



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-4813
Type: Ordinance **Status:** Passed
File created: 6/28/2017 **In control:** City Council
Final action: 10/11/2017

Title: Zoning Reclassification Map No. 11-J at 3510 W Irving Park Rd - App No. 19266T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-J
Attachments: 1. O2017-4813 (V1).pdf, 2. O2017-4813.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/28/2017	1	City Council	Referred	

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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 of the B3-1 Community Shopping District symbols and indications as shown

on Map No. 11-J in the area bounded by

West Irving Park Road; a line 133.70 feet west of and parallel to North St. Louis Avenue; the east west public alley north of and parallel to West Irving Park Road; a line 108.7 feet west of and parallel to North St. Louis Avenue

to those of 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: . 3510 West Irving Park Road

PROJECT NARRATIVE TYPE 1 ZONING AMENDMENT 3510 WEST IRVING PARK ROAD

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to allow for 3 dwelling units with 3 parking spaces. After rezoning, the property will consist of a 3 story residential building that will be 33 feet 4 z inches in height and contain 3 dwelling units with a front 1st floor enclosure/addition approximately 10' x 6'. 3 parking spaces will be provided.

Lot Area	2,925 square feet
Minimum Lot Area	975 square feet per dwelling unit
Parking	3 spaces
Rear Setback	45 feet
East Setback	2.4 feet
Front Setback	0 feet
West Setback	0 feet
FAR	0.81
Building Square Footage	2,838 square feet
Building Height	33 feet 4 z inches

