



City of Chicago



O2021-4549

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 30-F at 501 to 517 W 119th St - App No. 20848T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 30-F in the area bounded by

West 119th Street; South Normal Avenue; the alley south of and parallel to West 119th Street; and a line 181.42 feet west of and parallel to South Normal Avenue

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.

Address: 501 to 517 West 119th Street, Chicago, Illinois

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 501 TO 517 WEST 119TH STREET, CHICAGO, ILLINOIS

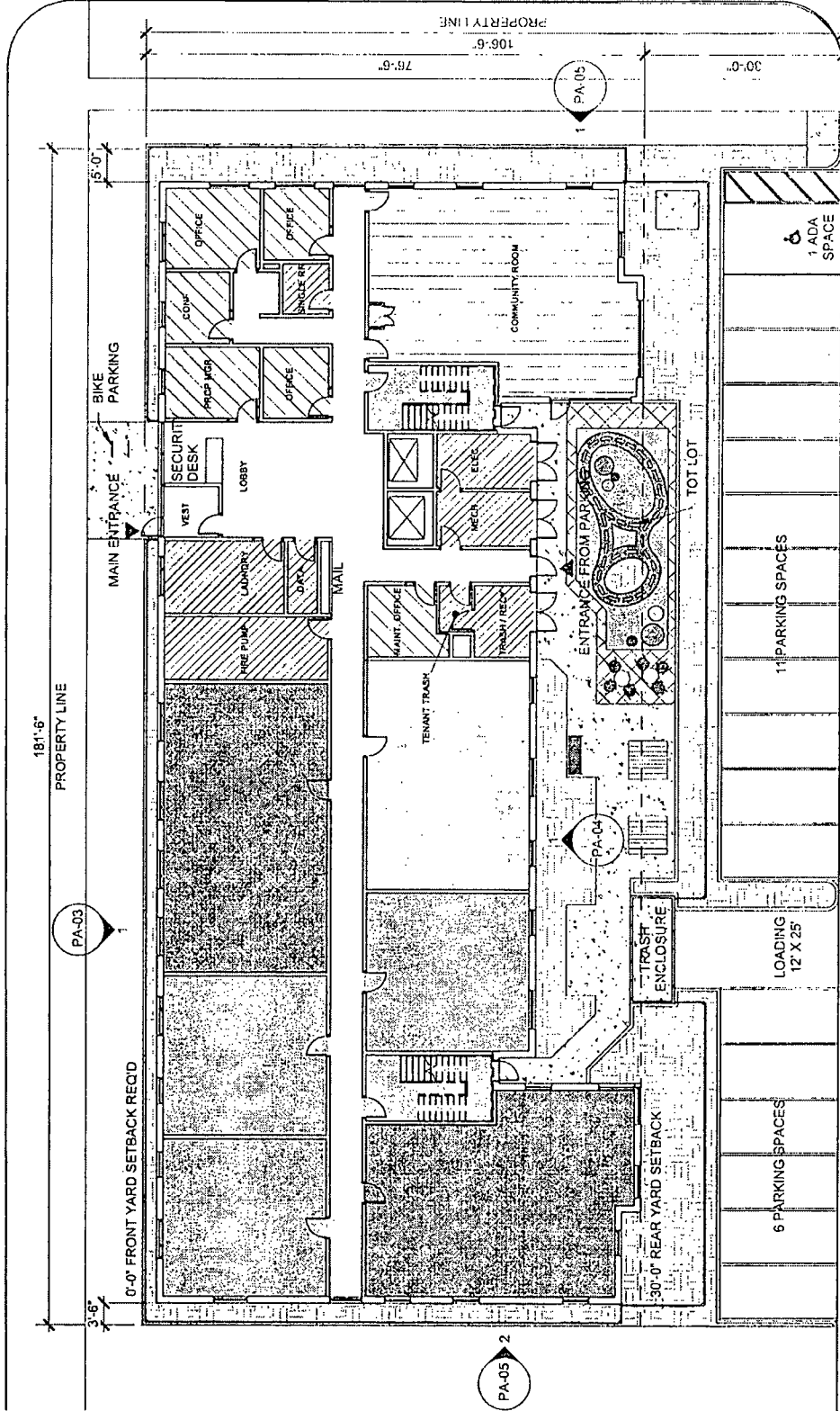
ZONING: B2-3 NEIGHBORHOOD MIXED-USE DISTRICT, TYPE 1.

LOT AREA: 19,336 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY VACANT AND UNIMPROVED. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO DEVELOP IT WITH A 45-FOOT TALL, RESIDENTIAL BUILDING WITH 36 DWELLING UNITS, APPROXIMATELY 1,800 SQUARE FEET OF COMMUNITY AND OFFICE SPACE (ACCESSORY TO THE BUILDING ONLY) AND 18 OFF-STREET PARKING SPACES.

- (A) FLOOR AREA RATIO: 2.34. TOTAL FLOOR AREA IS 45,220 SQUARE FEET
- (B) MINIMUM LOT AREA: 537 SQUARE FEET PER DWELLING UNIT
- (C) THE AMOUNT OF OFF-STREET PARKING SPACES: 18 PER SECTION 17-10-0207-C.
- (D) SETBACKS:
 - A. FRONT SETBACK: 0 FEET, 0 INCHES
 - B. REAR SETBACK: 30 FEET, 0 INCHES.
 - C. SIDE SETBACKS: 3 FEET, 6 INCHES (WEST) AND 5 FEET, 0 INCHES (EAST)
- (E) BUILDING HEIGHT: 45 FEET, 0 INCHES
- (F) THE NUMBER OF OFF-STREET LOADING BERTHS: 1

W 119TH STREET



GROUND FLOOR/SITE PLAN

1/16" = 1'-0"
0' 4' 8' 16' 32'

NOTE: DEMISING WALLS SUBJECT TO CHANGE

GROUND FLOOR/SITE PLAN | PA-01

EXISTING REAR ALLEY

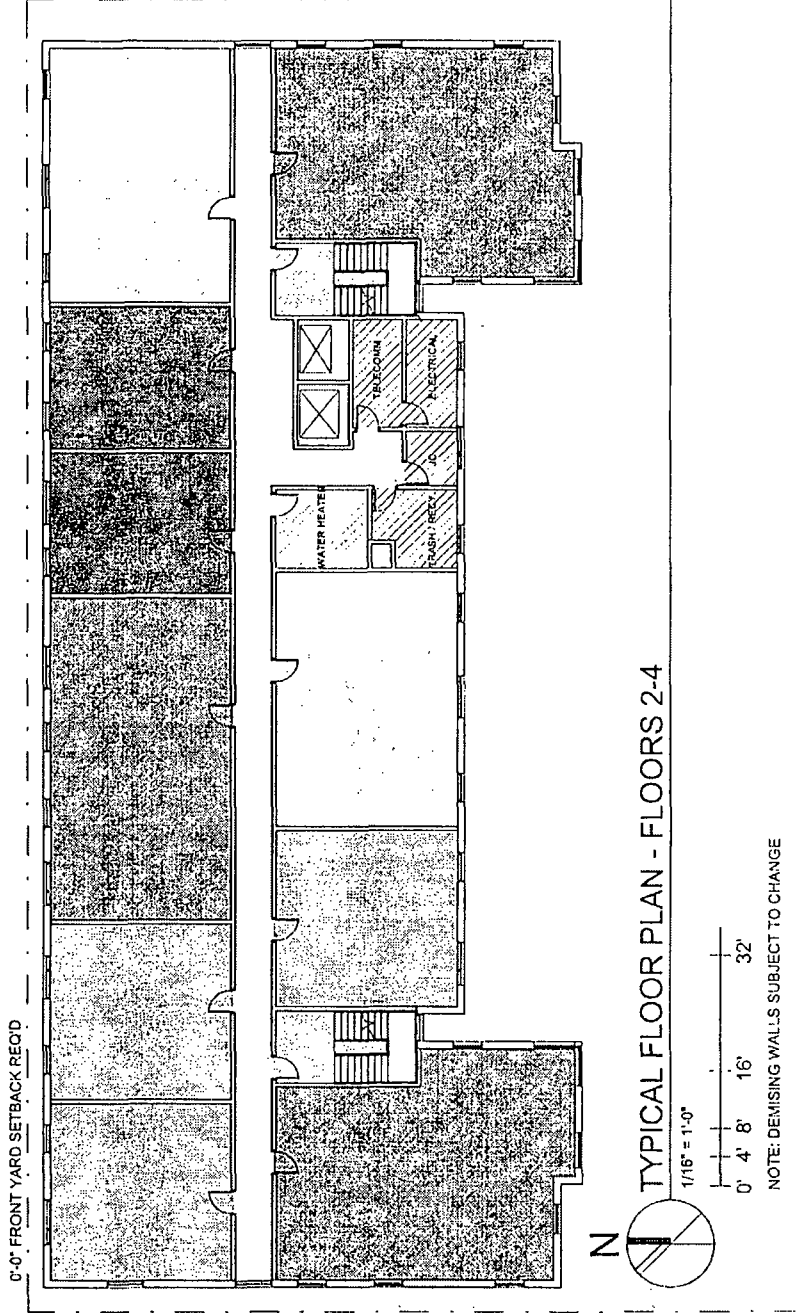
Interfaith Housing Development Corporation



Pullman Apartments
W 119th St & S Normal Ave, Chicago IL 60628



SEPTEMBER 17, 2021



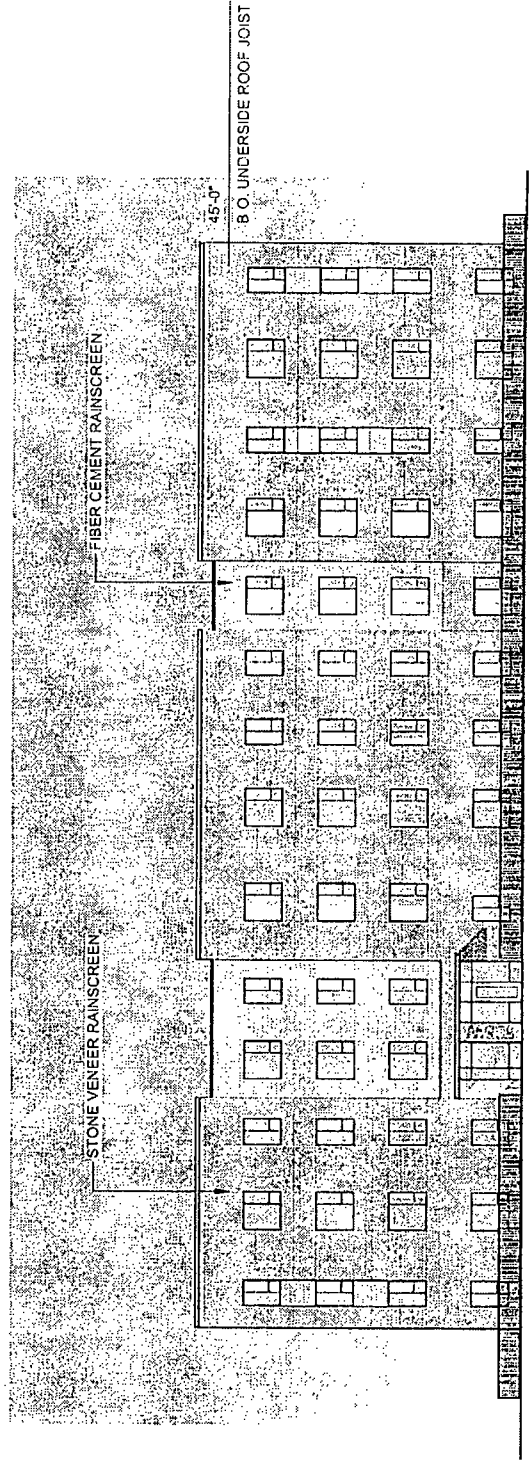
TYPICAL FLOOR PLAN - FLOORS 2-4

1/16" = 1'-0"

0' 4' 8' 16' 32'

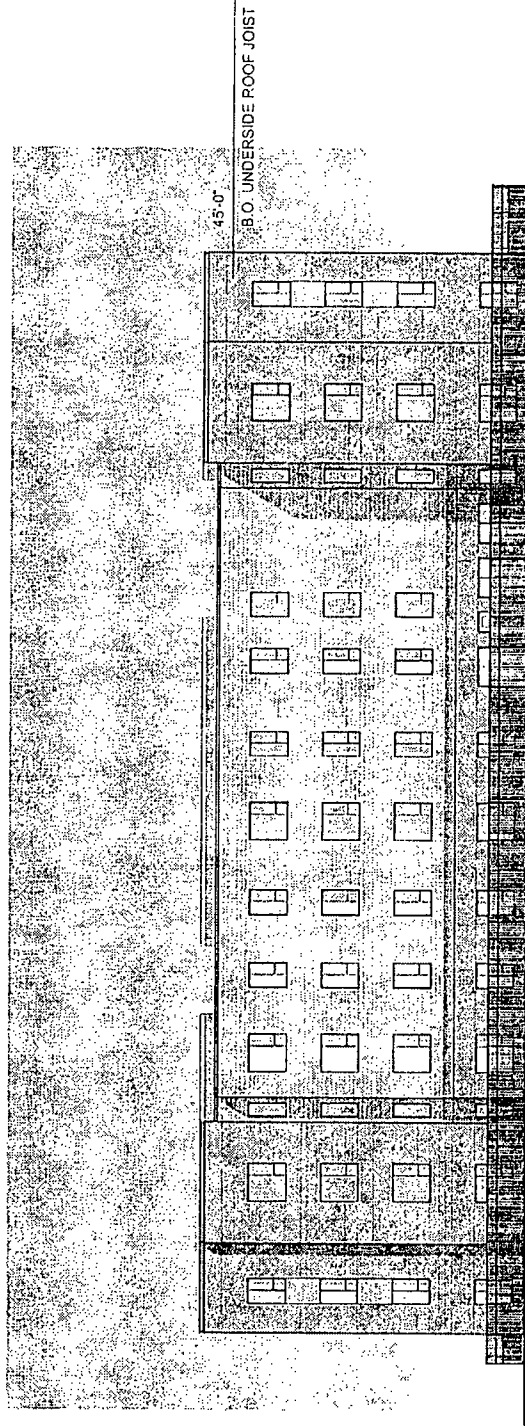
NOTE: DEMISING WALLS SUBJECT TO CHANGE





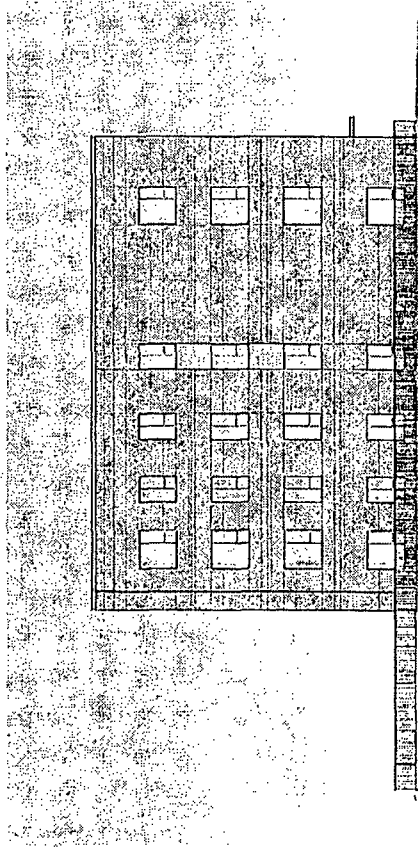
1 NORTH (FRONT) ELEVATION
1/16" = 1'-0"



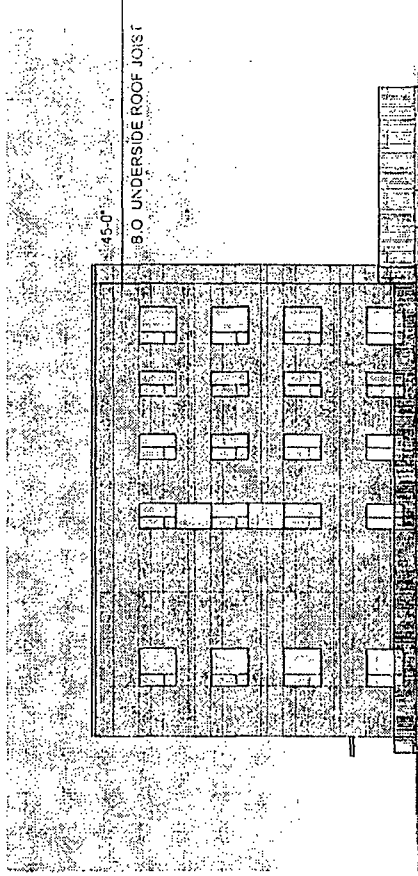


1 SOUTH (REAR) ELEVATION
1/16" = 1'-0"





1 EAST ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

