

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-Pinches

Building material will be a combination of face brick and concrete blocks.
Set of plans are attached.

ST. FLOOR PLAN

SCALE: 3/8"=1'-0"

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