



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-1604
Type: Ordinance
File created: 3/16/2016
Status: Passed
In control: City Council
Final action: 5/18/2016
Title: Zoning Reclassification Map No. 9-G at 927-929 W Irving Park Rd - App No. 18679T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-G
Attachments: 1. O2016-1604 (V1).pdf, 2. O2016-1604.pdf

Date	Ver.	Action By	Action	Result
5/18/2016	1	City Council	Passed	Pass
4/26/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/16/2016	1	City Council	Referred	

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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.

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