



City of Chicago



O2016-1604

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 927-929 W Irving Park Rd - App No. 18679T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18679 TI
INTRO DATE:
3-16-2016

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 B2-2, Neighborhood Mixes-Use District symbols and indications as shown on Map No. 9-G in area bound by

A line 249.30 feet east of and parallel to north Sheridan Road, West Irving Park Road, a line 319.35 feet east of and parallel to North Sheridan Road, the public alley next south of and parallel to West Irving Park Road

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

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

Common Address of Property: 927-929 W Irving Park Road

NARRATIVE-927-931 W Irving Park Road
B2-2 to B2-3

Applicant proposes to construct a 5 story, Transit Oriented Development with 28 residential dwelling units and no commercial space. There will be 14 parking spaces and one 10' x 25' x 14' loading berth. The height of the building will be 65' – 0".

	B2-3
FAR	3.5
Lot Area	8,564.85 sq. ft.
Lot Area per Unit	306 sq. ft. per unit
Building Area	29,867 sq. ft.
No. of Units	28
Bldg Height	65'-0"
Front Setback	0'-0"
Rear Setback*	3'-0"
West Side Setback	0'-0"
East Side Setback	0'-0"
Parking	13 parking spaces with one handicapped space and with one 10' x 25' x 14' loading berth

*Applicant will apply for any necessary variations.

FINAL FOR PUBLICATION

APPROVAL

SUBMITTAL / REVISION		DATE
0000	0000	0000

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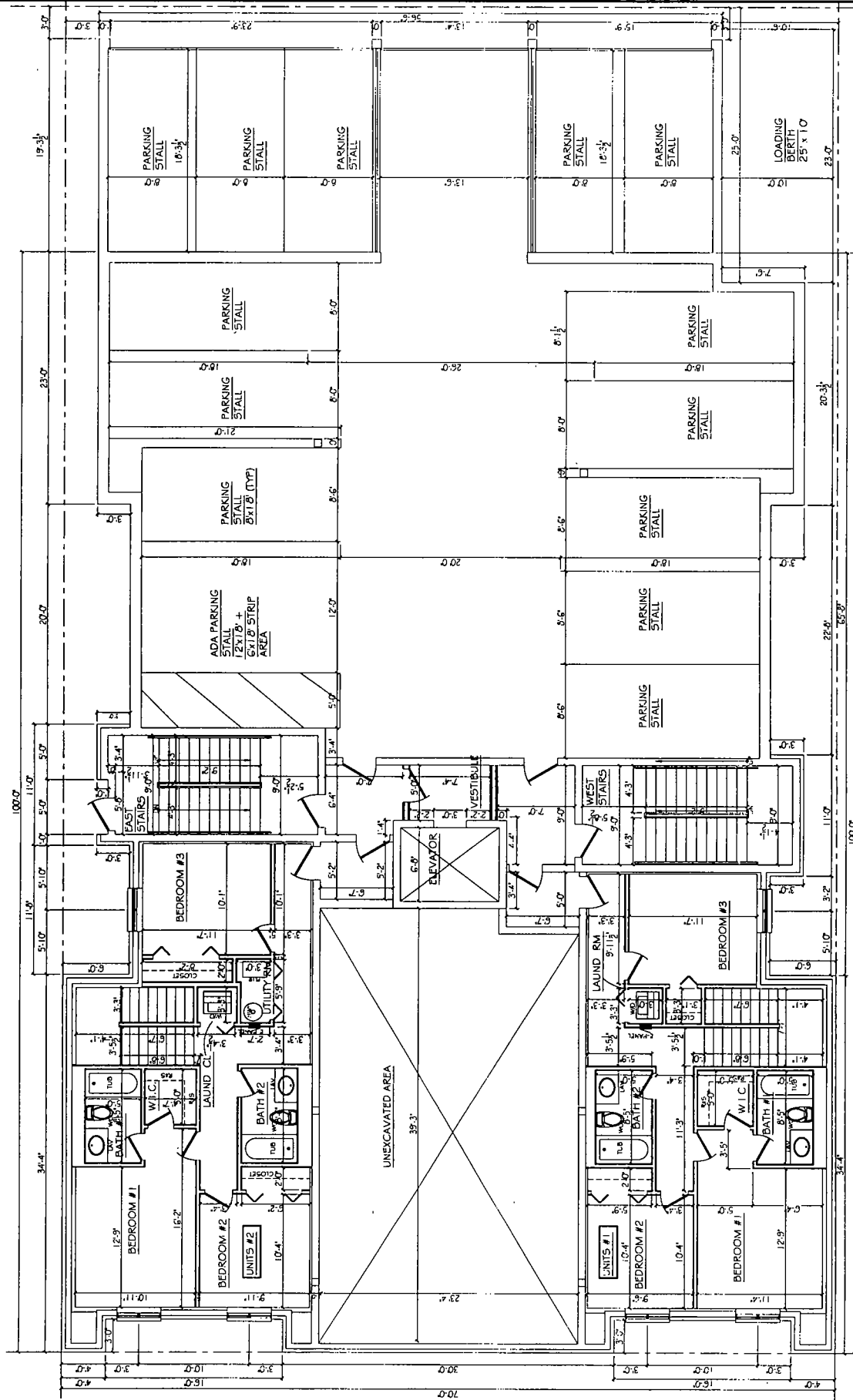
DATE	02/23/2016
READ SAVE TIME	plans: 937 ZONING

**NEW 5 STORY, 28 UNIT,
MASONRY APARTMENT
BUILDING WITH BASEMENT
AND ATTACHED 14 CAR
GARAGE**

PROJECT NUMBER
2016-927
SPAF4C3CA-E

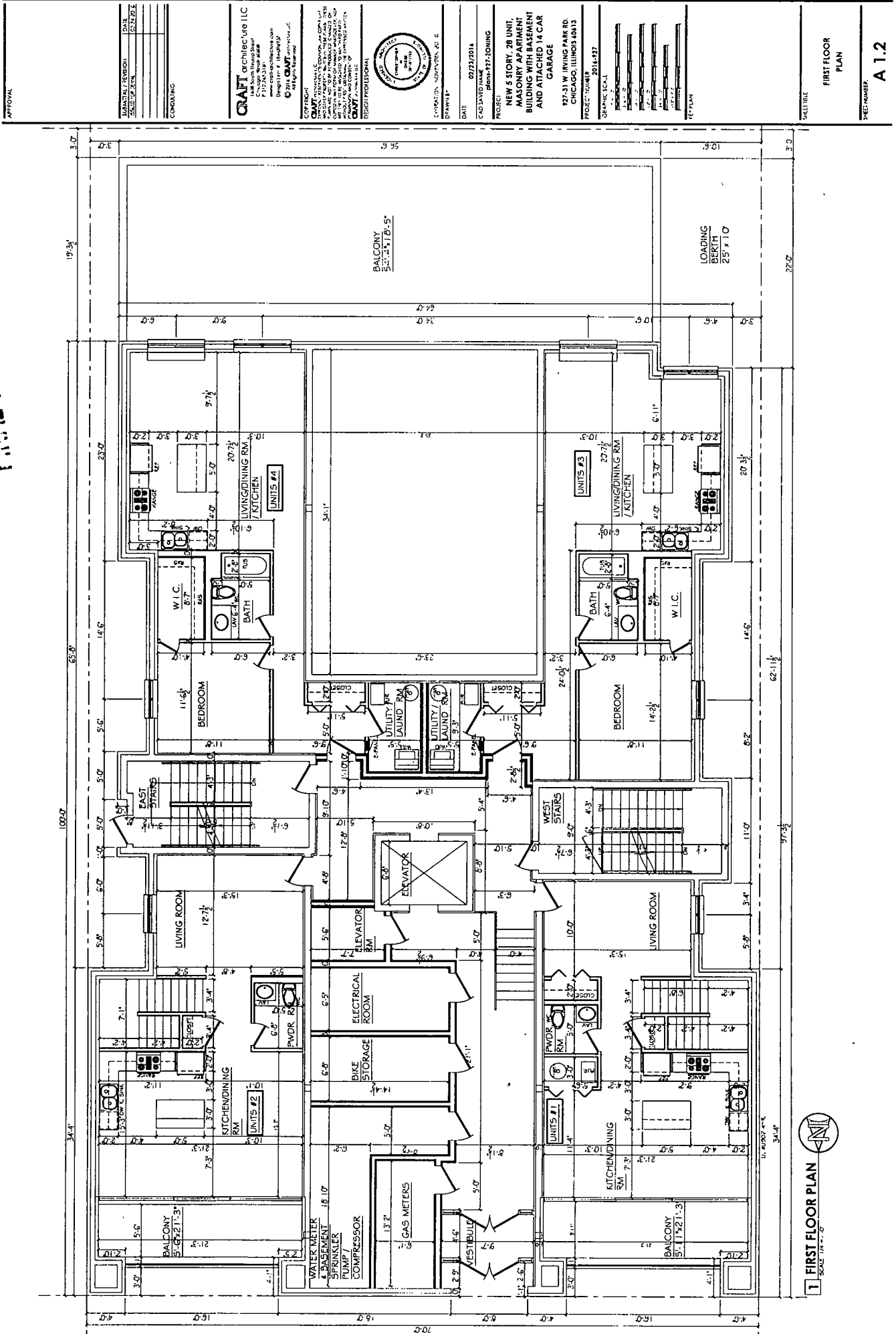
**BASEMENT FLOOR
PLAN**

TEST NUMBER: A1.1



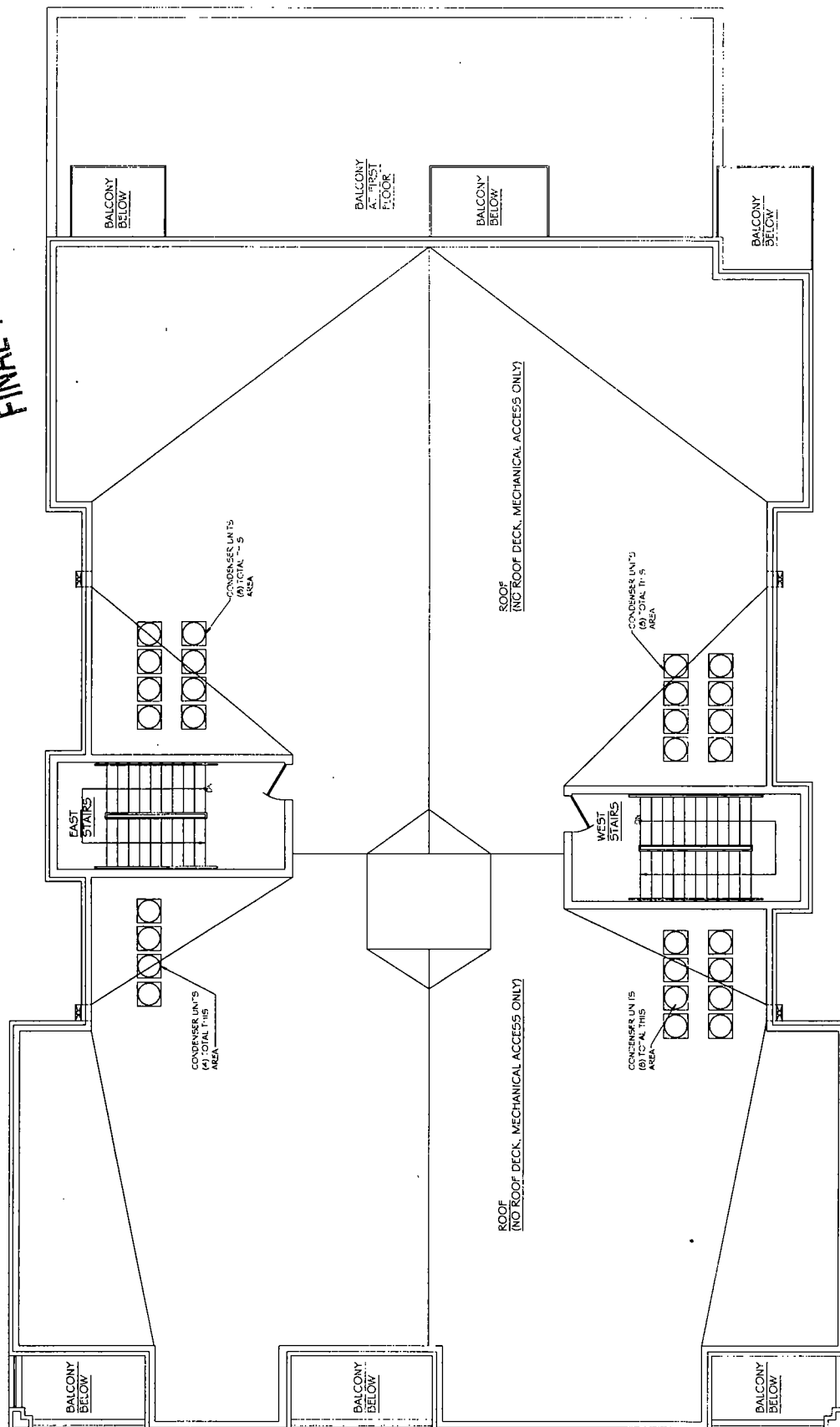
1 BASEMENT PLAN

FINAL FOR PUBLICATION



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FINAL FOR PUBLICATION



1 ROOF PLAN

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APPROVA,

SUBMITAL / PERSON	DATE
SALES PERSON	01/24/2012

CONSULTING

CONSULTING

CRAFT architecture LLC

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0-117-785J16Q

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DESIGNATION # 1089783-2

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SAFETY

DESIGN PROFESSIONAL.



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PAWNB
123

DATE _____

AD SAVED NAME

PROJECT: elevations 227-2011:G.dwg

NEW 5 STORY, 28 UNIT,

**MASONRY APARTMENT
BUILDING WITH BASEMENT**

AND ATTACHED 14 CAR

GARAGE

927-31 W IRVING PARK RD
CHICAGO, ILLINOIS 60613

PROJECT NUMBER

GRAPHIC SCALE

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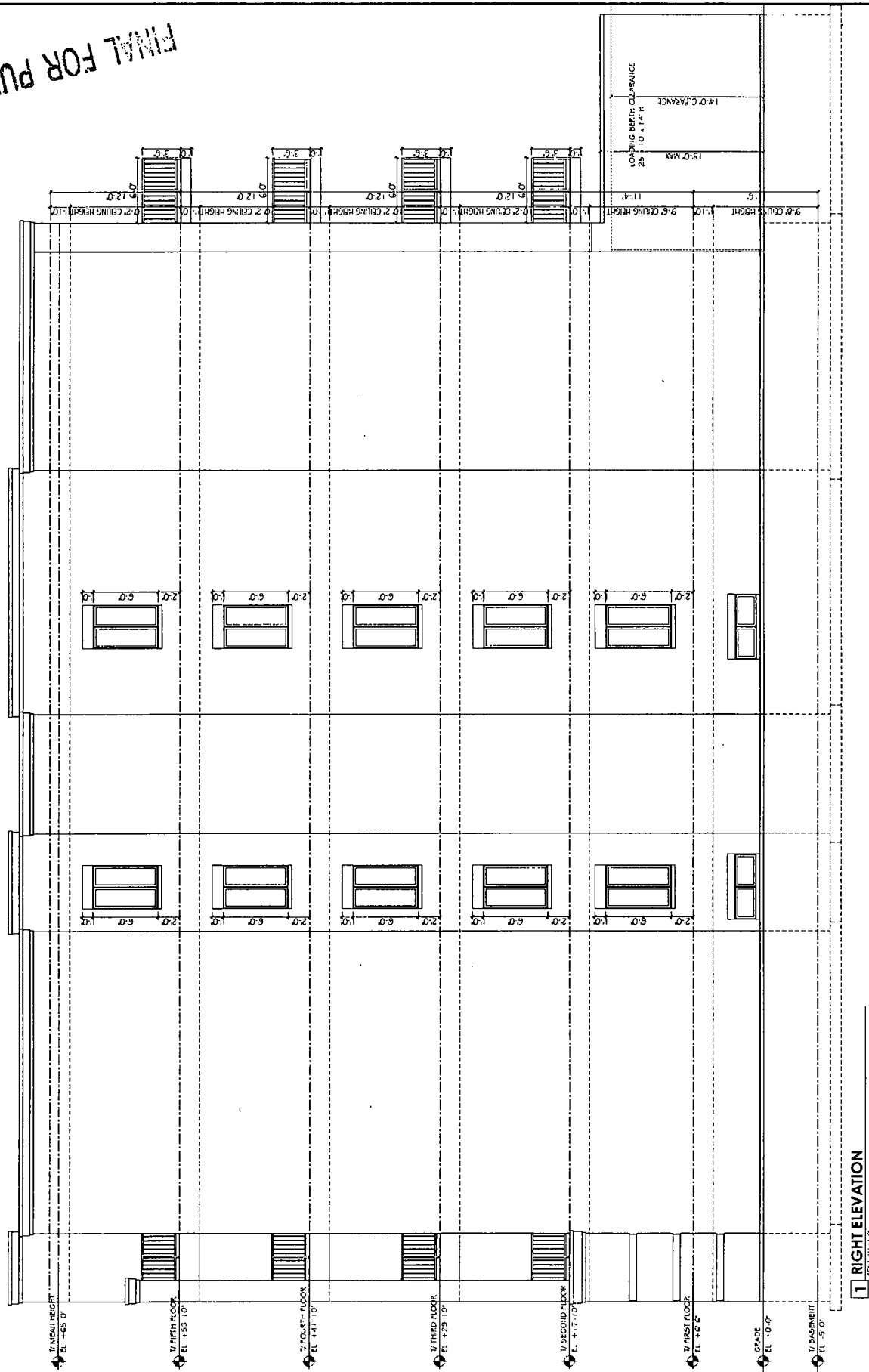
FRONT ELEVATION

EE* PALMS(R)

A 2.1 .

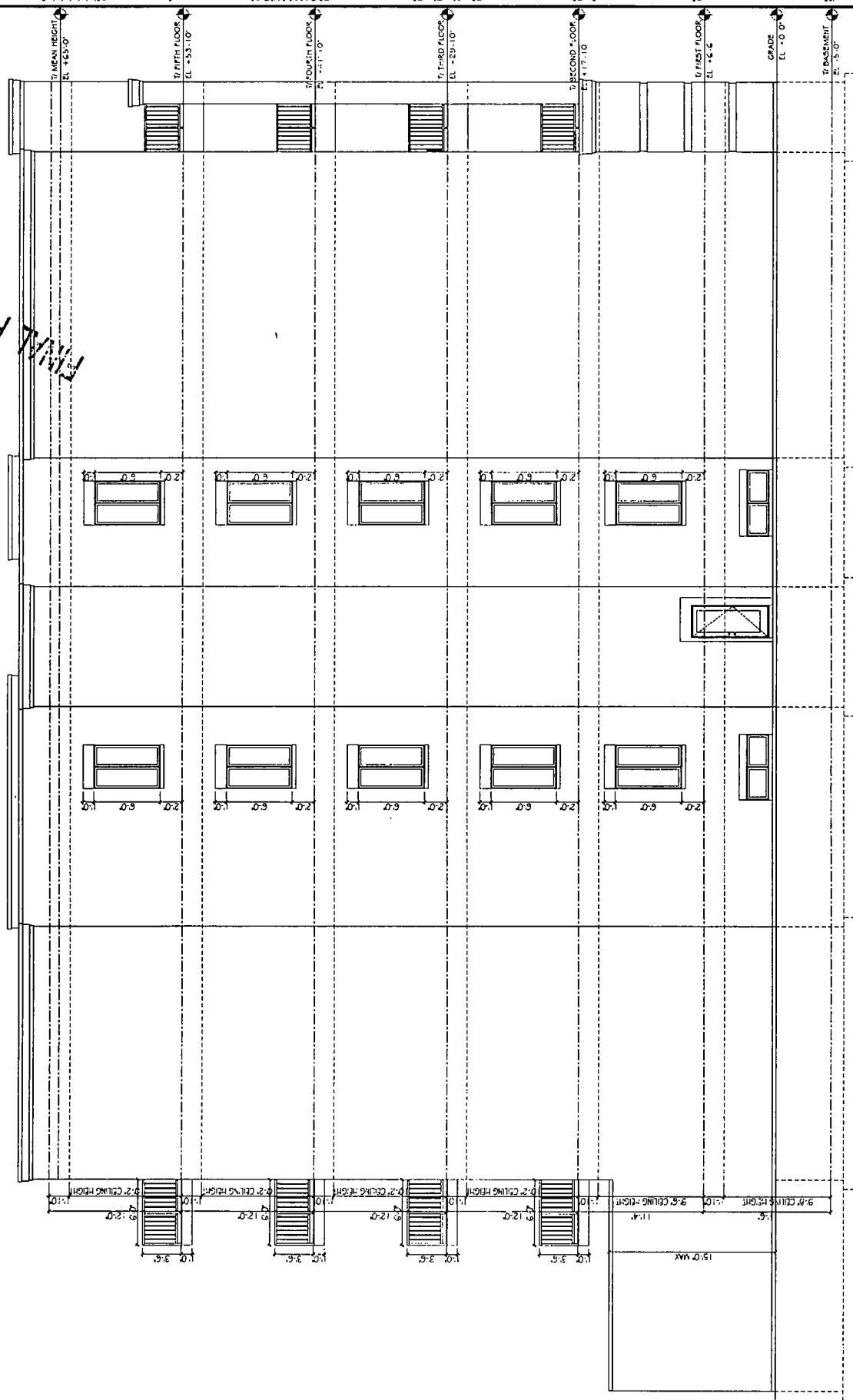


1 FRONT ELEVATION

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1 RIGHT ELEVATION

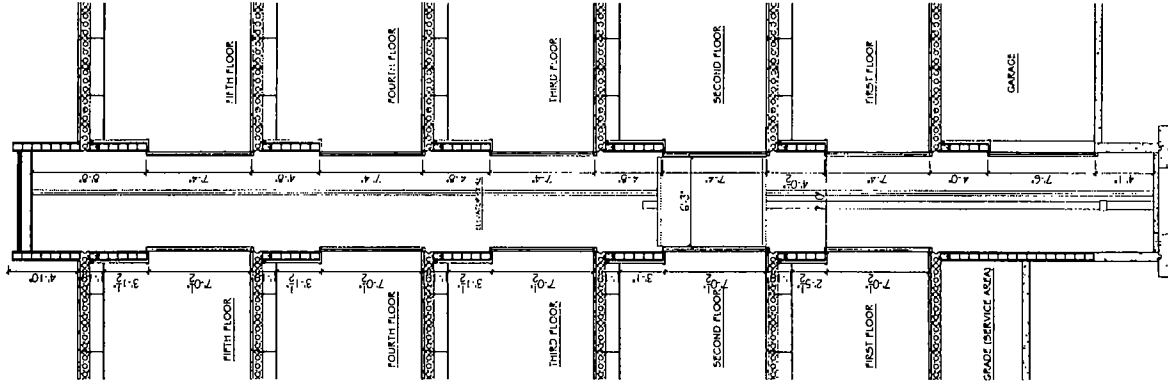
APPROVAL _____ DATE	SUBMITTAL / REVISION NO. DATE	DATE
	1 10.1.12	10.1.12
CONSTRUCTION		
CRAFT architecture LLC 100 N. LAKE STREET, SUITE 200 CHICAGO, IL 60601 www.craftarchitecture.com TEL: 312.467.1111 FAX: 312.467.1112 CRAFT ARCHITECTURE LLC		
PROJECT INFORMATION PROJECT NAME: NEW 5 STORY, 28 UNIT, MASONRY APARTMENT BUILDING WITH BASEMENT AND ATTACHED 14 CAR GARAGE PROJECT ADDRESS: 127-31 W. IRVING PARK RD CHICAGO, ILLINOIS 60613 PROJECT NUMBER: 127-31 W. IRVING PARK RD CHICAGO, ILLINOIS 60613 PROJECT SCALE: 1" = 12'-0"		
SHEET NUMBER: A2.4		



1 LEFT ELEVATION

Technical drawing of a rectangular structure, likely a foundation or a large container, showing dimensions in feet and inches. The drawing includes a top view and a side view. The top view shows a central rectangular area with dimensions 6'-10" (width) and 7'-6" (length). This central area is surrounded by a border with dimensions 5'-7" (width) and 6'-3" (length). The overall dimensions of the structure are 10'-4" (width) and 8'-0" (length). The side view shows a vertical dimension of 7'-2" and a horizontal dimension of 3'-0". The drawing also includes a section line indicating a cut through the structure.

2017-18
2018-19



1 ELEVATOR SECTION

RESEARCH

3-CFT NUMBER

A 3.1