



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 VV 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.

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