



Office of the City Clerk

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Legislation Text

File #: SO2017-6188, **Version:** 1

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the B3-1 Neighborhood Commercial District symbols and indications as shown on Map No. 9-L in area bound by

WEST IRVING PARK ROAD; A LINE 300 FEET EAST OF AND PARALLEL TO NORTH LECLAIRE AVENUE; THE PUBLIC ALLEY NEXT SOUTH OF WEST IRVING PARK ROAD; AND, A LINE 275 FEET EAST OF AND PARALLEL TO NORTH LECLAIRE AVENUE

To those of a B2-2 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

**ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A
TYPE I MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE
PROPERTY COMMONLY KNOWN AS 5031 WEST IRVING PARK ROAD**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current B3-1 District to that of a B2-2 District for the property commonly known 5031 West Irving Park Road. The total lot area of the subject site is 3,078 square feet. Applicant seeks to improve the site with a new construction building containing three residential dwelling units.

The following is a list of the proposed (existing) dimensions of the development:

Density:

Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front (North) Setback: Rear

(South) Setback: East Side Setback: West Side Setback:

3 residential dwelling units

1,026

3 spaces

32 feet 5 inches

3,690 square feet

2.2

3 feet 8 inches 52 feet 2.5 feet 3 feet

PUBLIC ALLEY

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