

City of Chicago



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

#18458 TI INTRO DATE: QULY 29, 2015

<u>ORDINANCE</u>

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No.11-J in the area bounded by

the alley next north of and parallel to West Irving Park Road; a line 251 feet west of and parallel to North Spaulding Avenue; West Irving Park Road; and a line 301 feet west of and parallel to North Spaulding Avenue,

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: 3324-3326 West Irving Park Road

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'-O"

Side (West)

3'-0"

Rear:

46'-0"

Building Height:

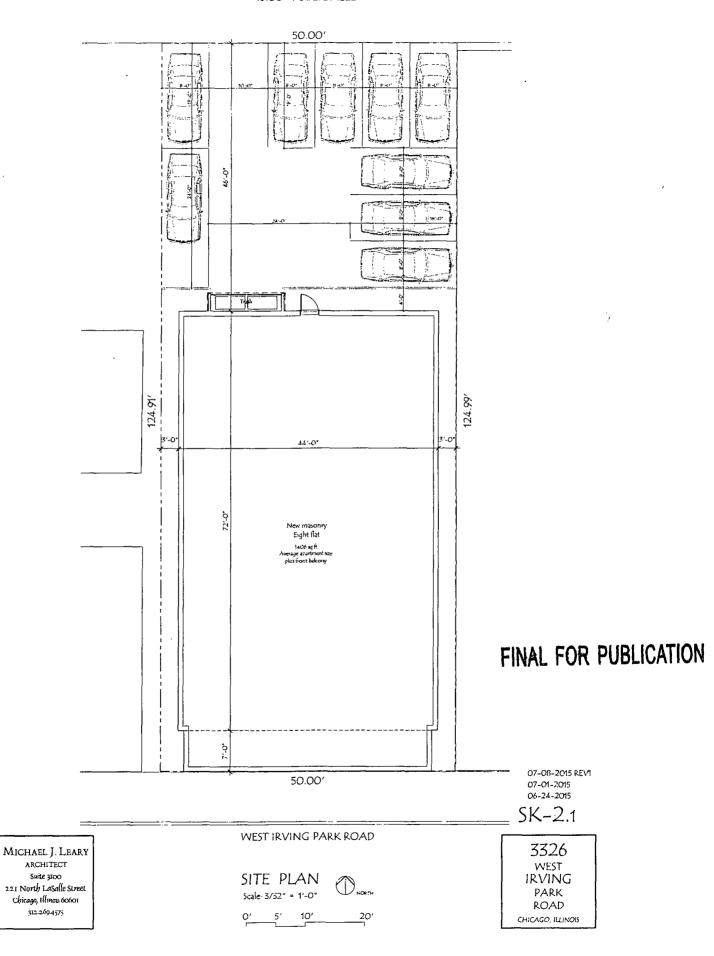
47'-4"

Off Street Parking:

9 Parking Stalls

Off Street Loading:

None





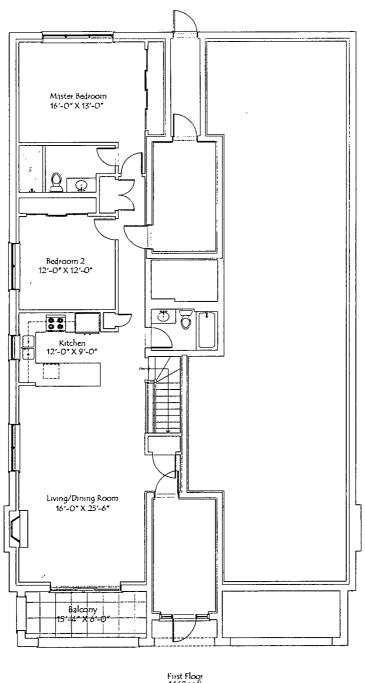
07-08-2015 REV1 07-01-2015 06-24-2015

SK-2.2

MICHAEL J. LEARY ARCHITECT Suite 3100 221 North LaSalle Street Chicago, Illuvis 60601 312.269.4575 SOUTH ELEVATION Scale 1/8" = 1'-0" NORTH

3326 WEST IRVING PARK ROAD CHICAGO, ILLINOIS

FINAL FOR PUBLICATION



First Floor 1449 sq ft

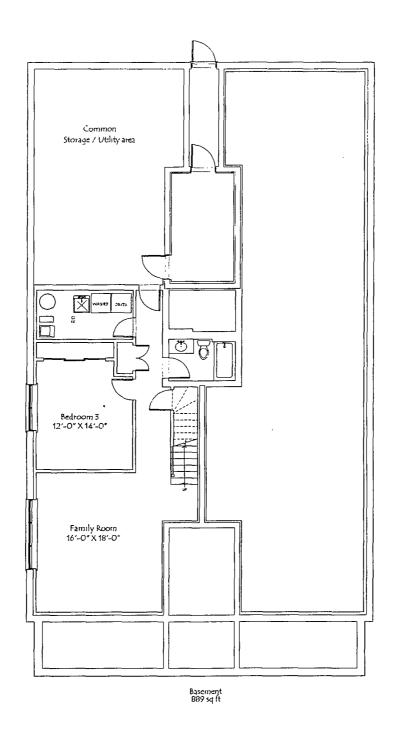
MICHAEL J. LEARY ARCHITECT Suite 3100 221 North LaSalle Street Chicago, Illinois 60601 <u> 312-269</u>.4575

TypicalDuplex Unit Area 2538 sq.ft TYPICAL DUPLEX UNIT () Scale 1/8" = 1'-0"

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SK-2.5

3326 west IRVING PARK ROAD CHICAGO, ILLINOIS



MICHAEL J. LEARY ARCHITECT Suite 3100 221 North LaSalle Street Chicago, Illimois 60601 312269.4575 Typical Duplex Unit Area
2338 sq.ft

TYPICAL DUPLEX UNIT

Scale 1/6" = 1'-0"

0' 5' 10' 20'

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07-08-2015 06-24-2015

SK-2.6

3326 WEST IRVING PARK ROAD CHICAGO, ILLINOIS