



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2015-5353, Version: 1

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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, is hereby amended by changing all the C1-I Neighborhood Commercial District symbols and indications as shown on Map No.1 1-J in the area bounded by

the alley next north of and parallel to West Irving Park Road; a line 251 feet west of and parallel to North Spaulding Avenue; West Irving Park Road; and a line 301 feet west of and parallel to North Spaulding Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 3324-3326 West Irving Park Road

33[^]6

WEST IRVING PARK ROAD CHICAGO, ILLINOIS

ZONING NARRATIVE

Project: 8 Flat

Multi-Family Residential

Zoning: B2.-3

Lot Size: 50.00' x 12.4.95'
Lot Area: 6,247.50 Sq.Ft.
MLA/DU: 780.94 Sa.Ft./Dwelling Unit

DU: 8 Dwelling Units

FAR: 2..04
Building Area 1 ii, 710.00 Sq.Ft.

Yards:
Front: 0'-0"
Side (East) 3'-0"
Side (West) 3'-0"
Rear. 46'-0"

Building Height: 47'-4"

off Street Parking: 9 Parking Stalls

off Street Loading: None

FINAL FOR PUBLICATION

16.00' PUBLIC ALLEY

50.00'

FINAL FOR PUBLICATION

07-08-2015 REVI
07-01-2015
06-24-2015

SK-2.1

Michael J. Leary

WEST IRVING PARK ROAD

ARCHITECT SHiitE 3100ill North LaSdfle Sirect oEjjiedjijn, I/finoisGortoi

SITE PLAN

Scale-3/02" = V-O" 0' 5' 10' 20'

3326
WEST IRVING PARK ROAD

CHICAGO, ILLINOIS

Bottom or Roof Joist

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07-08-2015 R.EVI
07-01-2015
06-24-2015

SK-2.2

Michael J. Leary

ARCHITECT Suite J100 ill Nort/, LaSiille Street Chicago, Illinois 60601

SOUTH ELEVATION

Scale 1/8" = 1'-0" w HO,m

0' 5' 10' 20'

IRVING PARK

CHICAGO, ILLINOIS

3326

WEST

R.O AD

FINAL FOR PUBLICATION

Mnstr Bedroom 16'-0"X13'-0-

Kirst Floor 1449 sq ft

Michael J. Leary

ARCHITECT
SHitC 3100
211 Norli; LaSnffe Street d/icagn, Illinois 60601

TYPICAL P17PLEX WNIT

Scale 1/8" = 1'-0"

0' 5' 10' 20'

Typical Duplex Unit Areq 2558 scj.ft

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07-08-2015 06-24-2015

SK-2.5

IRVING PARK

CHICAGO, ILLINOIS

3326

WEST

ROAD

Common Stomas / Utility area

Basement 809 sq ft

Michael J. Leary

ARCHITECT Surtc JIOO 111 Norfi; LaSalle. St-reet, Ctjicaao. [([vans 60601 312.^69^575

Typical Duplex Wnit Area 2538 sq.ft

TYPICAL DUPLEX UNIT

Scale 1/8" = 1'-0"

0' 5' 10' 20'

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07-08-2015 06-24-2015

SK-2.6

3326

IRVING PARK

WEST

ROAD

CHICAGO, ILLINOIS