



City of Chicago



O2015-5353

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 3324-3326 W Irving Park Rd - App No. 18458T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

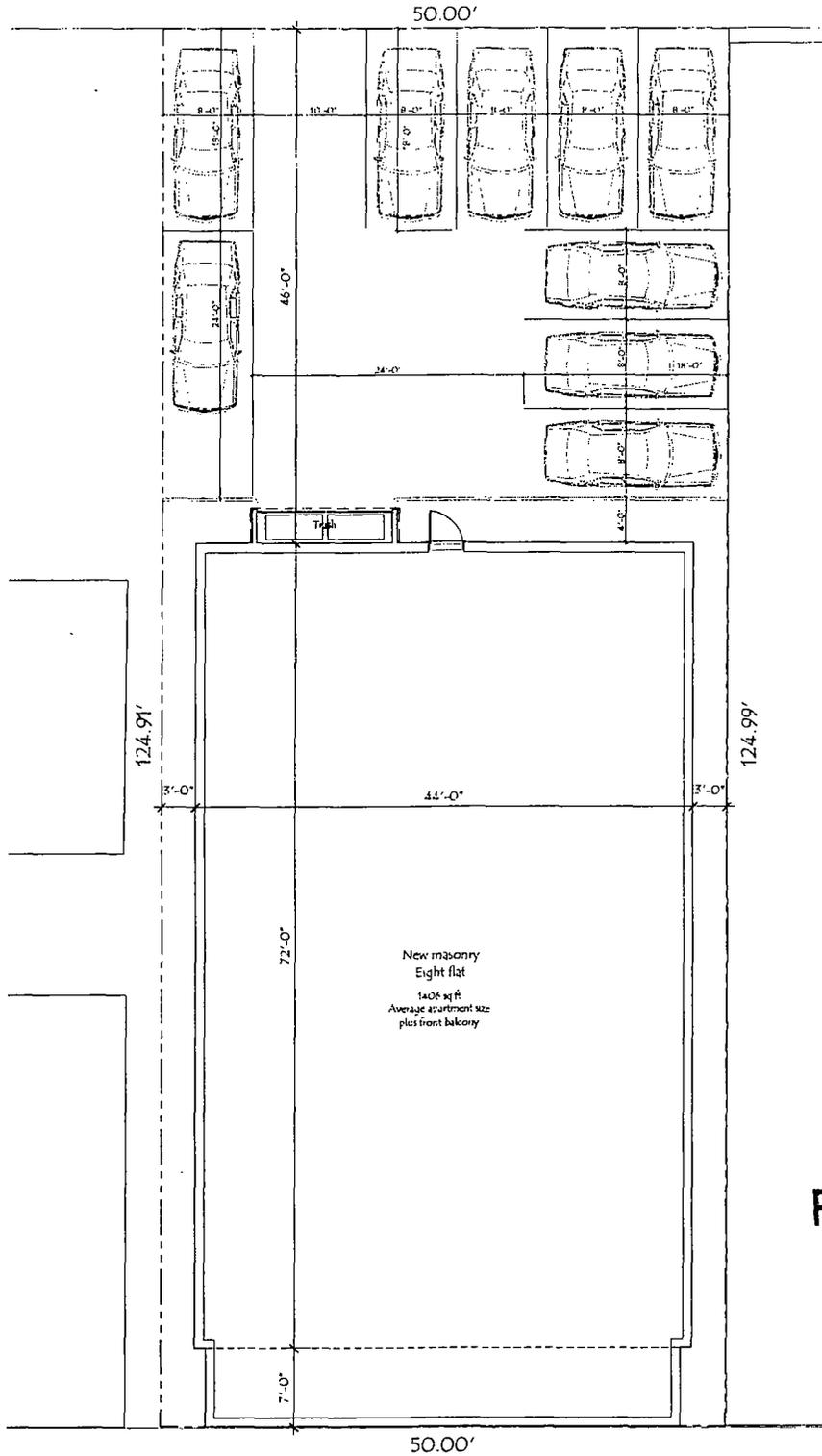
3326
WEST IRVING PARK ROAD
CHICAGO, ILLINOIS

ZONING NARRATIVE

Project:	8 Flat Multi-Family Residential
Zoning:	B2-3
Lot Size:	50.00' x 124.95'
Lot Area:	6,247.50 Sq.Ft.
MLA/DU:	780.94 Sq.Ft./Dwelling Unit
DU:	8 Dwelling Units
FAR:	2.04
Building Area:	12,710.00 Sq.Ft.
Yards:	
Front:	0'-0"
Side (East)	3'-0"
Side (West)	3'-0"
Rear:	46'-0"
Building Height:	47'-4"
Off Street Parking:	9 Parking Stalls
Off Street Loading:	None

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16.00' PUBLIC ALLEY



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07-08-2015 REV1
07-01-2015
06-24-2015

SK-2.1

WEST IRVING PARK ROAD

MICHAEL J. LEARY
ARCHITECT
Suite 3100
221 North LaSalle Street
Chicago, Illinois 60601
312.269.4575

SITE PLAN

Scale: 3/32" = 1'-0"



0' 5' 10' 20'

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07-08-2015 REV1
 07-01-2015
 06-24-2015

SK-2.2

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SOUTH ELEVATION

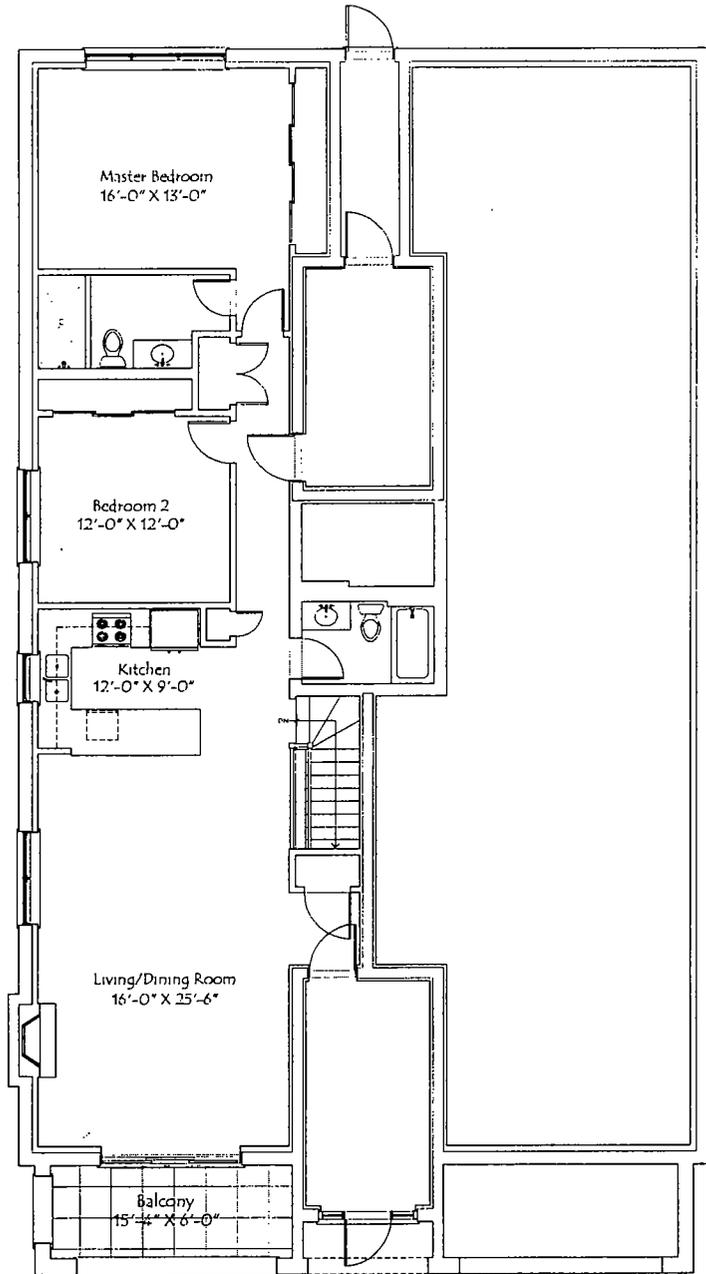
Scale 1/8" = 1'-0"



0' 5' 10' 20'

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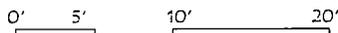


First Floor
1449 sq ft

Typical Duplex Unit Area
2558 sq. ft

TYPICAL DUPLEX UNIT  NORTH

Scale 1/8" = 1'-0"



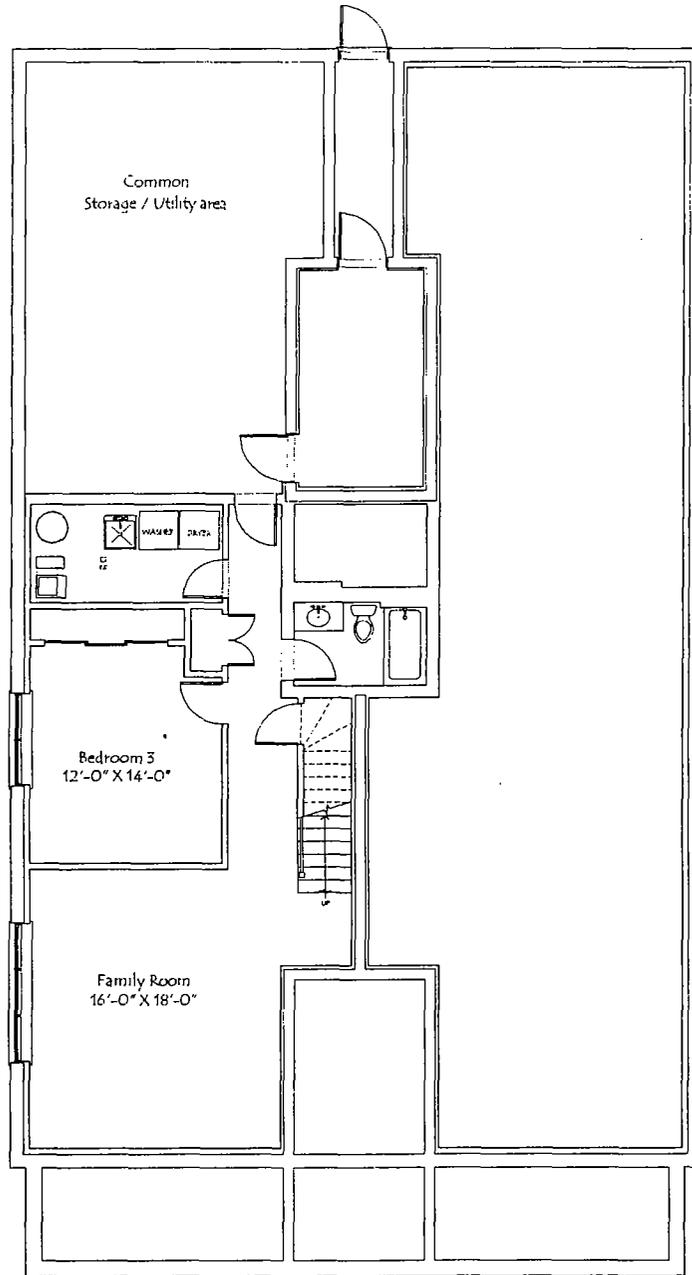
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Basement
889 sq ft

Typical Duplex Unit Area
2338 sq. ft.

TYPICAL DUPLEX UNIT  NORTH

Scale 1/8" = 1'-0"

0' 5' 10' 20'

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