



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-5151
Type: Ordinance
File created: 11/17/2021
Status: Passed
In control: City Council
Final action: 12/15/2021
Title: Zoning Reclassification Map No. 11-I at 3024 W Irving Park Rd - App No. 20882T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-I
Attachments: 1. O2021-5151 (V1).pdf, 2. O2021-5151.pdf

Date	Ver.	Action By	Action	Result
12/15/2021	1	City Council	Passed	Pass
12/14/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/17/2021	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 is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols as shown on Map No. 11-1 in the area bounded by:

The alley next north of and parallel to West Irving Park Road; a line 33.30 feet east of and parallel to North Whipple Street; West Irving Park Road; and North Whipple Street.

To those of a B2-3 Neighborhood Mixed-Use District, as amended.

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of

property: 3024 West Irving Park Rd., Chicago

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 3024 WEST IRVING PARK ROAD, CHICAGO

The subject property is currently improved with an existing 4-story mixed-use building. The subject property was a subject of a Type 1 Zoning Change, which was approved by the City Council on 05/25/2018. The Applicant needs a zoning change to amend the previously approved Type 1 Plans to allow conversion of an existing community room unit located on the ground floor to a dwelling unit for a total of 5 dwelling units within the existing building.

Project Description:	Zoning Change from a B2-3 to a B2-3 as amended
Use:	Residential Building with 5 dwelling units
Floor Area Ratio:	Existing 1.97
Lot Area:	33.30' x 117'= 3,896.1 Square Feet
Existing Building Floor Area:	7,692 Square Feet
Density:	779 Square Feet per Dwelling Unit
Off- Street parking:	Existing Parking Spaces: 4 *
Existing Setbacks:	Existing Front: 0 Feet Existing Side Setbacks: 0 Feet Existing Rear: 30 Feet
Existing Building Height:	48 Feet 11 Inches

*** APPLICANT WILL FILE AN APPLICATION FOR VARIATION TO REDUCE THE PARKING REQUIREMENT FROM 5 TO 4, IF NEEDED**

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