



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2020-762  
**Type:** Ordinance  
**File created:** 2/19/2020  
**Status:** Passed  
**In control:** City Council  
**Final action:** 4/24/2020  
**Title:** Zoning Reclassification Map No. 11-M at 6328-6330 W Irving Park Rd - App No. 20325T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-M  
**Attachments:** 1. O2020-762.pdf, 2. O2020-762 (V1).pdf

Date	Ver.	Action By	Action	Result
4/24/2020	1	City Council	Passed	Pass
3/16/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/19/2020	1	City Council	Referred	

## 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 B3-1 Community Shopping District symbols and indications as shown on Map No. 11-M in the area bounded by

The alley next north of and parallel to West Irving Park Road; a line 324.44 feet east of and parallel to North Narraganset Avenue; West Irving Park Road; and a line 261.94 feet east of and parallel to North Narraganset Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

6328-30 West Irving Park Road

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

6328 W. Irving Park Rd., Chicago, IL 38<sup>th</sup> Ward

The Applicant intends to change the zoning from the existing B3-1 to B2-3 to construct a new 3 story 9 dwelling unit building. This establishment is described as:

**ZONING: B2-3'**

LOT AREA: 62.5x 125.29 = 7830.62 sf.

MINIMUM LOT AREA PER DWELLING UNIT: 874.33 sf.

FLOOR AREA RATIO: 1.80

**BUILDING AREA: 14,100 sf.**

OFF-STREET PARKING: 9 parking spaces

**FRONT SETBACK: 3.0 ft.**

REAR SETBACK: 35'-3"

SIDE SETBACK: west 3.0' east 4'-6"

BUILDING HEIGHT: 33.0'

Attachments included.

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