



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2016-6360, **Version:** 1

ORDrNANCE CIf-/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

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IRVING PARK ROAD

PUBLIC ALLEY

GROSS RESIDENTIAL AREA - 1, 856 SF

1911-21 IRVING PARK

1711-21 IRVING PARK CHICAGO, ILLINOIS 60613