



# City of Chicago



SO2018-4363

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-G at 1907-1909 S Blue Island Ave - App No. 19680T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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SUBSTITUTE 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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 4-G in the area bounded by

South Blue Island Avenue; a line 50 feet southwest of West 19<sup>th</sup> Street as measured along South Blue Island Avenue; the public alley next south of and parallel to South Blue Island Avenue and a line 100 feet southwest of West 19<sup>th</sup> Street as measured along South Blue Island Avenue

to those of 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: 1907-1909 South Blue Island Avenue

# PROJECT NARRATIVE AND PLANS

## AMENDED TO BE A TYPE 1 ZONING AMENDMENT

### 1907-1909 SOUTH BLUE ISLAND

#### B2-3 Neighborhood Mixed-Use District

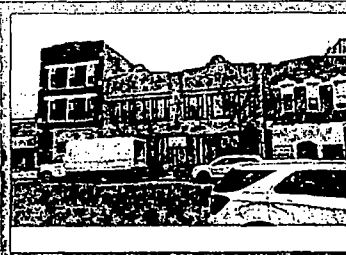
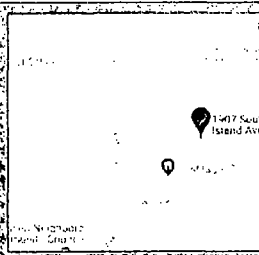
The applicant is requesting a zoning amendment from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District to renovate an existing office building. After rezoning, the building will have 12 dwelling units, 1,580 square feet of existing commercial space on the ground floor and will remain 28 feet tall. There will be no changes to the exterior of the building and no parking spaces will be provided. The property is a Transit Served Location. **\*\*\*(see note below)**

Lot Area	6,004 square feet
MLA	400 square feet
Parking	0 parking spaces
Front Setback	0 feet
Rear Setback	0 feet
East Setback	0 feet
West Setback	0 feet
FAR	1.99
Building Square Footage	12,000 square feet
Building Height	28 feet

**\*\*\***The property's status as a transit served location is contingent upon the amendment of §17-3-503-E of the Chicago Zoning Ordinance to extend the Pedestrian Street to encompass the lots at 1907-1909 South Blue Island Avenue. If an ordinance to extend the Pedestrian Street to encompass 1901-1909 South Blue Island Avenue is not passed, the property shall not be a transit served location and the applicant will have to obtain a variance to further reduce parking or re-zone the property.

# EXACTA

ILLINOIS SURVEYORS, INC

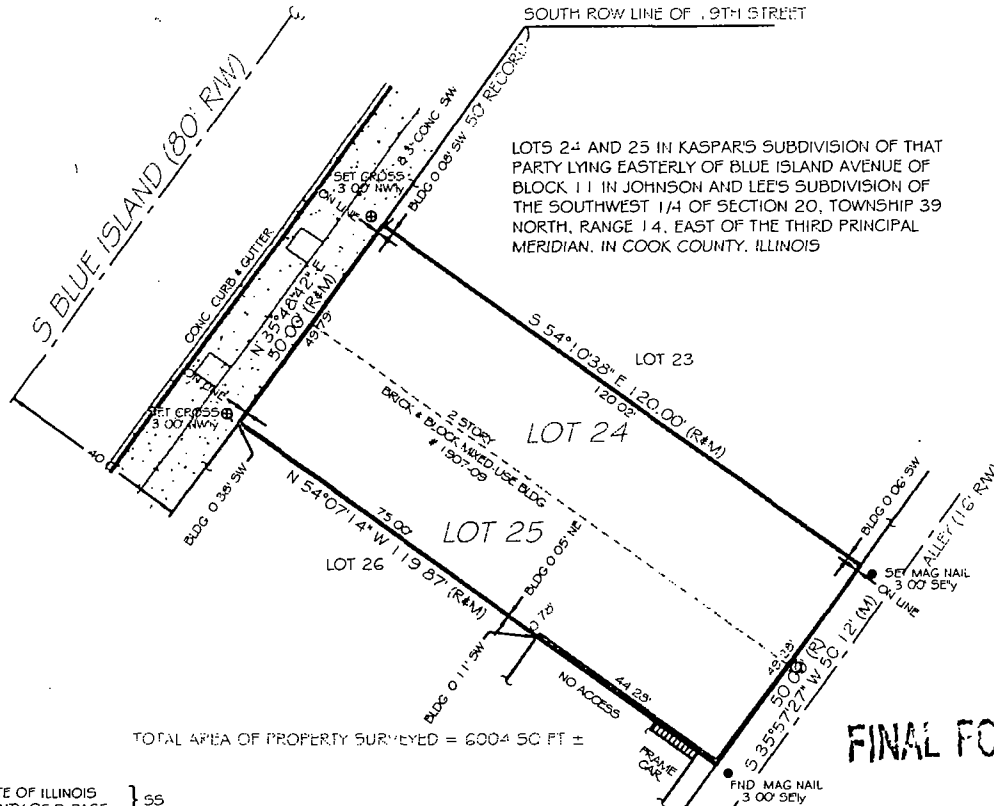


PROPERTY ADDRESS: 1907-09 S BLUE ISLAND, CHICAGO, ILLINOIS 60608

SURVEY NUMBER: 1804 1244

FIELD WORK DATE: 4/18/2018 REVISION DATE(S): (REV 2 5/11/2018) (REV 1 4/20/2018)

18041244  
BOUNDARY SURVEY  
COOK COUNTY



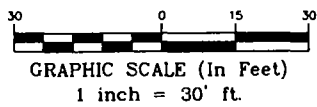
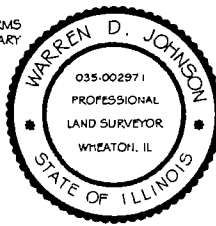
LOTS 24 AND 25 IN KASPAR'S SUBDIVISION OF THAT PARTY LYING EASTERLY OF BLUE ISLAND AVENUE OF BLOCK 111 IN JOHNSON AND LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**FINAL FOR PUBLICATION**

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } 55

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF APRIL, 2018 AT 312 S. HALF STREET IN WHEATON, IL 60187

*Warren D. Johnson*



ILLINOIS PROFESSIONAL LAND SURVEYOR No 2971  
LICENSE EXPIRES 11/30/2018  
EXACTA LAND SURVEYORS LB# 5763

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST  
NONE VISIBLE

CLIENT NUMBER:	DATE: 04/20/18
BUYER: ZACH ELMAN	
SELLER:	
CERTIFIED TO: ZACH ELMAN	

Exacta Proudly Supports

**EXACTA** ILLINOIS SURVEYORS, INC.  
316 East Jackson Street, Morris, IL 60450  
LB# 184005763 | P: 773.305.4011

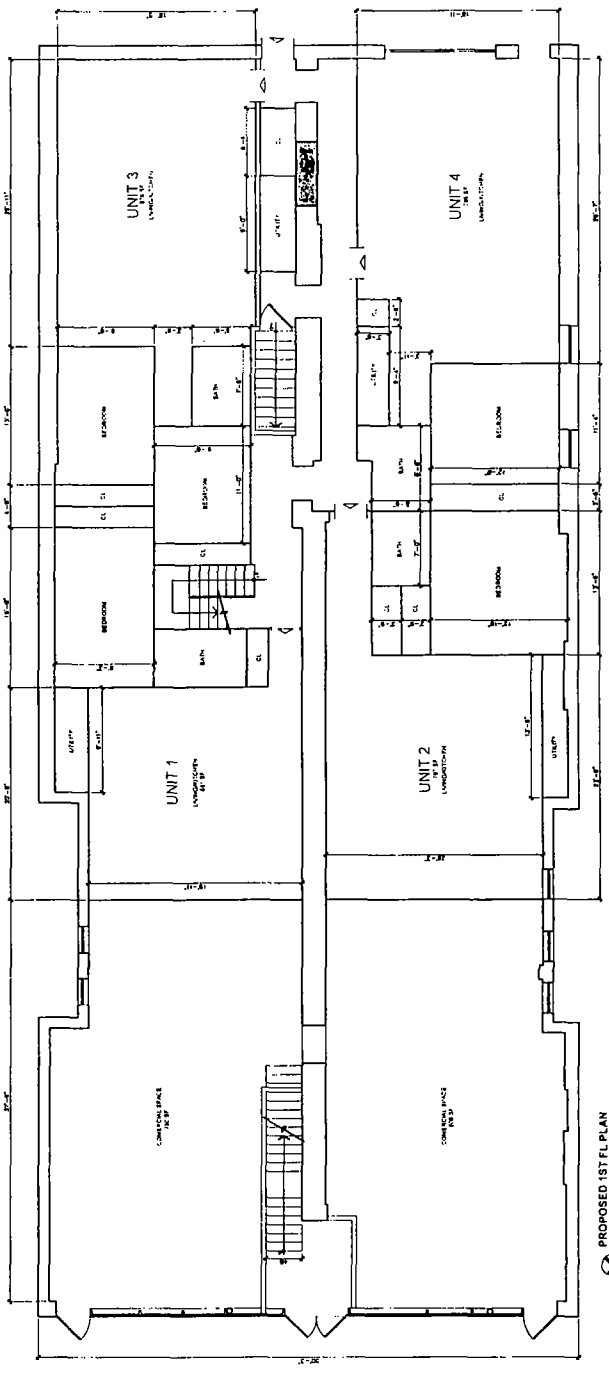
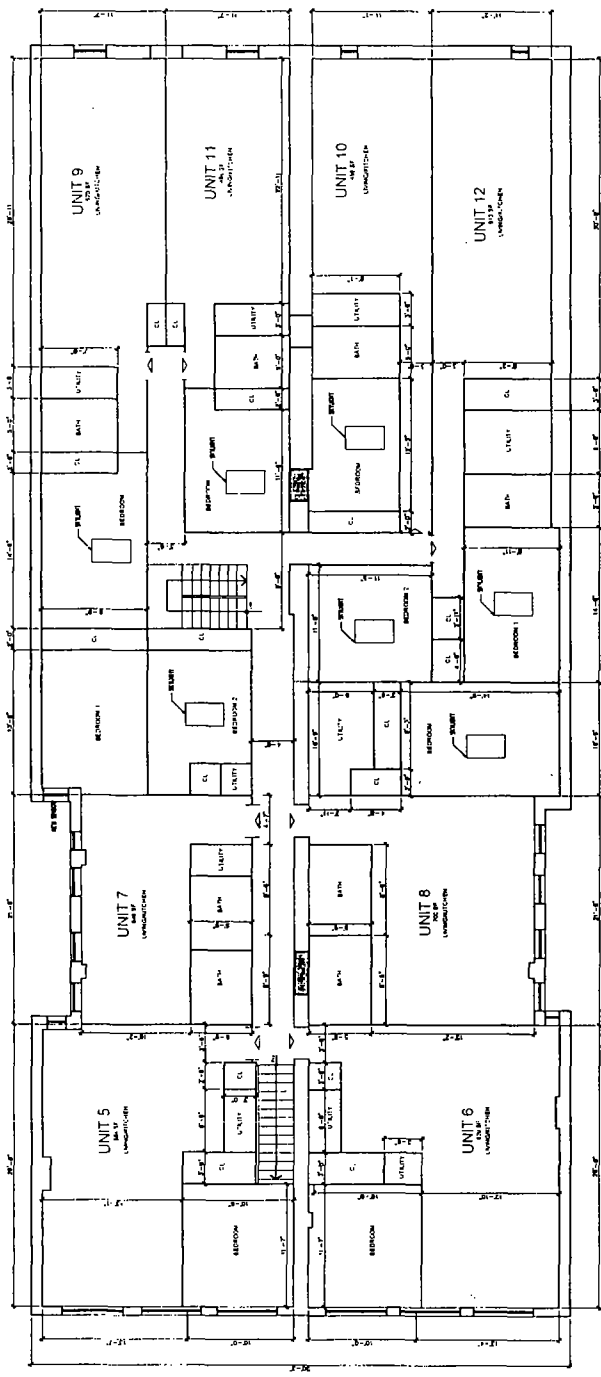


D.C. & ASSOCIATES LLC  
 DAVID J. CARABELLO  
 ARCHITECT  
 114 UNIVERSITY DRIVE  
 SUITE 200  
 WASHINGTON, DC 20004

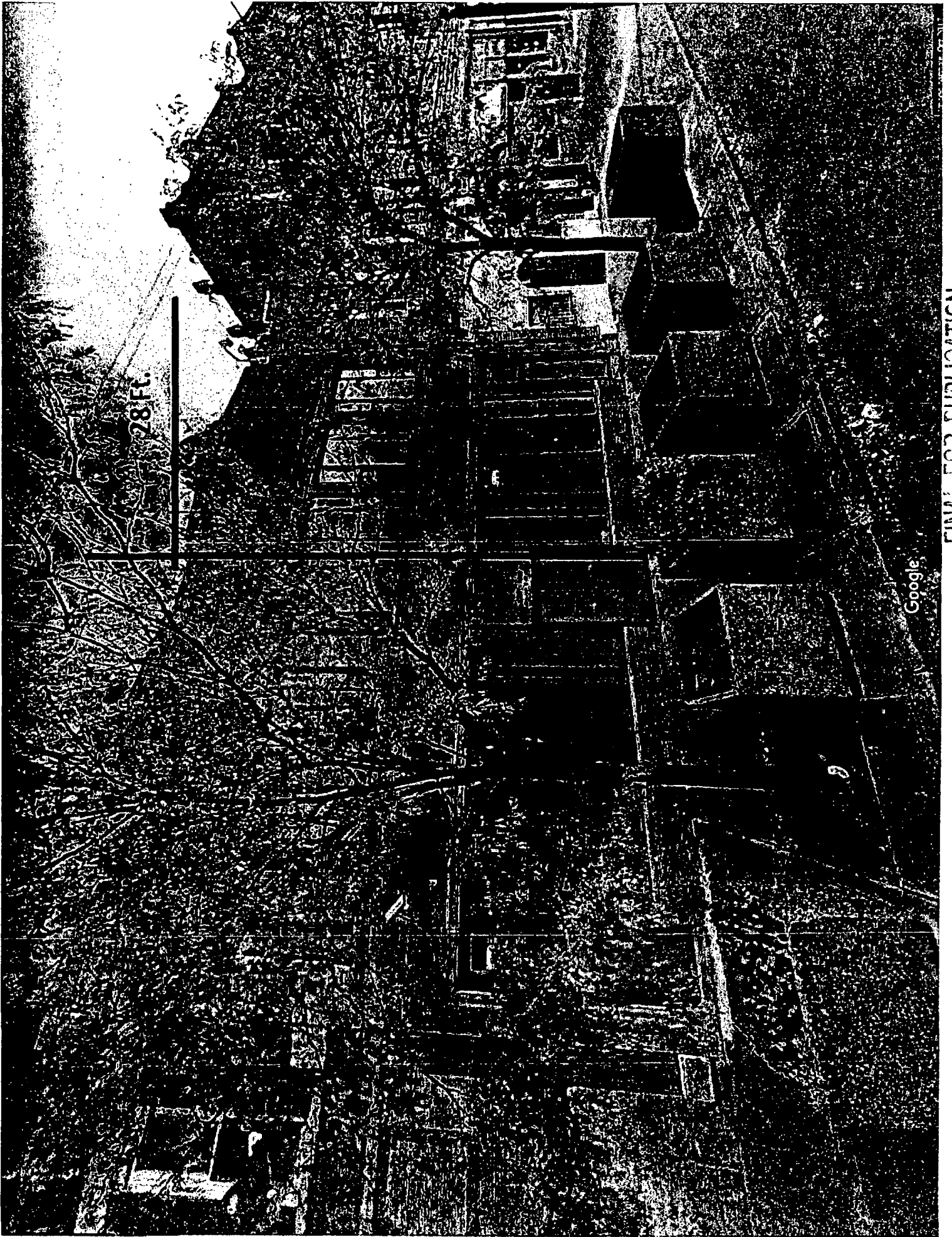
ARCHITECTURAL FLOOR PLANS

DATE	DESCRIPTION
1/16/17	PROPOSED 1ST FL PLAN
2/16/17	PROPOSED 2ND FL PLAN
3/16/17	PROPOSED 3RD FL PLAN
4/16/17	PROPOSED 4TH FL PLAN
5/16/17	PROPOSED 5TH FL PLAN
6/16/17	PROPOSED 6TH FL PLAN
7/16/17	PROPOSED 7TH FL PLAN
8/16/17	PROPOSED 8TH FL PLAN
9/16/17	PROPOSED 9TH FL PLAN
10/16/17	PROPOSED 10TH FL PLAN
11/16/17	PROPOSED 11TH FL PLAN
12/16/17	PROPOSED 12TH FL PLAN

A-1



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28 FT.

Google

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28 Ft.

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PROPERTY OF GEORGE E. STEINER, JR.