



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-368
Type: Ordinance **Status:** Passed
File created: 1/26/2022 **In control:** City Council
Final action: 2/23/2022
Title: Zoning Reclassification Map No. 11-M at 6334-6338 W Irving Park Rd - App No. 20937T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-M
Attachments: 1. O2022-368 (V1).pdf, 2. O2022-368.pdf

Date	Ver.	Action By	Action	Result
2/23/2022	1	City Council	Passed	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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.1 1-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