

Common Address of Property: 3336 West Irving Park Road, Chicago, Illinois

NARRATIVE DESCRIPTION FOR THE PROPOSED
REZONING AT 3336 WEST IRVING PARK ROAD

The Application to change zoning for 3336 West Irving Park Road from C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District. This zoning change is needed to construct a four (4) story building consisting of one (1) commercial space and three (3) residential dwelling units with four (4) parking spaces, two (2) garage spaces under the building and two (2) at the northwest and northeast corners of the Property, adjacent to the alley. The footprint of the building will be 25 feet x 76 feet 7 inches and will be 45 feet high, as defined by City Zoning Code.

LOT AREA: 3,125 SQUARE FEET

FLOOR AREA RATIO: 2.45

BUILDING AREA: 7,665 SQUARE FEET

DENSITY. LOT AREA per DWELLING UNIT: 2,555 SQUARE FEET

OFF-STREET PARKING: Four (4) parking spaces; two (2) garage spaces under building, and two (2) at the northwest and northeast corners of the Property, adjacent to the alley.

FRONT SETBACK: 0 FEET

REAR SETBACK: 30 FEET 11 1/2 INCHES

SIDE SETBACK: 0 FEET

BUILDING HEIGHT: 45 FEET

Note: A large storefront window, approximately 10 feet by 15 feet, shall be installed at sidewalk level.