



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2022-368  
**Type:** Ordinance  
**File created:** 1/26/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 2/23/2022  
**Title:** Zoning Reclassification Map No. 11-M at 6334-6338 W Irving Park Rd - App No. 20937T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-M  
**Attachments:** 1. O2022-368 (V1).pdf, 2. O2022-368.pdf

Date	Ver.	Action By	Action	Result
2/23/2022	1	City Council	Passed	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	1	City Council	Referred	

## ORDINANCE

*BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:*

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby 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 261.94 feet east of and parallel to North Narraganset Avenue; West Irving Park Road; and a line 199.44 feet east of and parallel to North Narraganset Avenue.

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

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

Common Address of Property: 6334-6338 West Irving Park Road

**NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1  
REZONING  
AT  
6334-38 W. Irving Park Road**

**1 .A. Zoning Analysis:**

The applicant seeks a zoning change from B3-1 to B2-3 to develop the property with 9 dwelling units, 3 story Brick Building and 9 outdoor paved parking spaces.

**a. FLOOR AREA RATIO: 1.783**

LOT AREA: 7,830.62 sqft

1st FLOOR AREA: 3 DU- 4,640 sqft

2<sup>nd</sup> & 3rd FLOOR AREA: 3 DU-4,664 sqft TOTAL FLOOR AREA:

9 DU - 13,968 sqft

**b. DENSITY(LOT AREA PER DWELLING UNIT): 870.07 sqft**

**c. OFF-STREET PARKING: 9**

**d. SETBACKS:**

**FRONT: 3**

SIDE: East: 4 feet 6 inches

West: 3 feet 0 inches REAR: 35 feet 3

inches

**e. BUILDING HEIGHT: 33 feet**

Attached plans included