



Office of the City Clerk

City Hall
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Legislation Text

File #: O2020-762, 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 be 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 324.44 feet east of and parallel to North Narraganset Avenue; West Irving Park Road; and a line 261.94 feet east of and parallel to North Narraganset Avenue,

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

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

6328-30 West Irving Park Road

NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING AT

6328 W. Irving Park Rd., Chicago, IL 38th Ward

The Applicant intends to change the zoning from the existing B3-1 to B2-3 to construct a new 3 story 9 dwelling unit building. This establishment is described as:

ZONING: B2-3'

LOT AREA: $62.5 \times 125.29 = 7830.62$ sf.

MINIMUM LOT AREA PER DWELLING UNIT: 874.33 sf.

FLOOR AREA RATIO: 1.80

BUILDING AREA: 14,100 sf.

OFF-STREET PARKING: 9 parking spaces

FRONT SETBACK: 3.0 ft.

REAR SETBACK: 35'-3"

SIDE SETBACK: west 3.0' east 4'-6"

BUILDING HEIGHT: 33.0'

Attachments included.

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