



Office of the City Clerk

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Legislation Text

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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.

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|-------------------------|-----------------------------------|
| 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 |

