



Legislation Details (With Text)

File #: O2022-368
Type: Ordinance Status: Passed
File created: 1/26/2022 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

Table with columns: Date, Ver., Action By, Action, Result. Rows include actions by City Council (Passed, Referred) and Committee on Zoning (Recommended to Pass).

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.1 1-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