



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2018-3779, Version: 1

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 the B3-1 Community Shopping District symbols and indications as shown on Map No.1 1-1 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 and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 3024 West Irving Park Road

FINAL FOR PUBLICATION

17-13-0303-C (1) Substitute Narrative and Plans Zoning Analysis

Property Address: 3024 West Irving Park Road, Chicago, IL Proposed

Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 3,895.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new four and one-half story mixed-use building with retail space at grade, one grade level dwelling unit, and three (3) additional dwelling units above. Four (4) onsite, surface parking spaces will be located at the rear of the subject property. The proposed building will be masonry in construction and measure 48 feet-11 inches in height.

A) The Project's Floor Area Ratio: 7,692 square feet (1.97 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

4 dwelling units (1,923.0 square feet)

C) The amount of off-street parking: 4 parking spaces

D) Setbacks:

a. Front Setback: 0 feet-0 inches

b. Rear Setback: 30 feet-0 inches

c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches

E) Building Height:

48 feet-11 inches

FINAL FOR PUBLICATION

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