



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2015-5353
Type: Ordinance
File created: 7/29/2015
Status: Passed
In control: City Council
Final action: 9/24/2015
Title: Zoning Reclassification Map No. 11-J at 3324-3326 W Irving Park Rd - App No. 18458T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-J
Attachments: 1. O2015-5353.pdf

Date	Ver.	Action By	Action	Result
9/24/2015	1	City Council	Passed	Pass
9/14/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/29/2015	1	City Council	Referred	

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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 Cl-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

<i>Project:</i>	<i>8 Flat</i>	Multi-Family Residential
<i>Zoning:</i>	B2.-3	
<i>Lot Size:</i>	50.00' x 12.4.95'	
<i>Lot Area:</i>	6,247.50 Sq.Ft.	
<i>MLA/DU:</i>	780.94 Sa.Ft./Dwelling Unit	
<i>DU:</i>	8 Dwelling Units	
<i>FAR:</i>	2..04	
<i>Building Area 1</i>	ii, 710.00 Sq.Ft.	
<i>Yards:</i>		
<i>Front:</i>	0'-0"	
<i>Side (East)</i>	3'-0"	
<i>Side (West)</i>	3'-0"	
<i>Rear.</i>	46'-0"	
<i>Building Height:</i>	47'-4"	
<i>off Street Parking:</i>	9 Parking Stalls	
<i>off Street Loading:</i>	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 SHiit 3100 ill North LaSdflc Slnect oEjjedjln, l/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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1 1

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

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

Kirst Floor 1449 sq ft

Michael J. Leary

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

Typical Duplex Unit Areq 2558 scj.ft

TYPICAL P17PLEX WNIT

Scale 1/8" = 1'-0"

0' 5' 10' 20'

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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 J100 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