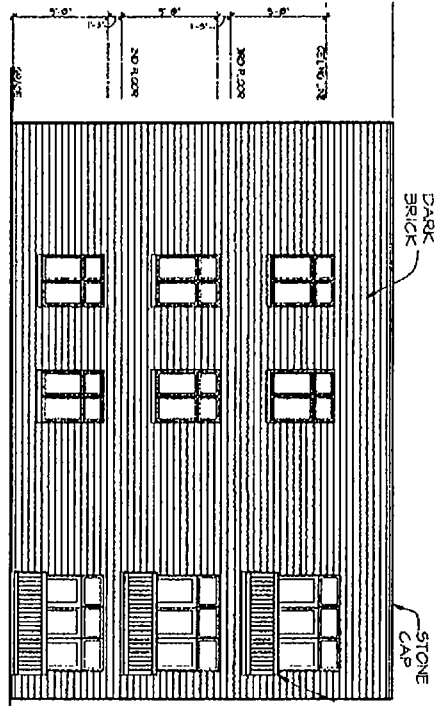
BUILDING HEIGHT: 33.0'

Attachments included.

FINAL FOR PUBLICATION

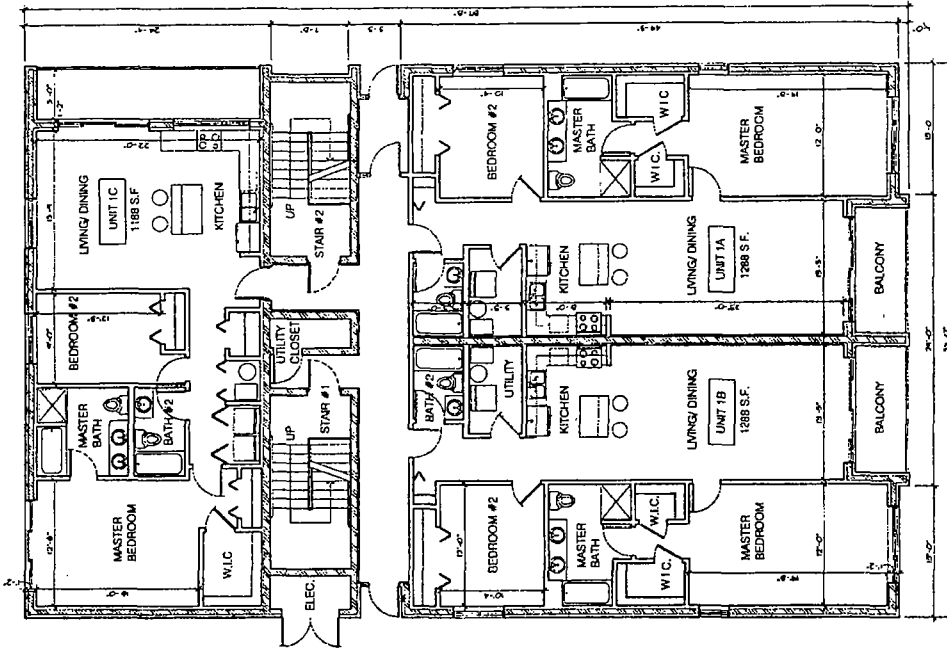


<p>LEADER ARCHITECTS and design, llc 201 N. Paulina Street Chicago, IL 60610</p>	<p>PROPOSED 9 DWELLING UNITS BUILDING 6330 W. IRVING PARK RD. CHICAGO, ILLINOIS</p>	<p>DATE: 02-20-14 SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: 14-001 SHEET NO: A-2</p>
	<p>OWNER: [Redacted] ARCHITECT: LEADER ARCHITECTS CONTRACTOR: [Redacted]</p>	<p>DESIGNED BY: [Redacted] DRAWN BY: [Redacted] CHECKED BY: [Redacted]</p>	<p>DATE: 02-20-14 SCALE: 1/8" = 1'-0"</p>

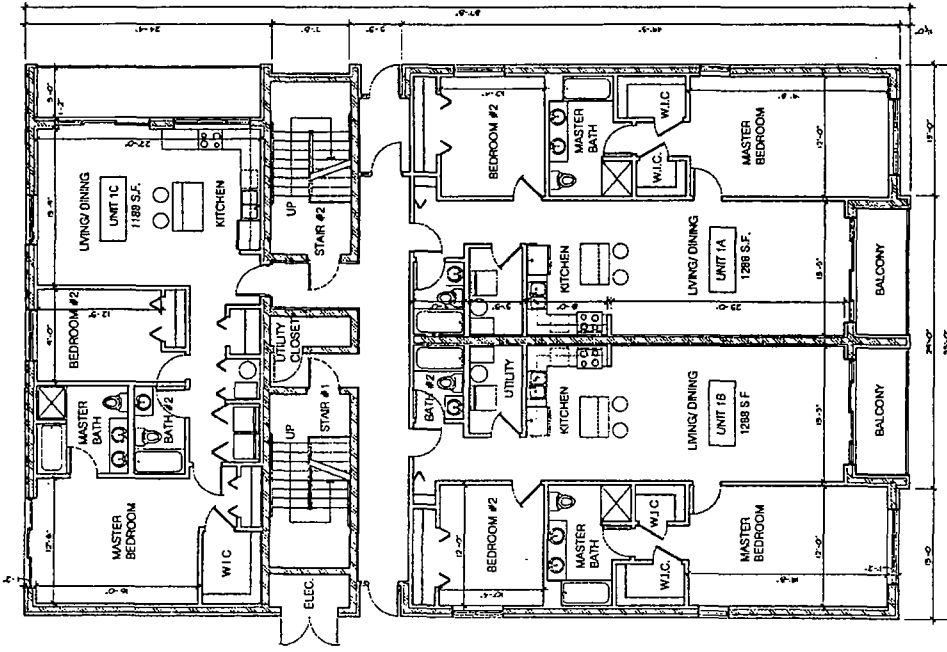


<p>Scale: 1/8" = 1'-0"</p> <p>A-3</p>	<p>DATE: 11/15/11</p> <p>BY: [Signature]</p>	<p>PROPOSED 9 DWELLING UNITS BUILDING</p> <p>4130 W IRVING PARK RD CHICAGO, ILLINOIS</p>	<p>LEADER ARCHITECTS</p> <p>400 NORTH LA SALLE ST CHICAGO, IL 60610</p> <p>PH: 312.467.1100</p>	<p>OWNER: [Name]</p> <p>PROJECT NO: [Number]</p>	<p>DATE: 11/15/11</p> <p>BY: [Signature]</p>
	<p>DATE: 11/15/11</p> <p>BY: [Signature]</p>				

FINAL FOR PUBLICATION



First Floor Plan
SCALE: 3/8" = 1'-0"



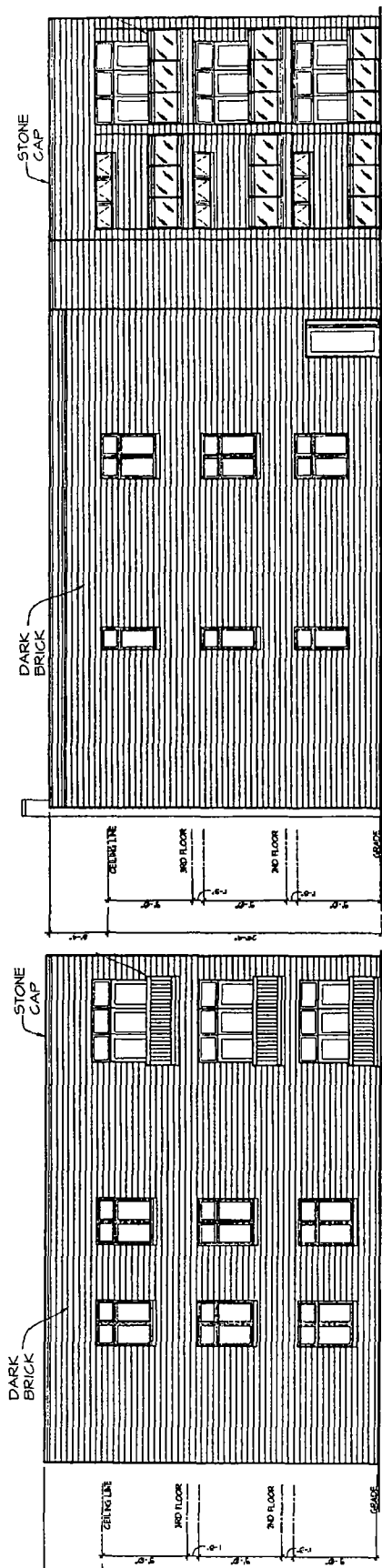
Second Floor Plan
Third floor similar
SCALE: 3/8" = 1'-0"

LEADER ARCHITECTS
1000 N. LAUREL ST. CHICAGO, IL 60610
TEL: 312.467.1234

PROPOSED 9 DWELLING UNITS BUILDING
6330 W. IRVING PARK RD. CHICAGO, ILLINOIS

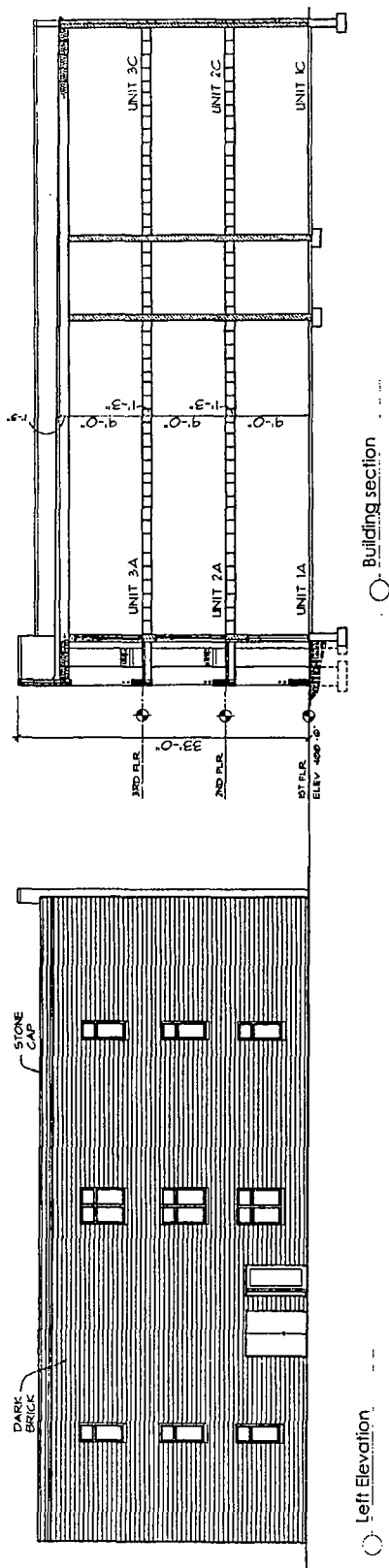
Project # 1000
Date: 10/15/10
Scale: As Shown
Sheet: A-2 of 2

FINAL FOR PUBLICATION



Rear Elevation
SCALE 3/16" = 1'-0"

Right Elevation
SCALE 3/16" = 1'-0"



Left Elevation
SCALE 3/16" = 1'-0"

Building section
SCALE 3/16" = 1'-0"

LEADER ARCHITECTS

LEADER ARCHITECTS
100 WEST WASHINGTON
CHICAGO, ILLINOIS 60604
PHONE: 312.467.1100
FAX: 312.467.1101
WWW.LEADERARCHITECTS.COM

LEADER ARCHITECTS
100 WEST WASHINGTON
CHICAGO, ILLINOIS 60604
PHONE: 312.467.1100
FAX: 312.467.1101
WWW.LEADERARCHITECTS.COM

LEADER ARCHITECTS
100 WEST WASHINGTON
CHICAGO, ILLINOIS 60604
PHONE: 312.467.1100
FAX: 312.467.1101
WWW.LEADERARCHITECTS.COM

LEADER ARCHITECTS
100 WEST WASHINGTON
CHICAGO, ILLINOIS 60604
PHONE: 312.467.1100
FAX: 312.467.1101
WWW.LEADERARCHITECTS.COM

PROPOSED 9
DWELLING UNITS
BUILDING
6330 W IRVING PARK RD
CHICAGO, ILLINOIS 60630

DATE: 10/15/10
SCALE: AS SHOWN
PROJECT: PROPOSED 9 DWELLING UNITS BUILDING
6330 W IRVING PARK RD CHICAGO, ILLINOIS 60630
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Sheet
A-3
Page