



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-2657
Type: Ordinance
File created: 4/10/2019
Status: Passed
In control: City Council
Final action: 7/24/2019
Title: Zoning Reclassification Map No. 11-J at 3332 W Irving Park Rd - App No. 19999T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-J
Attachments: 1. O2019-2657 (V1).pdf, 2. O2019-2657.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed	Pass
4/10/2019	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 CI-1 Neighborhood Commercial District symbols and indications as shown on Map No. 11-J in the area bounded by

the alley next north of and parallel to West Irving Park Road; a line 275 feet east of and parallel to North Kimball Avenue; West Kimball Avenue; and a line 250 feet east of and parallel to North Kimball 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: 3332 West Irving Park Road

NARRATIVE FOR THE PROPOSED
REZONING AT
3332 W IRVING PARK RD

The Applicant intends to change the zoning from the existing C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District in order to construct a new 4 story 3 dwelling unit building. The building will consist of approximately 980 Square Feet of the commercial space on the 1st floor, and will have no basement.

ZONING: B2-3

LOT AREA: 3125 square feet

MINIMUM LOT AREA PER DWELLING UNIT : 400 square feet

FLOOR AREA RATIO: 2.18

BUILDING AREA: 6843.1 square feet

OFF-STREET PARKING: 4 car parking spaces

FRONT SETBACK: 8 feet 0 inches

REAR SETBACK: 44 feet-4 inches

SIDE SETBACKS. 3 feet -0 inches east & on lot line west side

BUILDING HEIGHT: 50 feet-Pinches

Building material will be a combination of face brick and concrete blocks.
Set of plans are attached.

ST. FLOOR PLAN

SCALE: 3/16"=1'-0"

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