



# City of Chicago



SO2018-5983

Office of the City Clerk

## Document Tracking Sheet

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<b>Meeting Date:</b>	7/25/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-G at 1848 S Blue Island Ave - App No. 19731T1
<b>Committee(s) Assignment:</b>	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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 4-G in the area bounded by

South Bishop Street; a line 250 feet northeast of West 19<sup>th</sup> as measured along South Blue Island Avenue; South Blue Island Avenue and a line 225 feet northeast of West 19<sup>th</sup> Street as measured along South Blue Island Avenue

to those of a C1-3 Neighborhood Commercial District.

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

Common Address of Property:                      1848 South Blue Island Avenue

**FINAL FOR PUBLICATION**

**PROJECT NARRATIVE AND PLANS**  
**AMENDED TO BE A TYPE 1 ZONING AMENDMENT**  
**1848 SOUTH BLUE ISLAND AVENUE**

C1-3 Neighborhood Commercial District

The applicant seeks a zoning amendment from a C1-2 Neighborhood Commercial District to a C1-3 Neighborhood Commercial District to allow for the renovation of the existing building. After renovation, the building will remain three stories tall and will contain four dwelling units. There will be 2,200 square feet of commercial space on the ground floor. The building will be 46 feet in height. No parking will be provided per the Transit Orientated District Ordinance.

Lot Area	2,500 square feet
Building Square Footage	6,120 square feet
Building Height	46 feet
FAR	2.4
MLA	625 square feet
Parking	0 parking spaces
Front Setback	0 feet existing
Rear Setback	0 feet existing
Side Setback - East	0 feet existing
Side Setback - West	0 feet existing

FINAL FOR PUBLICATION

# CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO 184-005262 EXPIRES 04/30/2019

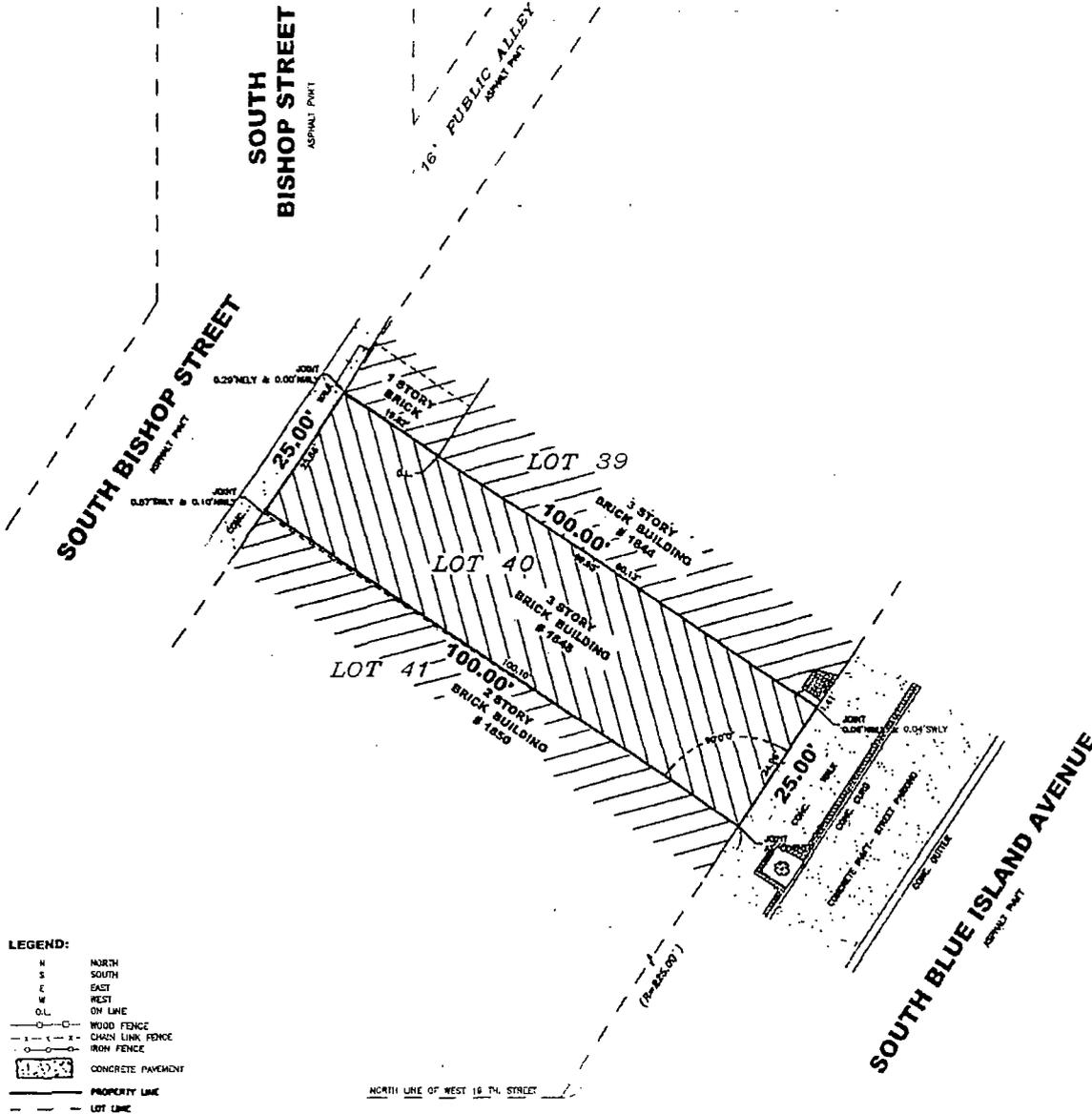
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447  
CHICAGOLANDSURVEY@SBCGLOBAL.NET

## PLAT OF SURVEY OF

LOT 40 IN SAMUEL JOHNSTON'S SUBDIVISION OF BLOCK 6 IN JOHNSTON 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.

PROPERTY KNOWN AS: 1848 SOUTH BLUE ISLAND AVENUE, CHICAGO, ILLINOIS.

P.I.N. 17-20-311-017-0000



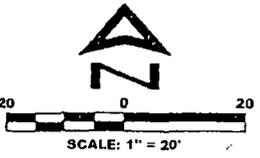
- LEGEND:**
- N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - DL OF LINE
  - WOOD FENCE
  - CHAIN LINK FENCE
  - IRON FENCE
  - CONCRETE PAVEMENT
  - PROPERTY LINE
  - LOT LINE

PROPERTY AREA = 2,500 SQ. FT.

FIELD WORK COMPLETED 4/24/2018

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.

CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.



ORDERED BY: GRANT MANNY  
FILE NO.: 133-26



LICENSE EXPIRES 11/30/2018

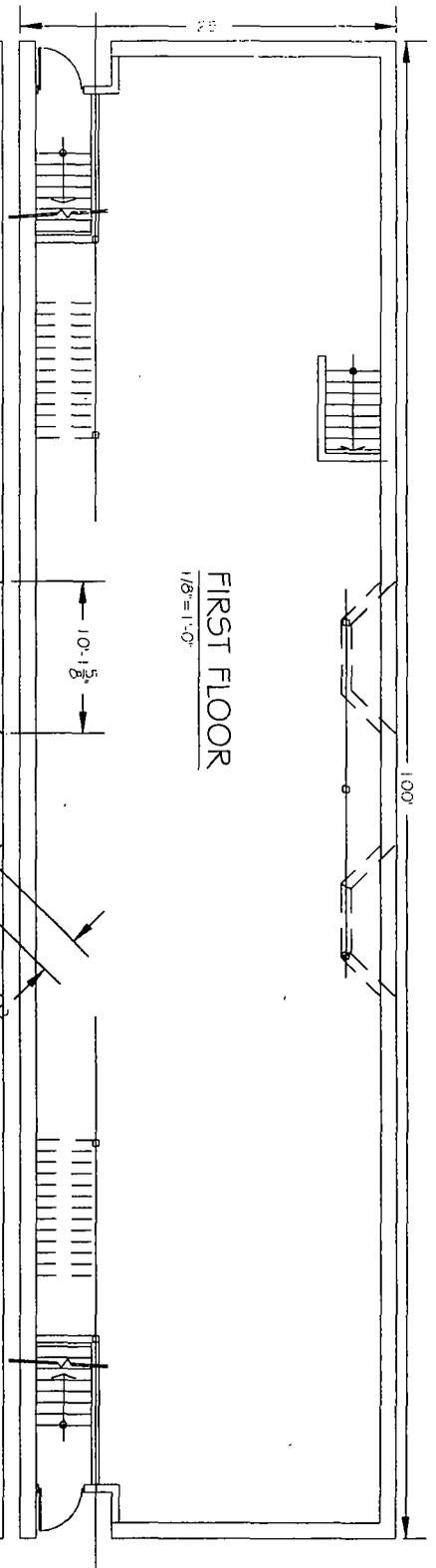
**FINAL FOR PUBLICATION**

STATE OF ILLINOIS }  
COUNTY OF COOK } S S

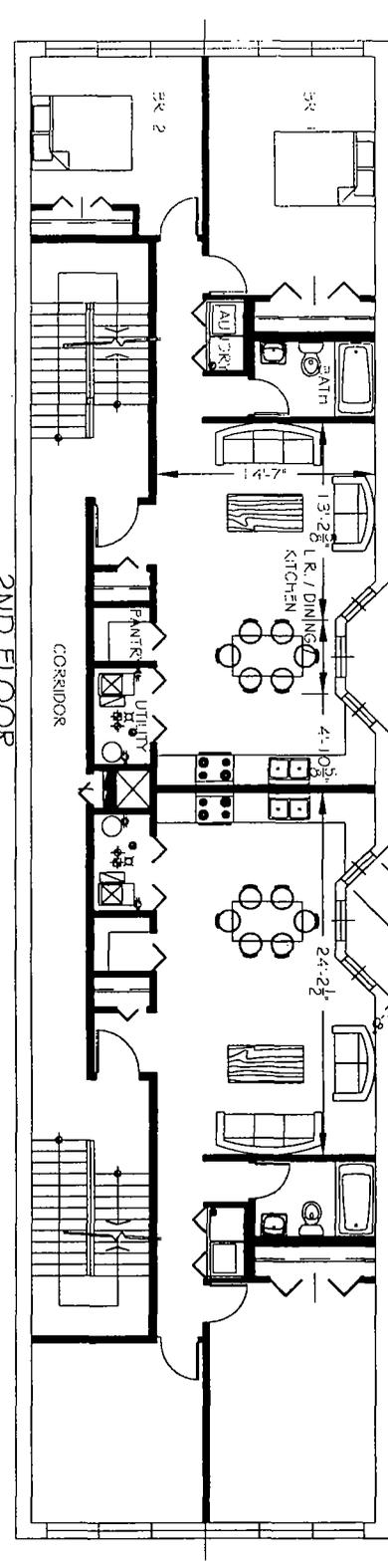
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
DATED THIS 25 TH DAY OF APRIL 2018.

BY Roger P. Jacob  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3284

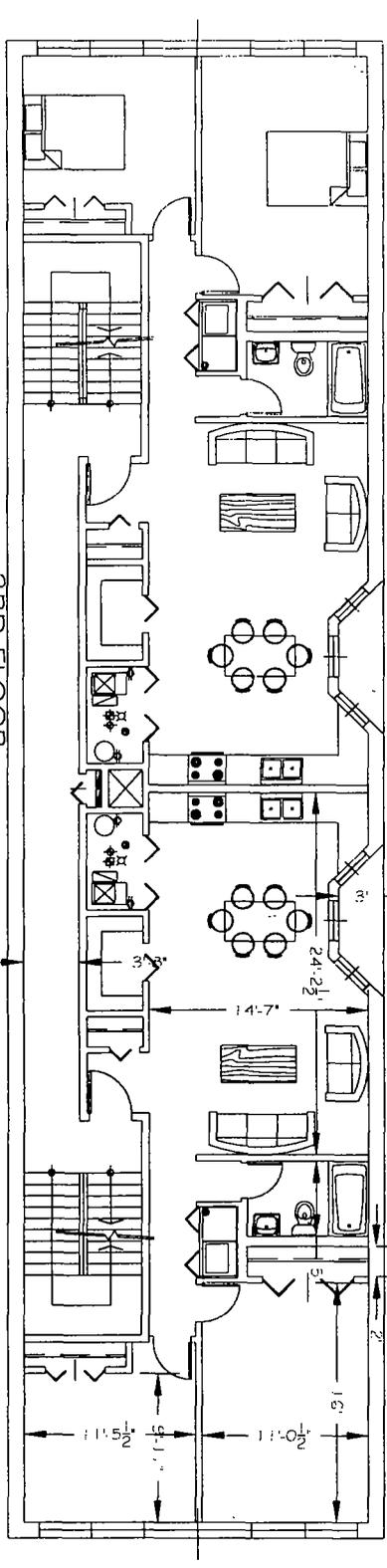
FIRST FLOOR  
1/8"=1'-0"



2ND FLOOR  
1/8"=1'-0"



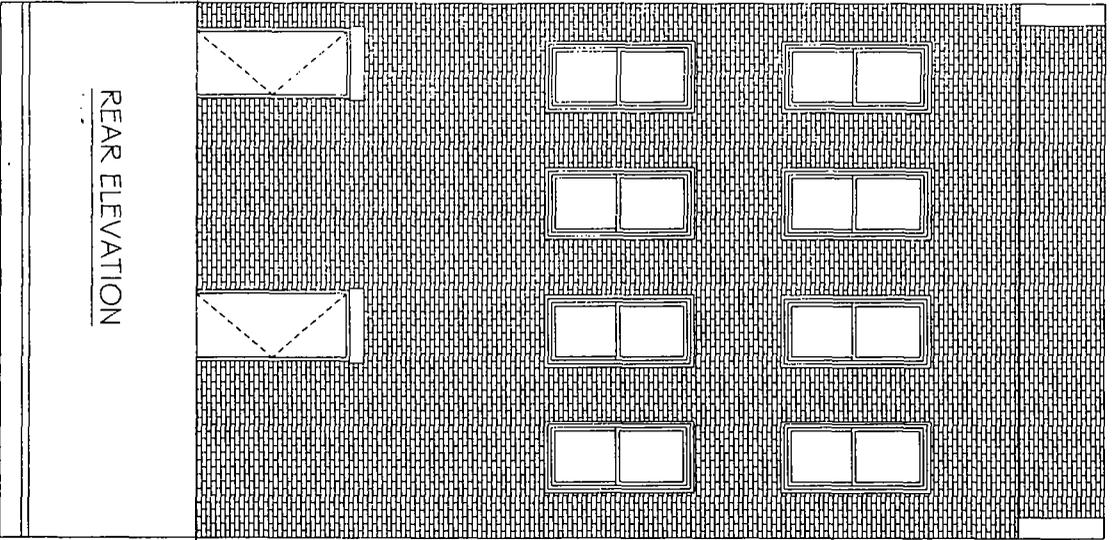
3RD FLOOR  
1/8"=1'-0"



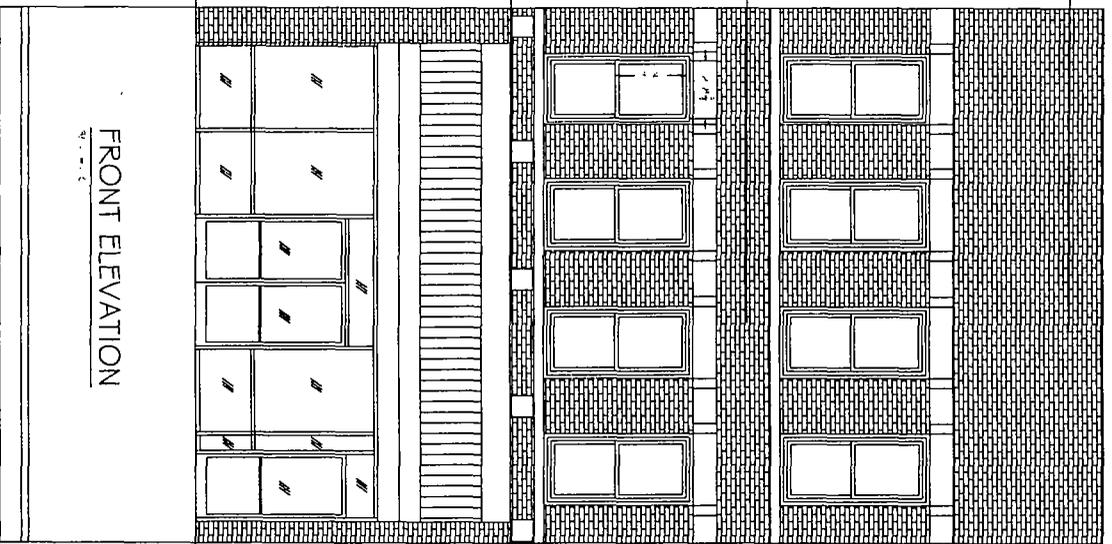
FINAL FOR PUBLICATION

SUMMARY:  
UNITS: 1-TK, 4-CONDO, 980 SF EACH

NO.	REVISIONS	DATE
0	FOR COMMENTS	1/15/2017
ARCH: TSC RAY FANG & ASSOCIATES DRAWN: DUKE REALTY PROJECT ADDRESS: 1648 BLUE ISLAND ROAD, CHICAGO, IL		



REAR ELEVATION



FRONT ELEVATION

FRONT AND REAR ELEVATIONS

INTERIOR REMODEL

RAY FANG & ASSOCIATES

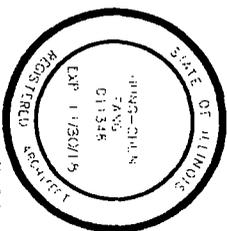
PLANK RD., LLC

1 ROOF  
 2nd  
 1st  
 CEILING  
 3RD FL.  
 2ND FL.  
 1ST FL.

NO.	REVISION	DATE
1	ISSUED	10/20/11
2	REVISED	11/15/11

NO.	REVISION	DATE

A-3



FINAL FOR PUBLICATION

