



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2022-368, Version: 1

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 the B3-1 Community Shopping District symbols and indications as shown on Map No.1 1-M in the area bounded by

The alley next north of and parallel to West Irving Park Road; a line 261.94 feet east of and parallel to North Narraganset Avenue; West Irving Park Road; and a line 199.44 feet east of and parallel to North Narraganset 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: 6334-6338 West Irving Park Road

**NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1
REZONING
AT
6334-38 W. Irving Park Road**

1 .A. Zoning Analysis:

The applicant seeks a zoning change from B3-1 to B2-3 to develop the property with 9 dwelling units, 3 story Brick Building and 9 outdoor paved parking spaces.

a. FLOOR AREA RATIO: 1.783

LOT AREA: 7,830.62 sqft

1st FLOOR AREA: 3 DU- 4,640 sqft

2nd & 3rd FLOOR AREA: 3 DU-4,664 sqft TOTAL FLOOR AREA:

9 DU - 13,968 sqft

b. DENSITY(LOT AREA PER DWELLING UNIT): 870.07 sqft

c. **OFF-STREET PARKING: 9**

d. **SETBACKS:**

FRONT: 3

SIDE: East: 4 feet 6 inches

West: 3 feet 0 inches REAR: 35 feet 3

inches

e. BUILDING HEIGHT: 33 feet

Attached plans included