



City of Chicago



SO2019-9334

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/18/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 7-L at 1758 W 19th St -
App No. 20283T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 7-L in the area bounded by

The public alley next north of and parallel to West 19th Street; a line 24 feet east of and parallel to South Wood Street; West 19th Street; and South Wood Street

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1758 W. 19th St.

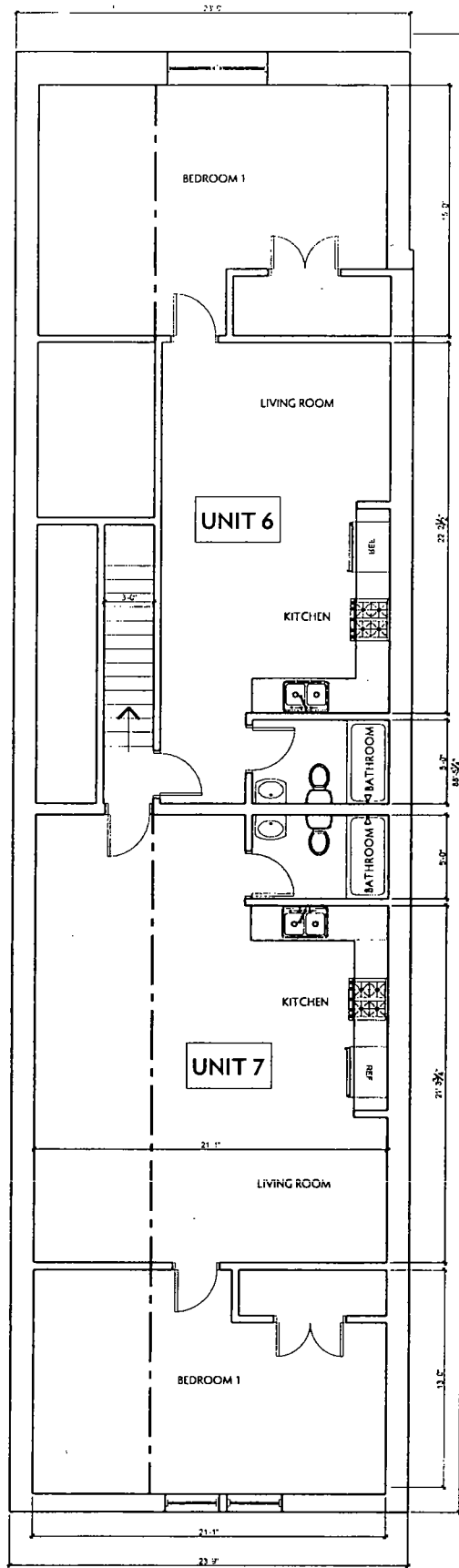
SUBSTITUTE
PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
1758 W. 19th St.

B2-3 Neighborhood Mixed-Use District

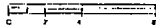
The applicant is requesting a zoning amendment from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the interior of an existing mixed-use building to add 3 dwelling units. The building contains 4 existing residential units. After renovation, the building will contain a total of 7 dwelling units, a storefront, and 3 parking spaces. There will be no additional parking provided. Parking relief will be sought through the Transit Served Location Ordinance. The height, size, and exterior of the building will not change.

	PROPOSED
Lot Area	3,000 square feet (existing)
MLA	428.57 per DU
Parking	3 parking spaces (existing)*
Rear Setback	38.43 feet (existing)
West Setback	0 feet (existing)
East Setback	0.56 feet (existing)
Front Setback	0 feet (existing)
FAR	2.33 (existing)*
Building Height	41'0" feet (Existing)

*The property is a transit served location



FOURTH FLOOR: PROPOSED



PMPC ARCHITECTS
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CHICAGO, IL 60607
P 312 207 0501 F 312 284 6100
email info@pmpcarch.com

1758 W. 19TH AVE. CHICAGO, IL

A1
SCALE AS SHOWN
DATE NOV 5 2010



PMPC
ARCHITECTS

CHICAGO, ILLINOIS 60601
1758 W. 19TH ST.
HOMERIDGE, ILLINOIS 60608
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C. W. B. S. ARCHITECTS, INC. ILL. REG. NO. 021200001

REVISIONS

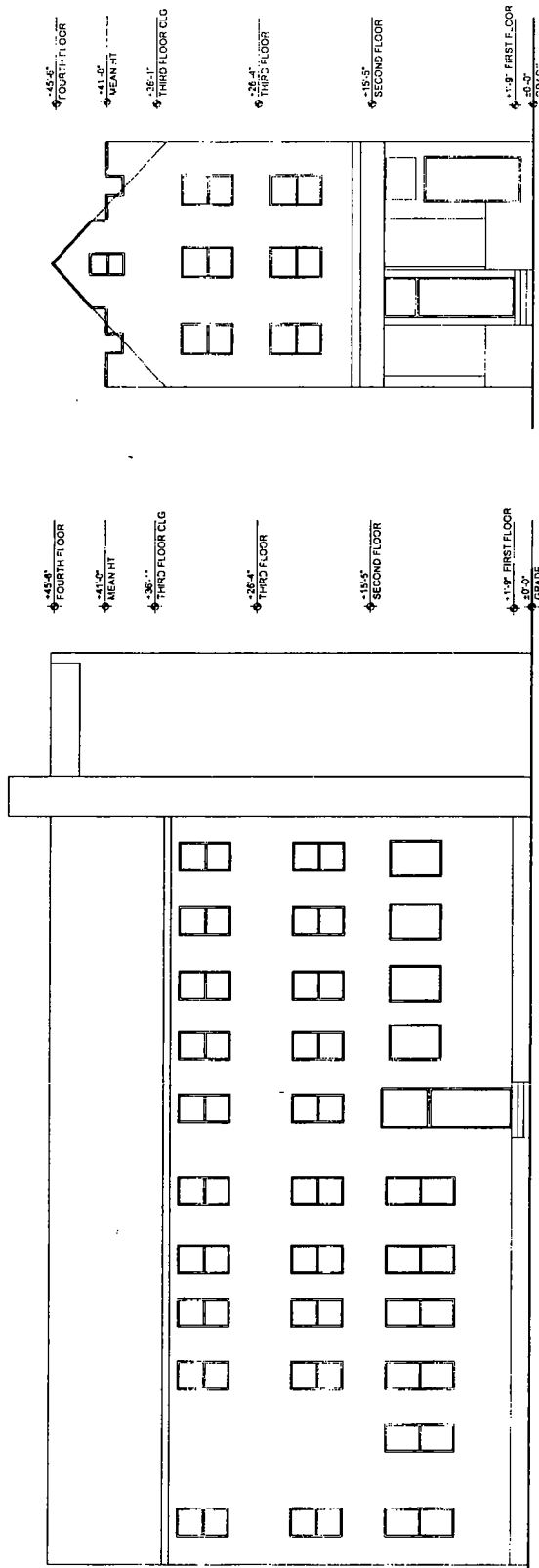
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1758 W. 19TH ST.
CHICAGO IL 60608

PERMIT #

PROPOSED PLANS
AND SCHEDULES

A300



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

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

44'-6"
FOURTH FLOOR

41'-0"
MEAN HT

36'-11"
THIRD FLOOR CLG

32'-4"
THIRD FLOOR

15'-5"
SECOND FLOOR

1'-0"
FIRST FLOOR

0'-0"
GRADE

5'-8"
BASEMENT

48'-6"
FOURTH FLOOR

41'-0"
MEAN HT

36'-11"
THIRD FLOOR CLG

32'-4"
THIRD FLOOR

15'-5"
SECOND FLOOR

1'-0"
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