



# City of Chicago



O2016-6360

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 9/14/2016

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 9-H at 1911-1921 W Irving Park Rd - App No. 18963T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#18963 T1  
INTRO. DATE:  
9-14-16

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No 9-H in the area bounded by:

West Irving Park Road; a line 133.0 feet west of and parallel to North Wolcott Avenue; the 16.0 foot public alley next south of West Irving Park Road; a line 233.0 feet west of and parallel to North Wolcott Avenue

To those of a B1-3 Neighborhood Shopping District and an accompanying USC district is hereby established in the area described above.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of the Property: 1911-1921 West Irving Park Road

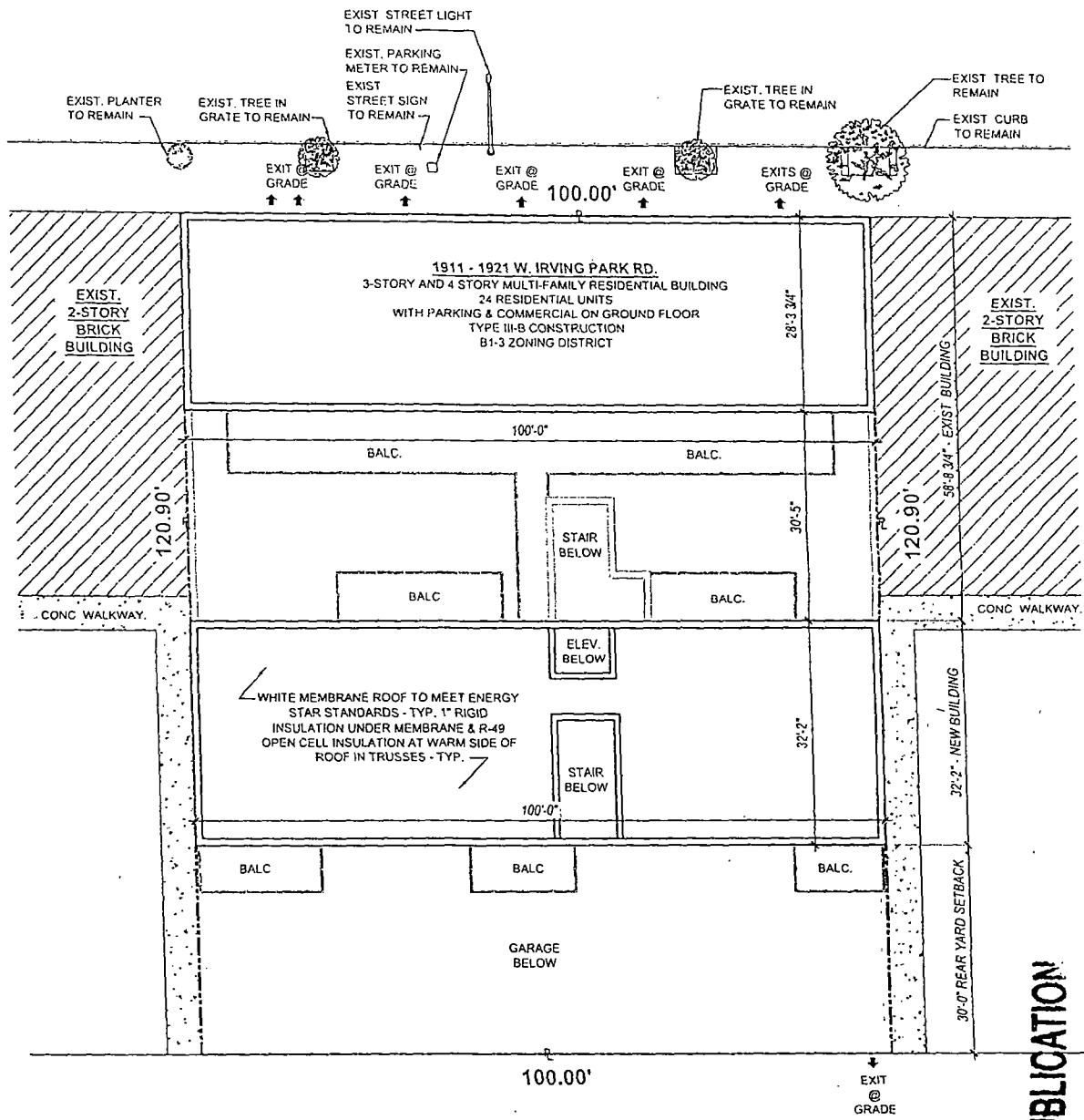
**PROJECT NARRATIVE**  
**1911-1921 West Irving Park Road**

Applicant seeks a change from the current B1-2, Neighborhood Shopping District to the B1-3, Neighborhood Shopping District at 1911-1921 West Irving Park Road to permit a 42.0 foot tall, 14,470 square foot 4-story addition to an existing 3-story building. The proposed development will have 24 dwelling units, 9 parking spaces and 24 bicycle parking spaces and a daycare and commercial uses on the ground floor. The proposed development is a Transit Served Location on a Pedestrian Street less than 1,320 feet from the nearest Chicago Transit Authority (Irving Park) Brown line train station, as such the Applicant seeks to reduce their parking from the required 24 spaces to 9 parking spaces per the parking reduction permitted for Transit Served Locations through a Type-1 rezoning Application.

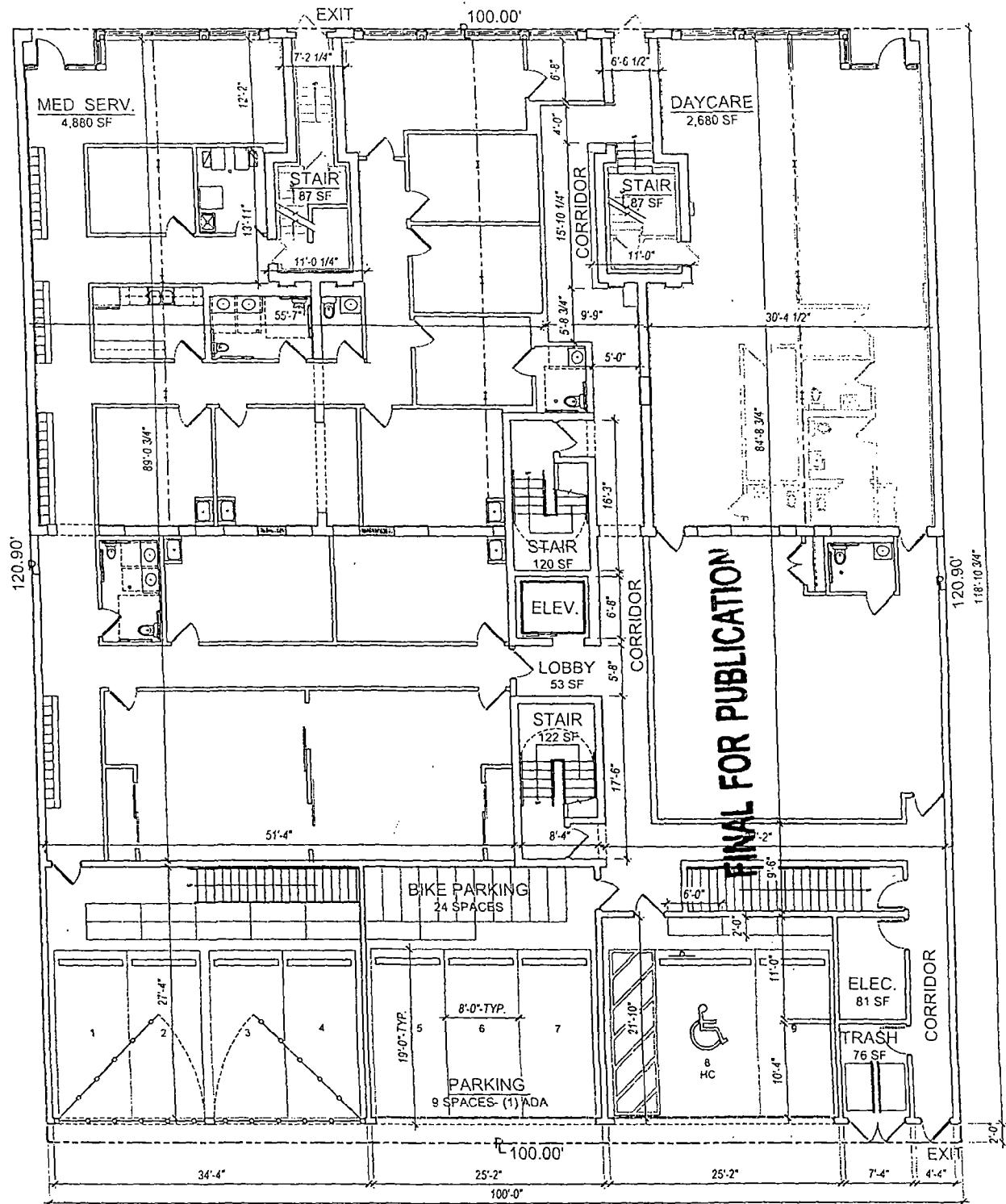
<b>Lot Size</b>	12,090 square feet
<b>Floor Area Ratio</b>	2.2 FAR
<b>Building Area</b>	26,598 square feet
<b>Density (Lot Area per Dwelling Unit)</b>	503.75 square feet per unit
<b>Number of Dwelling Units</b>	24
<b>Off-Street Parking</b>	9 parking spaces
<b>Bicycle Parking</b>	24 bicycle parking spaces
<b>Setbacks:</b>	
<b>Front:</b>	0
<b>Side (cumulative)</b>	0
<b>Side (Minimum One Side)</b>	0
<b>Rear</b>	30 feet
<b>Building Height</b>	42.0 feet to underside of fourth floor ceiling (not including parapet, or stair and elevator penthouse) at the addition; 32.5 feet at existing portion

# W. IRVING PARK RD.

TWO WAY TRAFFIC



## IRVING PARK ROAD



## 1 FIRST FLOOR PLAN

SCALE:3/32"=1'-0"



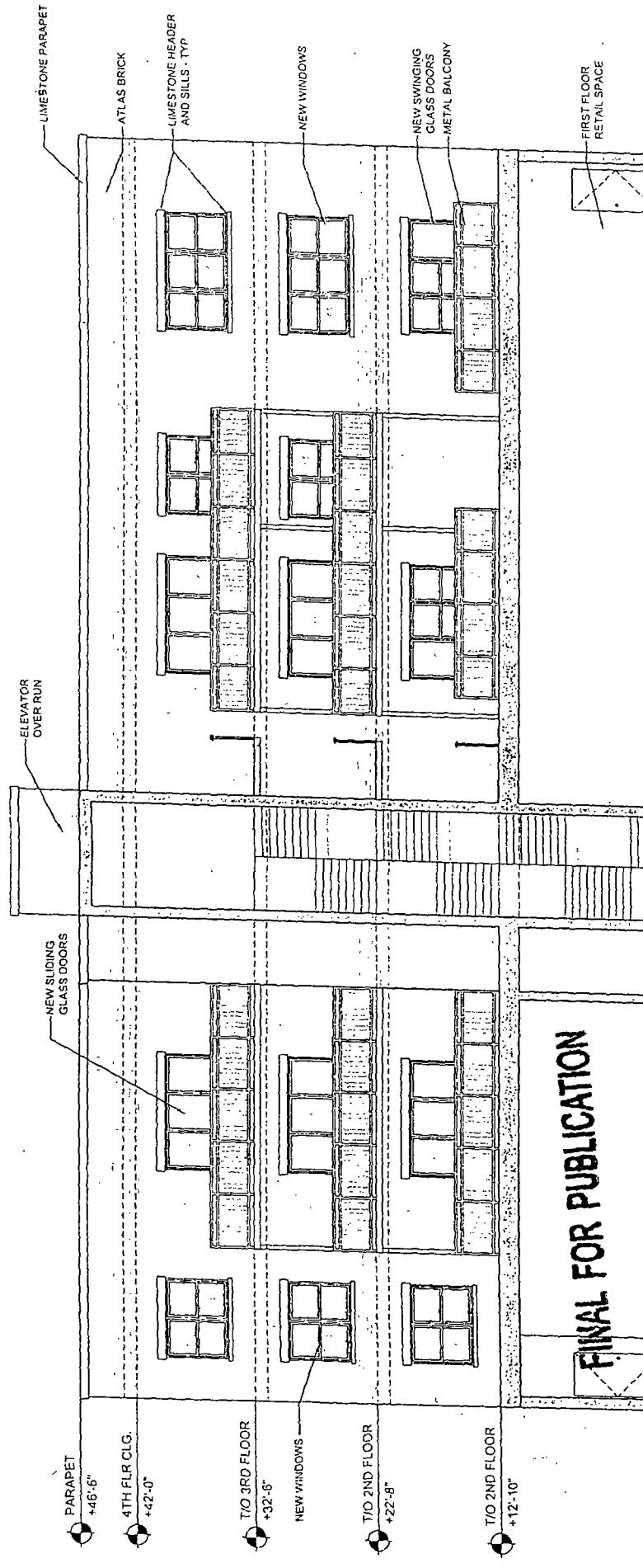
## PUBLIC ALLEY

#### GROSS RESIDENTIAL AREA - 1,856 SF

1911-21 IRVING PARK  
1911-21 IRVING PARK  
CHICAGO, ILLINOIS 60613

SPACE  
ARCHITECTS + PLANNERS

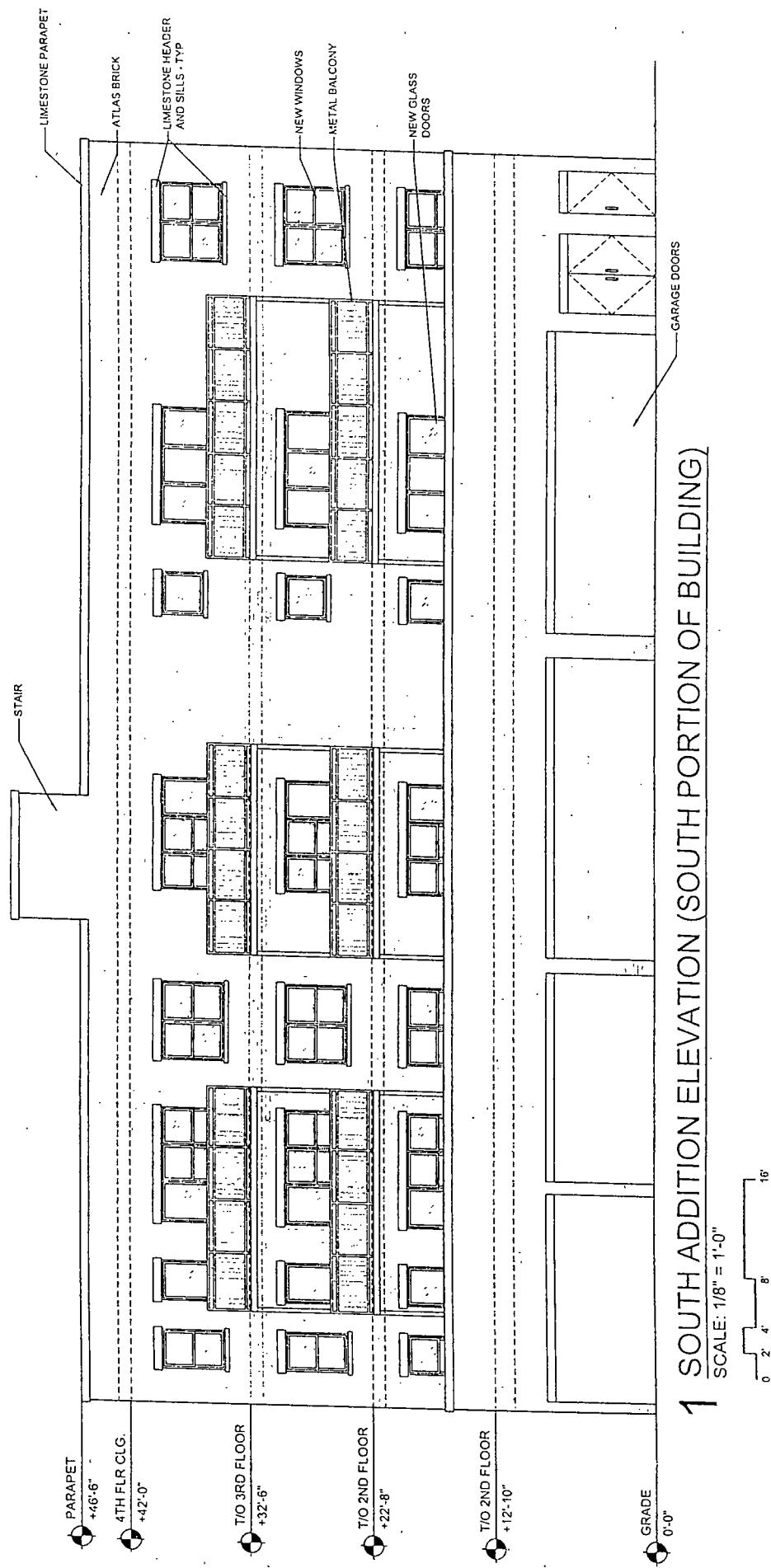
VERSION  
A1.1



1911-21 IRVING PARK  
1911-21 IRVING PARK  
CHICAGO, ILLINOIS 60613  
Fleming Architects, Inc.

SPACE VERSION  
A2.0

Architects • Engineers  
1911-21 Irving Park  
Chicago, Illinois 60613  
Fleming Architects, Inc.



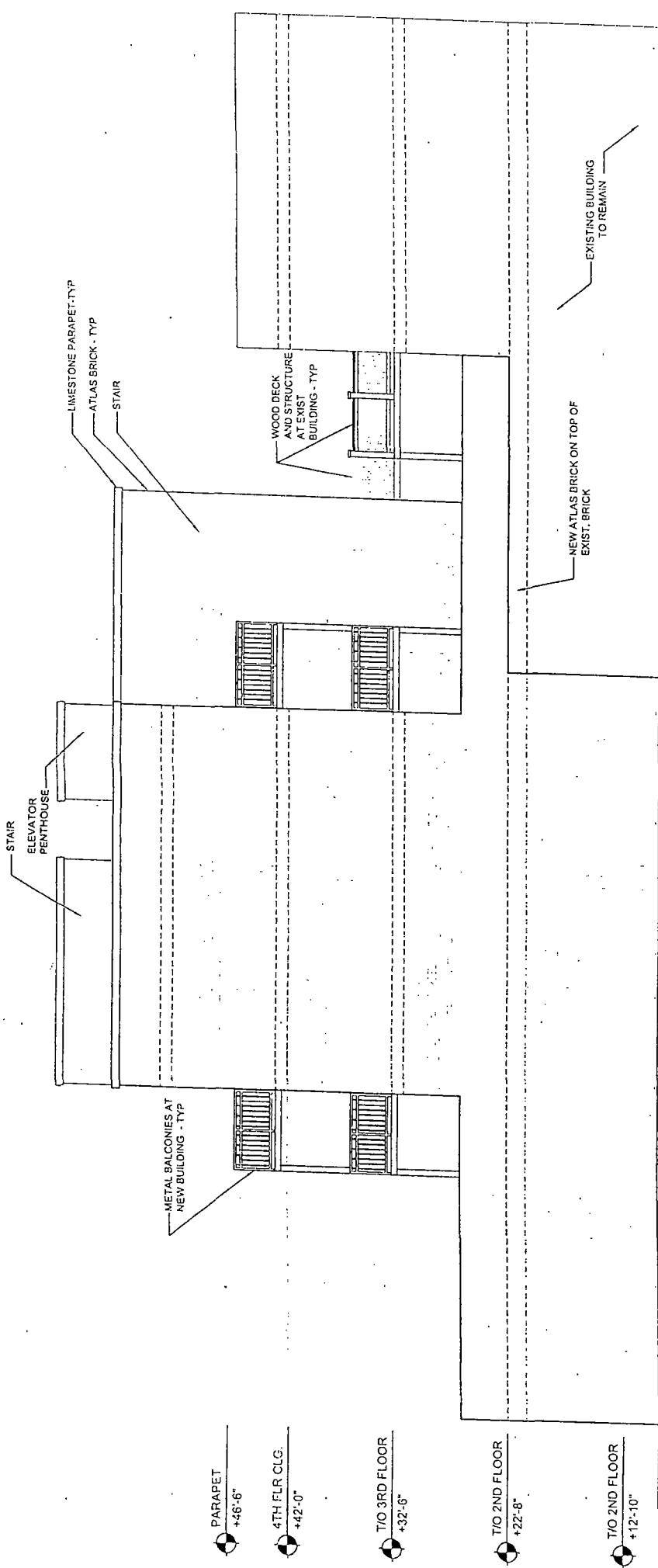
## SOUTH ADDITION ELEVATION (SOUTH PORTION OF BUILDING)

SCALE: 1/8" = 1'-0"

1

GRADE  
0-0"

FINAL FOR PUBLICATION

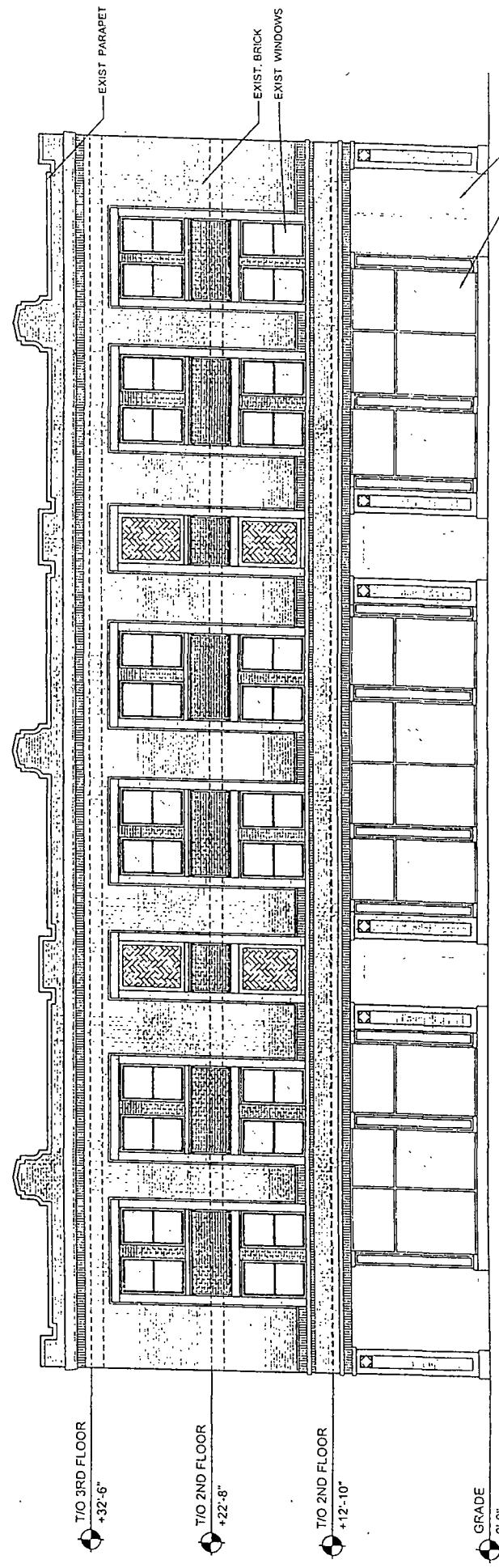


## FINAL FOR PUBLICATION

### 1 EAST ELEVATION

1911-21 IRVING PARK  
1911-21 IRVING PARK  
CHICAGO, ILLINOIS 60613  
FREDERIC H. STURTEVANT, ARCHITECT

SPACE  
ARCHITECTS - PLANNERS  
A2.3  
VERSION  
1911-21 IRVING PARK  
CHICAGO, ILLINOIS 60613  
FREDERIC H. STURTEVANT, ARCHITECT

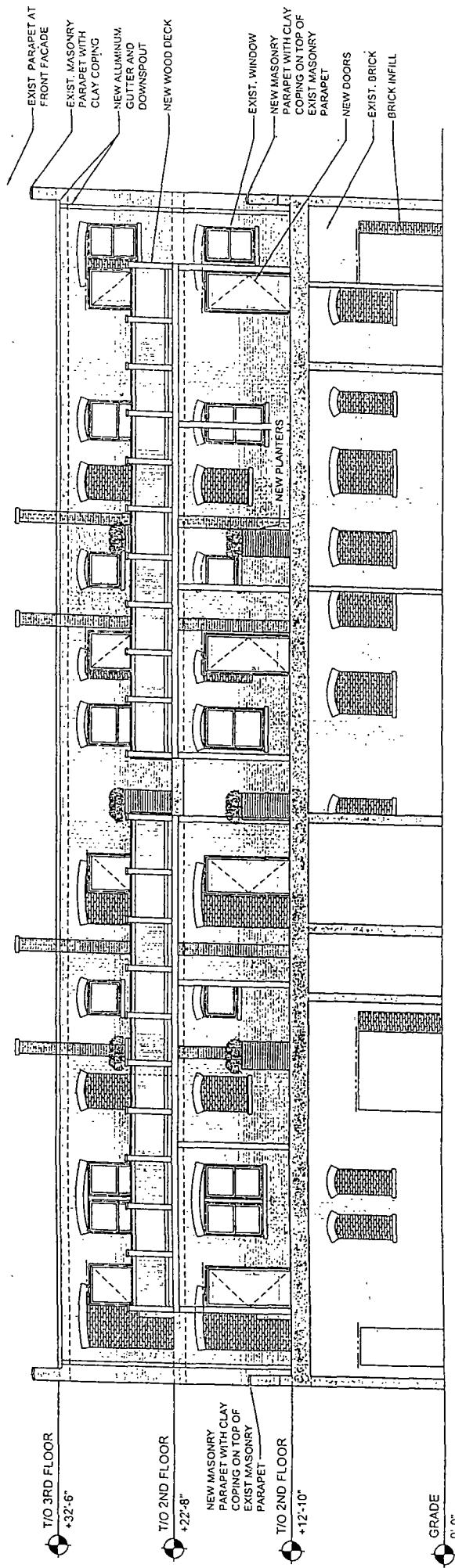


1 NORTH EXISTING ELEVATION (NORTH PORTION OF BUILDING)

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FINAL FOR PUBLICATION

SPACE : VERSION  
A2.4  
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1 SOUTH EXISTING ELEVATION (NORTH PORTION OF BUILDING)

SCALE: 1/8" = 1'-0"

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