



# Office of the City Clerk

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## Legislation Text

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**File #:** O2021-5151, **Version:** 1

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### **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 of the B2-3 Neighborhood Mixed-Use District symbols as shown on Map No. 11-1 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, as amended.**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 3024 West Irving Park Rd., Chicago**

## **A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 3024 WEST IRVING PARK ROAD, CHICAGO**

The subject property is currently improved with an existing 4-story mixed-use building. The subject property was a subject of a Type 1 Zoning Change, which was approved by the City Council on 05/25/2018. The Applicant needs a zoning change to amend the previously approved Type 1 Plans to allow conversion of an existing community room unit located on the ground floor to a dwelling unit for a total of 5 dwelling units within the existing building.

Project Description:	Zoning Change from a B2-3 to a B2-3 as amended
Use:	Residential Building with 5 dwelling units
Floor Area Ratio:	Existing 1.97
Lot Area:	33.30' x 117' = 3,896.1 Square Feet
Existing Building Floor Area:	7,692 Square Feet
Density:	779 Square Feet per Dwelling Unit
Off- Street parking:	Existing Parking Spaces: 4 *
Existing Setbacks:	Existing Front: 0 Feet Existing Side Setbacks: 0 Feet Existing Rear: 30 Feet
Existing Building Height:	48 Feet 11 Inches

\* APPLICANT WILL FILE AN APPLICATION FOR VARIATION TO REDUCE THE PARKING REQUIREMENT FROM 5 TO 4, IF NEEDED

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