



# City of Chicago



O2019-2657

Office of the City Clerk

## Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 4/10/2019   |
| <b>Sponsor(s):</b>              | Misc. Transmittal   |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Zoning Reclassification Map No. 11-J at 3332 W Irving Park Rd - App No. 19999T1 |
| <b>Committee(s) Assignment:</b> | 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 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 275 feet east of and parallel to North Kimball Avenue;  
West Kimball Avenue; and a line 250 feet east of and parallel  
to North Kimball 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:            3332 West Irving Park Road

# Final for Publication

NARRATIVE  
FOR THE PROPOSED REZONING  
AT  
3332 W IRVING PARK RD

The Applicant intends to change the zoning from the existing C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District in order to construct a new 4 story 3 dwelling unit building. The building will consist of approximately 980 Square Feet of the commercial space on the 1st floor, and will have no basement.

**ZONING:** B2-3

**LOT AREA:** 3125 square feet

**MINIMUM LOT AREA PER DWELLING UNIT :** 400 square feet

**FLOOR AREA RATIO:** 2.18

**BUILDING AREA:** 6843.1 square feet

**OFF-STREET PARKING:** 4 car parking spaces

**FRONT SETBACK:** 8 feet 0 inches

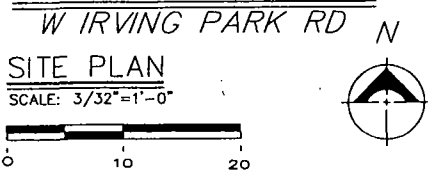
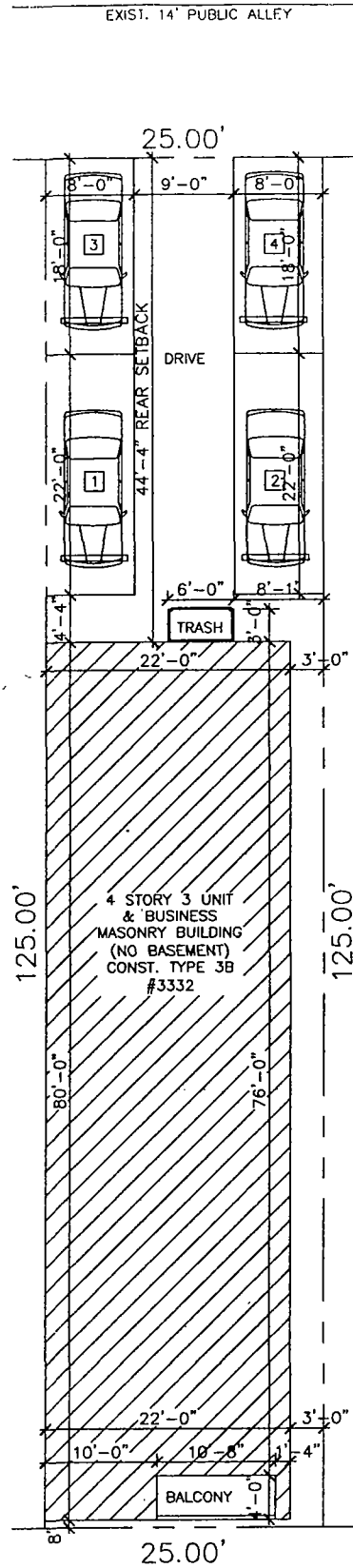
**REAR SETBACK:** 44 feet -4 inches

**SIDE SETBACKS:** 3 feet -0 inches east & on lot line west side

**BUILDING HEIGHT:** 50 feet -0 inches

Building material will be a combination of face brick and concrete blocks.

Set of plans are attached.



STERN GROUP ARCHITECTS LLC

PROFESSIONAL DESIGN FIRM - NO: 184-007332

5201 N HARLEM AVE SUITE #201 CHICAGO, IL 60656

P: 773-802-9837 F: 773-913-0707 E: DESIGN773@YAHOO.COM

3332 W IRVING PARK RD

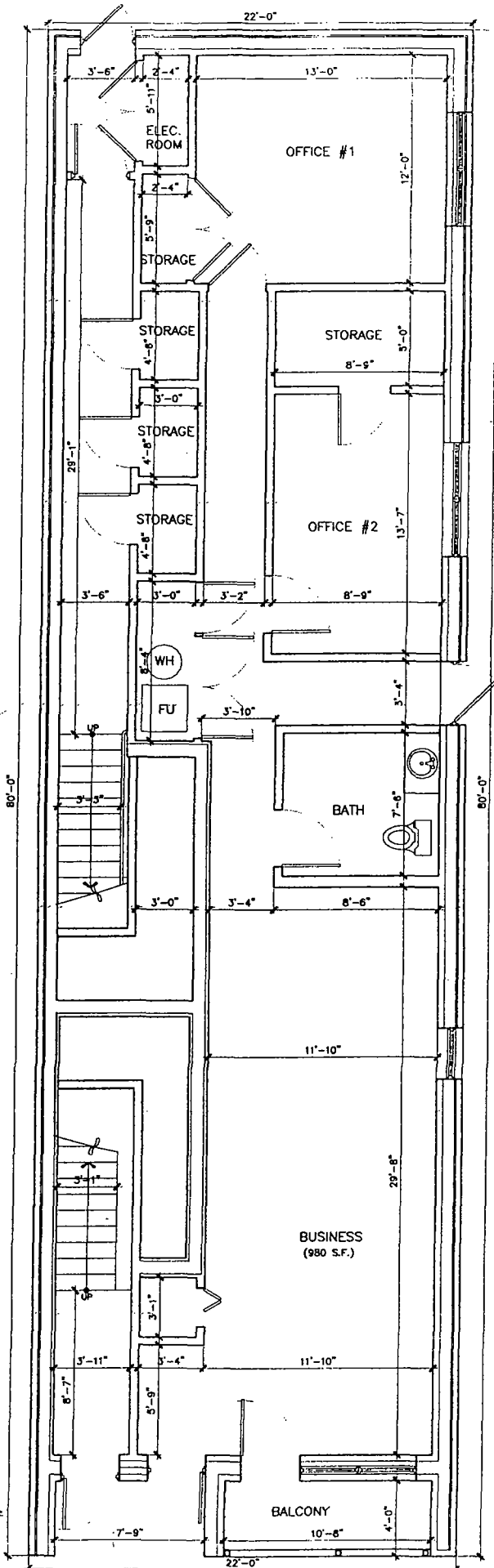
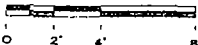
ILLINOIS

CHICAGO

PROPOSED 3 UNIT AND BUSINESS

1ST. FLOOR PLAN

SCALE: 3/16" = 1'-0"



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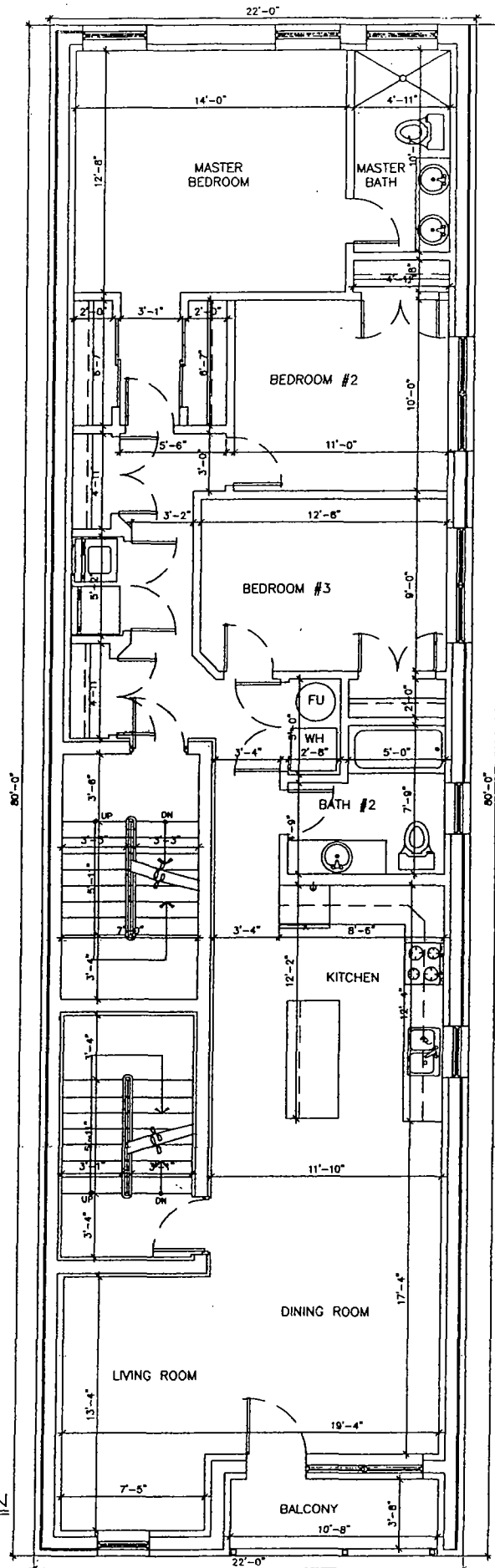
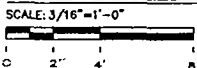
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3332 W IRVING PARK RD  
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PROPOSED 3 UNIT  
AND BUSINESS

A-2

2ND/3RD/4TH  
TYP. FLOOR PLAN



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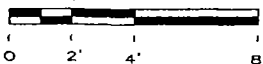
3332 W IRVING PARK RD  
CHICAGO

PROPOSED 3 UNIT  
AND BUSINESS

A-3

Architectural elevation drawing of a building facade. The drawing includes vertical dimensions on the left side: 13'-0" for the ground floor, 10'-0" for the second floor, 10'-0" for the third floor, 4'-6" for the fourth floor, and 6'-8" for the roofline. Horizontal dimensions at the top indicate a width of 1'-0" and 1'-2". The facade features a brick pattern. The ground floor has two tall, narrow doors with transoms. The second, third, and fourth floors each have a large, multi-paned window. The roofline is indicated by a dashed line.

SCALE: 1/4" = 1'-0"



**A-4**

3332 W IRVING PARK RD  
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**STERN GROUP ARCHITECTS LLC**

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