



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2016-6360  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/14/2016  
**In control:** City Council  
**Final action:** 11/16/2016  
**Title:** Zoning Reclassification Map No. 9-H at 1911-1921 W Irving Park Rd - App No. 18963T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-H  
**Attachments:** 1. O2016-6360 (V1).pdf, 2. O2016-6360.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

ORDrNANCE Clf-/CY\_/^

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SEC TION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Bl-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 Bl-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 Bl-2, Neighborhood Shopping District to the Bl-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

**O**

**IRVING PARK RD.**

TWO WAY TRAFFIC

EXIST. PLANTER TO REMAIN -  
EXIST STREETLIGHT  
1 O REMAIN  
EXIST. PARKING METER TO REMAIN-EXIST  
STREET SIGN TO REMAIN -  
EXIT @ GRADE.

EXIST TREE TO REMAIN  
CO

16\* PUBLIC ALLEY

TWO WAY TRAFFIC

SITE PLAN

3/32" = 1'-0"

1911-21 IRVING PARK  
1111-21 IRVING PARK  
CHICAGO, ILLINOIS 60613

IRVING PARK ROAD

PUBLIC ALLEY

SPRCE : VERSION  
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"T,"" :

GROSS RESIDENTIAL AREA - 1, 856 SF

1911-21 IRVING PARK  
1711-21 IRVING PARK CHICAGO, ILLINOIS 60613