



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

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

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 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 use 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

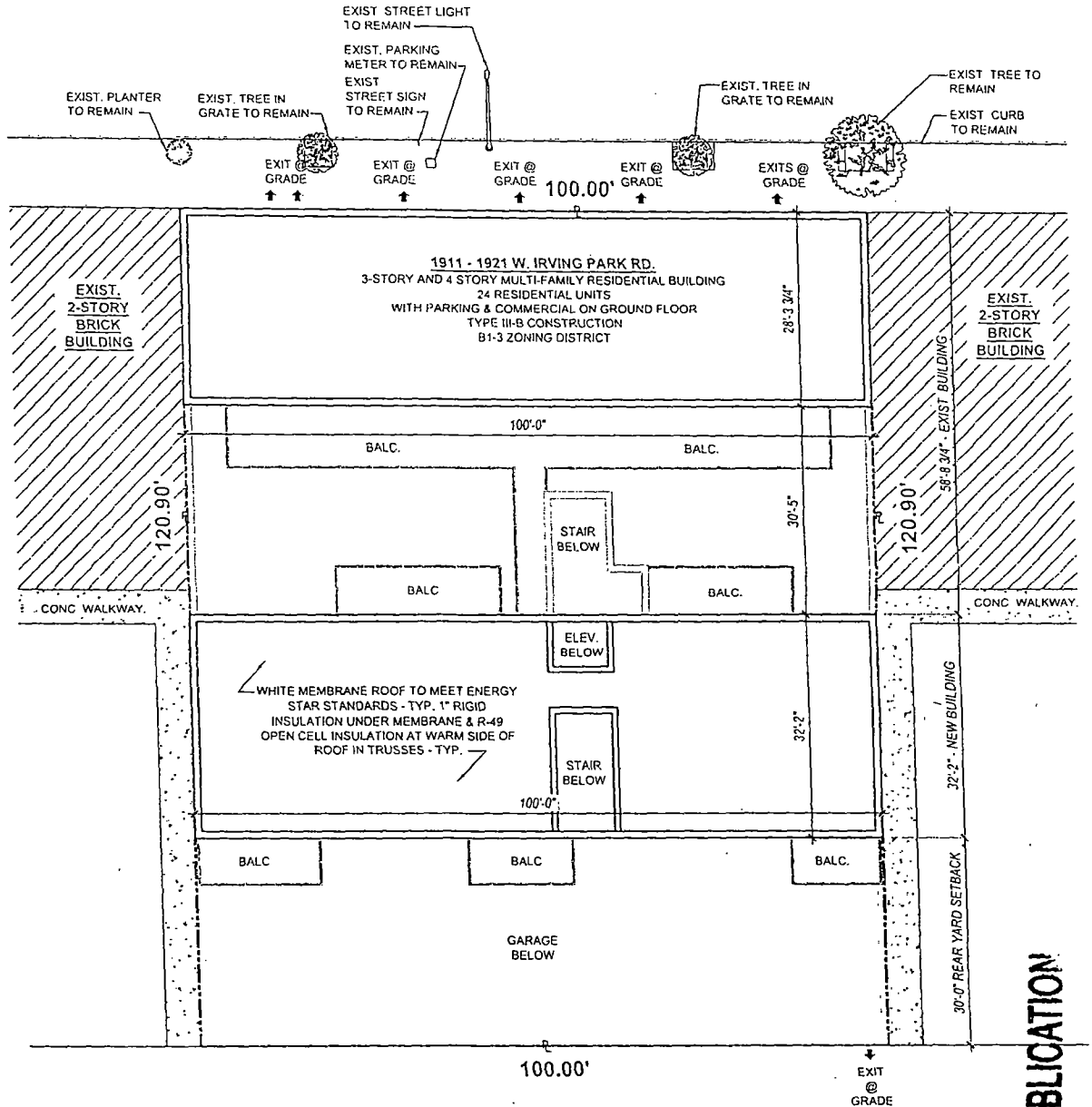
Applicant seeks a change from the current B1-2, Neighborhood Shopping District to the B1-3, Neighborhood Shopping District at 1911-1921 West Irving Park Road to permit a 42.0 foot tall, 14,470 square foot 4-story addition to an existing 3-story building. The proposed development will have 24 dwelling 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.

Lot Size	12,090 square feet
Floor Area Ratio	2.2 FAR
Building Area	26,598 square feet
Density (Lot Area per Dwelling Unit)	503.75 square feet per unit
Number of Dwelling Units	24
Off-Street Parking	9 parking spaces
Bicycle Parking	24 bicycle parking spaces
Setbacks:	
Front:	0
Side (cumulative)	0
Side (Minimum One Side)	0
Rear	30 feet
Building Height	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

FINAL FOR PUBLICATION

W. IRVING PARK RD.

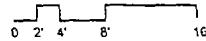
TWO WAY TRAFFIC



16' PUBLIC ALLEY

TWO WAY TRAFFIC

1 SITE PLAN
3/32" = 1'-0"



FINAL FOR PUBLICATION

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

SPACE
ARCHITECTS - PLANNERS

VERSION
A1.0

Floor Plan Details:

- MED SERV.**: 4,860 SF
- DAYCARE**: 2,680 SF
- STAIR**: 87 SF (multiple locations)
- ELEV.**: 120 SF
- LOBBY**: 53 SF
- Bike Parking**: 24 SPACES
- Parking**: 9 SPACES - (1) ADA
- ELEC.**: 81 SF
- TRASH**: 76 SF

Dimensions:

- Overall width: 100'-0"
- Overall depth: 120'-9"
- Room dimensions include: 12'-2", 7'-2 1/4", 13'-11", 11'-0 1/4", 55'-7", 89'-0 3/4", 15'-10 1/4", 6'-6 1/2", 4'-0", 15'-10 1/4", 5'-8 3/4", 9'-9", 30'-4 1/2", 84'-9 3/4", 16'-3", 6'-8", 5'-8", 17'-5", 8'-4", 51'-4", 27'-4", 19'-0" TYP., 8'-0" TYP., 21'-10", 11'-0", 10'-4", 7'-4", 4'-4", 25'-2", 25'-2", 34'-4", 100'-0", 100'-0".

Other Features:

- EXIT (multiple locations)
- CORRIDOR
- H.C. (Handicap Accessible)
- FINAL FOR PUBLICATION

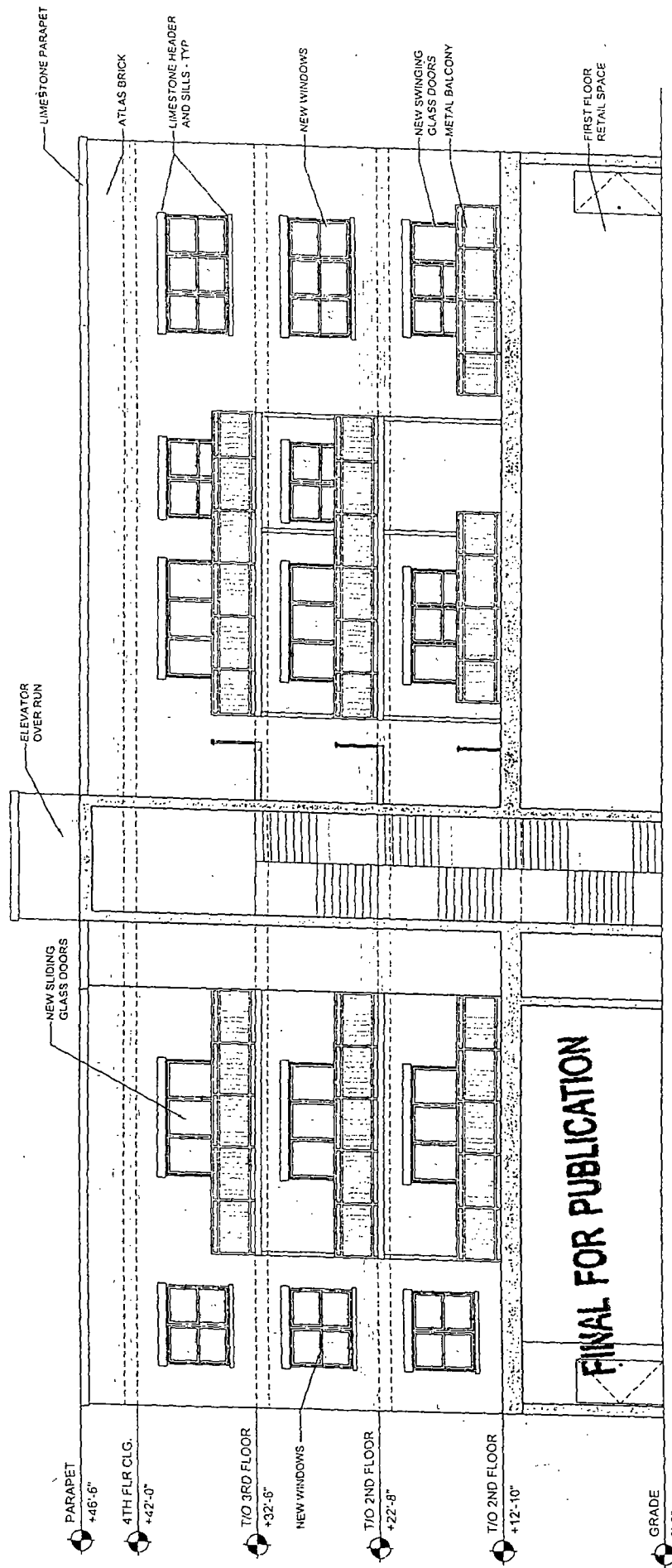
SCALE: 3/32" = 1'-0"



GROSS RESIDENTIAL AREA - 1, 856 SF

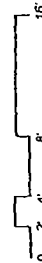
SPACE
ARCHITECTS + PLANNERS
1000 15th St., Suite 1000, San Francisco, CA 94103
415.774.2200

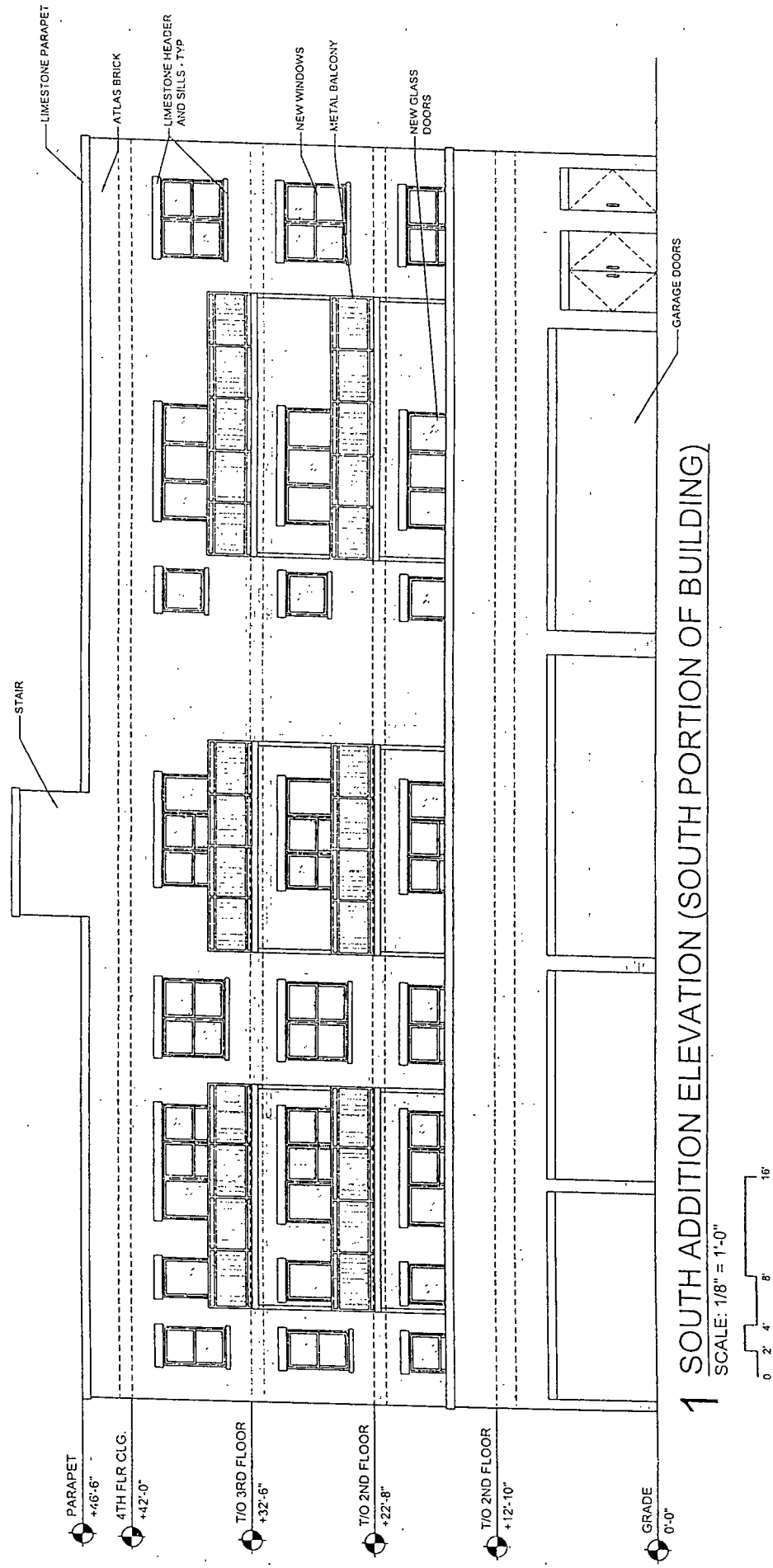
VERSION
A1.1



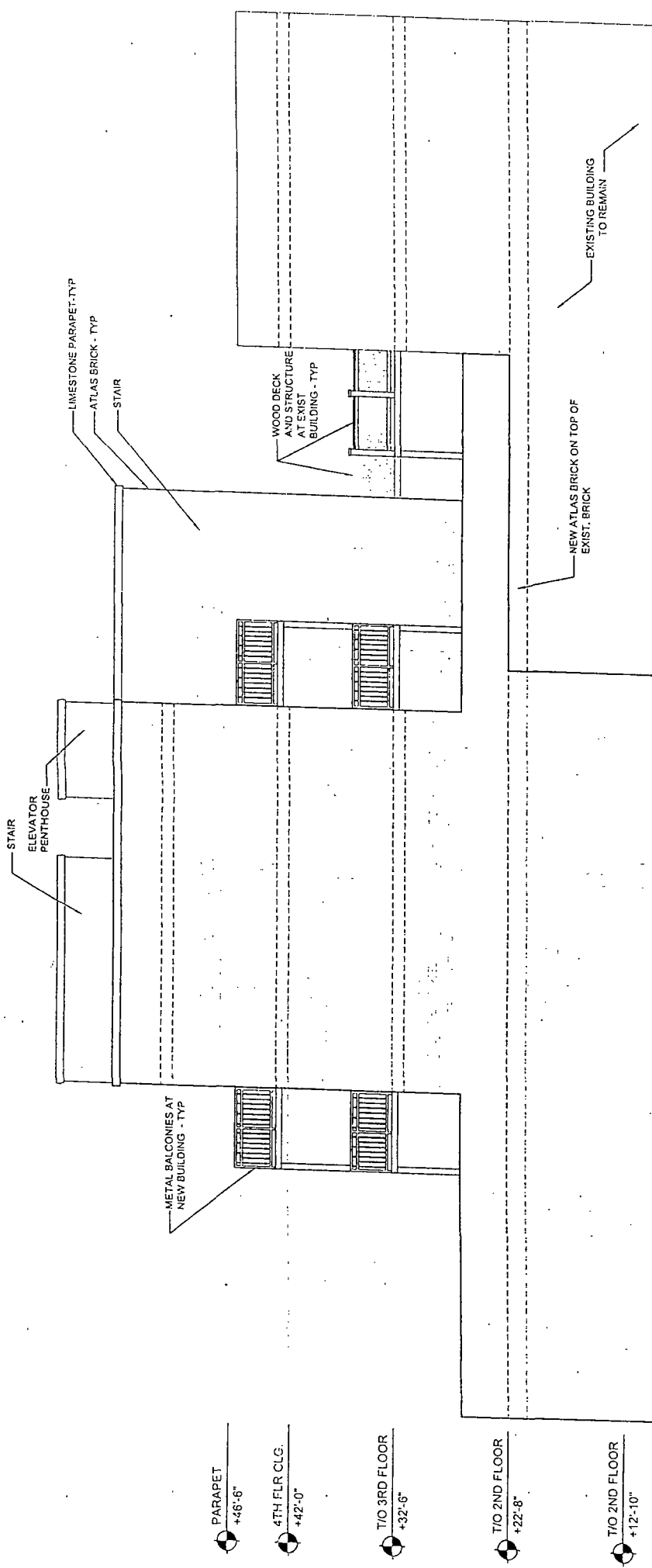
1 NORTH ADDITION ELEVATION (SOUTH PORTION OF BUILDING)

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





FINAL FOR PUBLICATION



PARAPET
+46'-6"

4TH FLR CLG.
+42'-0"

T/O 3RD FLOOR
+32'-6"

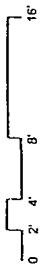
T/O 2ND FLOOR
+22'-8"

T/O 2ND FLOOR
+12'-10"

GRADE
0'-0"

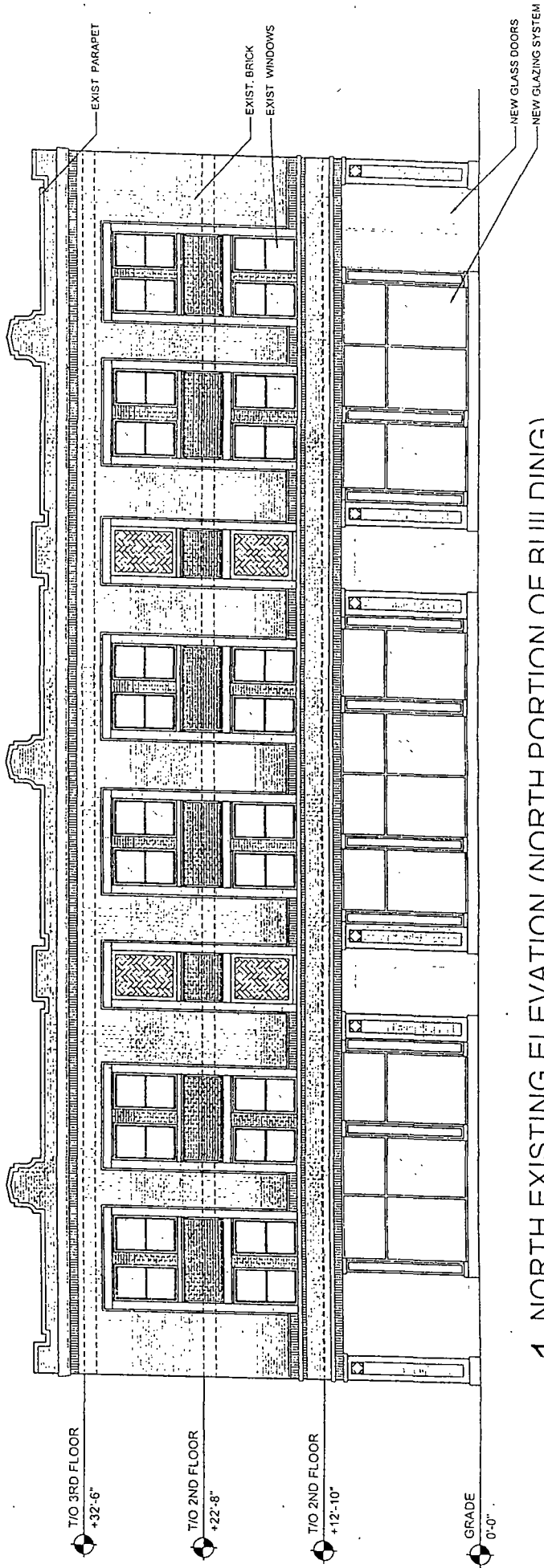
FINAL FOR PUBLICATION

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



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

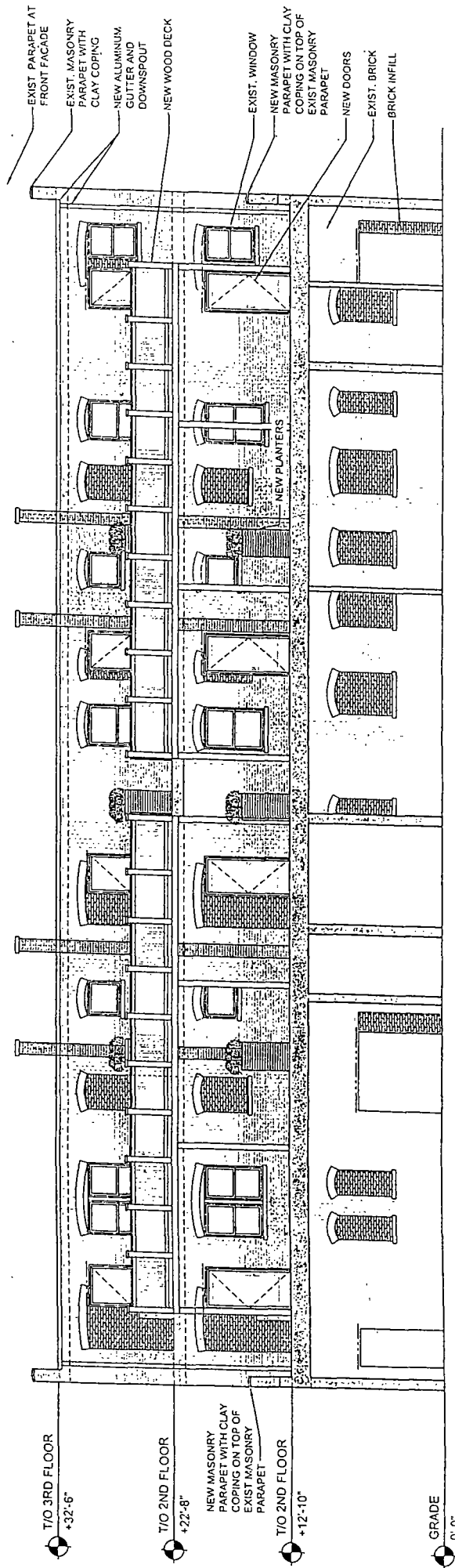
SPACE
ARCHITECTS - PLANNERS
VERSION
A2.3



1 NORTH EXISTING ELEVATION (NORTH PORTION OF BUILDING)

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





1 SOUTH EXISTING ELEVATION (NORTH PORTION OF BUILDING)

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



FINAL FOR PUBLICATION