



Office of the City Clerk

City Hall
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Legislation Text

File #: O2021-330, Version: 1

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 11 - K in the area bounded by

The alley next north of and parallel to West Irving Park Road; a line 53.95 feet east of and parallel to North Kolmar Avenue; West Irving Park Road; and North Kolmar Avenue,

to those of a 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: 4524 West Irving Park Road '

**NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1
REZONING**

AT

4524 W. Irving Park Rd., Chicago, IL 45th Ward

The Applicant intends to change the zoning from the existing C1-1 to B2-3 to construct a new building with 9 dwelling units and 9 accessory parking spots. This establishment is described as follows:

ZONING: B2-3

LOT AREA: 7,587.02 sq. ft.

MINIMUM LOT AREA PER DWELLING UNIT: 843 sq. ft;

FLOOR AREA RATIO: 1.63

BUILDING AREA: 12,429 sq. ft.

OFF-STREET PARKING: 9 spaces

FRONT SETBACK: 2' - 0"

REAR SETBACK: 51-3"

SIDE SETBACK: 0' at West, 3' - 3 1/2" at East

BUILDING HEIGHT: 33' - 0"