



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-9356
Type: Ordinance **Status:** Passed
File created: 12/18/2019 **In control:** City Council
Final action: 2/19/2020
Title: Zoning Reclassification Map No. 9-J at 3863-3909 N Drake Ave - App No. 20302T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-J
Attachments: 1. O2019-9356.pdf (V1), 2. O2019-9356.pdf

Date	Ver.	Action By	Action	Result
2/19/2020	1	City Council	Passed	Pass
2/13/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District and Cl-1 Neighborhood Commercial District symbols and indications as shown on Map No.9-J in the area bounded by

a line 471 feet south of and parallel to West Irving Park Road; the alley next east of and parallel to North Drake Avenue; a line from a point 578 feet of West Irving Park Road and the westerly right-of-way line of the alley next east of and parallel to North Drake Avenue; to a point 631.40 feet south of West Irving Park Road and the east right-of-way line of North Drake Avenue; North Elston Avenue; and North Drake Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after, its passage and due publication.

3863-3909 North Drake Avenue

17-13-0303-C (1) Narrative Zoning Analysis: 3863-3909 N. Drake, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 16,799.41 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with two (2) three-story townhome buildings containing a total of ten (10) townhome units. Each townhome building will be 33 ft.-1 Va inches in height. Each townhome unit will be supported by two (2) off-street garage parking spaces.

- (A) The Project's Floor Area Ratio:
- (B) The Project's Density (Lot Area Per Dwelling Unit): 16,799.41 sf / 10 dwelling units
(1,679.941 square feet / unit)
- (C) The amount of off-street parking: 21 parking spaces
- (D) Setbacks:
 - b.
 - a. Front Setback: 12 feet
 - Rear Setback: 2 feet
- Side Setbacks: North: 4 feet
South: 7 feet-6 inches (*odd lot shape)
- (E) Building Height: 33 ft.-1 U inches