



City of Chicago



O2022-368

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-M at 6334-6338 W Irving Park Rd - App No. 20937T1
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-M in the area bounded by

The alley next north of and parallel to West Irving Park Road; a line 261.94 feet east of and parallel to North Narraganset Avenue; West Irving Park Road; and a line 199.44 feet east of and parallel to North Narraganset Avenue.

to those of a 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: 6334-6338 West Irving Park Road

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

6334-38 W. Irving Park Road

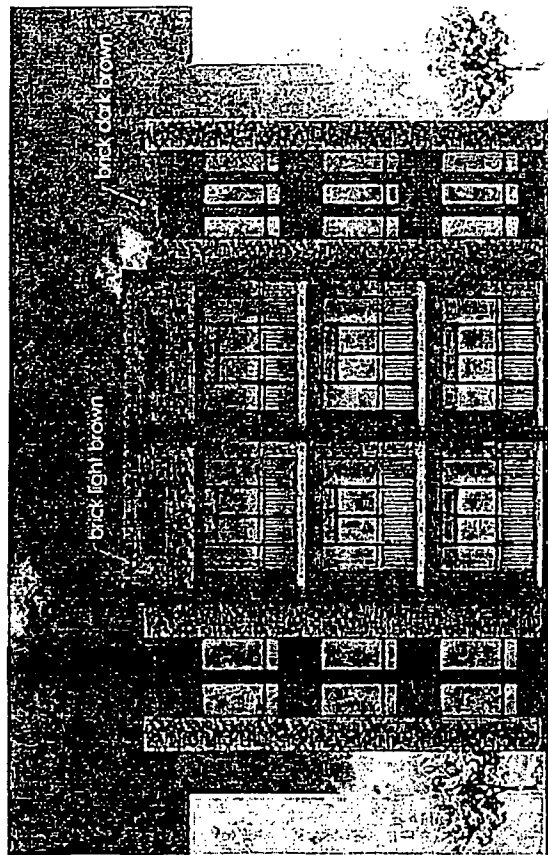
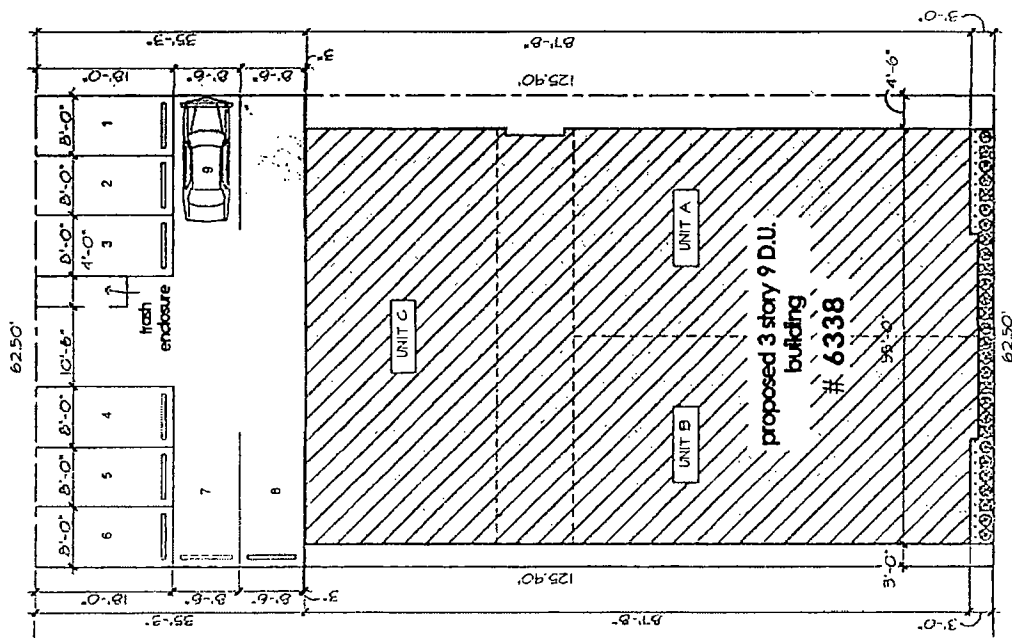
1.A. Zoning Analysis:

The applicant seeks a zoning change from B3-1 to B2-3 to develop the property with 9 dwelling units, 3 story Brick Building and 9 outdoor paved parking spaces.

- a. **FLOOR AREA RATIO:** 1.783
 - LOT AREA:** 7,830.62 sqft
 - 1st FLOOR AREA:** 3 DU- 4,640 sqft
 - 2nd & 3rd FLOOR AREA:** 3 DU- 4,664 sqft
 - TOTAL FLOOR AREA:** 9 DU – 13,968 sqft
- b. **DENSITY(LOT AREA PER DWELLING UNIT):** 870.07 sqft
- c. **OFF-STREET PARKING:** 9
- d. **SETBACKS:**
 - FRONT:** 3
 - SIDE:** East: 4 feet 6 inches
West: 3 feet 0 inches
 - REAR:** 35 feet 3 inches
- e. **BUILDING HEIGHT:** 33 feet

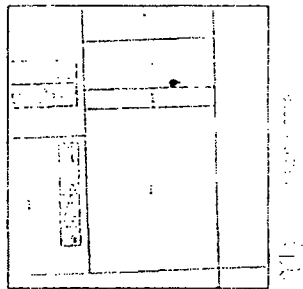
Attached plans included

16 ft. public alley



6338 W. IRVING PARK RD.
FRONT ELEVATION

Front Elevation



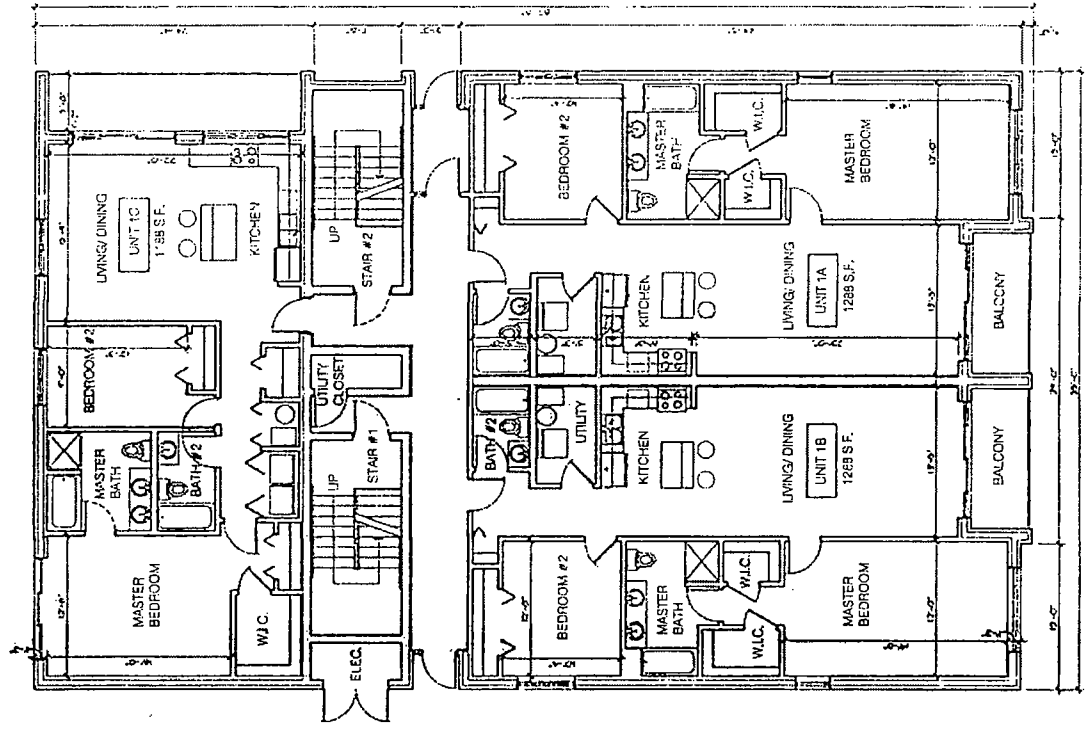
Building data:

Lot size: 7869 sf.
Building size: (9 units) 14,100 sf.
Building height: 33 ft.

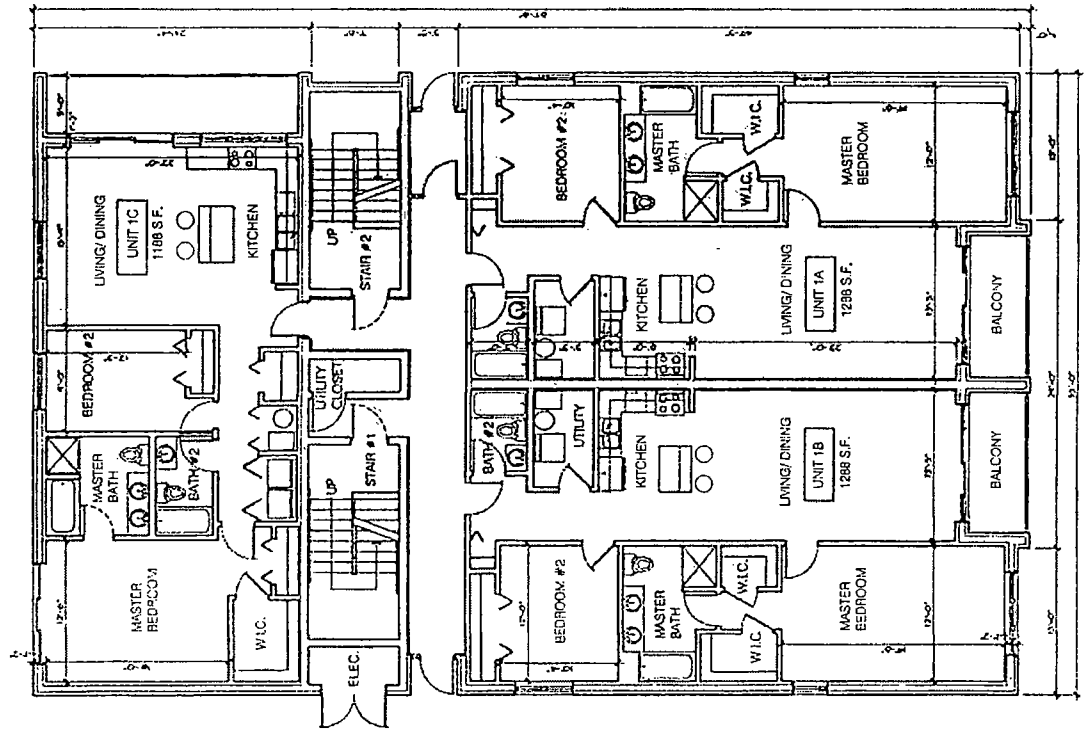
EXIST. SIDEWALK

IRVING PARK ROAD

Architectural Site Plan



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



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

3 STORY
 9 DWELLING UNITS
 9 BUILDINGS
 13000 S. 10TH AVE. #100
 PHOENIX, AZ 85044
 LEADER ARCHITECTS
 1000 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, AZ 85004
 A-2

