



# City of Chicago



O2022-1527

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-G at 931 W 19th St - App No. 21040T1
<b>Committee(s) Assignment:</b>	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. That the Chicago Zoning Ordinance be amended by changing the current M1-2 Limited Manufacturing/Business Park District as shown on Map 4-G in the area bounded by:

West 19th Street; a line 237.00 feet east of and parallel to South Sangamon Street; the public alley next south of and parallel to West 19th Street; the public alley next east of and parallel to S. Sangamon Street; West 19<sup>th</sup> Place; and a line 22.75 feet east of and parallel to the east line of South Sangamon Street

to those of a C3-5 Commercial, Manufacturing, and Employment District.

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

Common Address: 931 West 19th Street

FINAL FOR PUBLICATION

PROJECT NARRATIVE AND PLANS  
FOR TYPE-1 ZONING MAP AMENDMENT AT  
931 WEST 19<sup>th</sup> STREET

The Applicant requests a zoning change for the property located at 931 West 19<sup>th</sup> Street from the M1-2 Limited Manufacturing/Business Park District to the C3-5 Commercial, Manufacturing and Employment District in order to utilize the existing building for uses permitted in the C3 District, including: office, restaurant greater than 4,000 s.f. in size with an outdoor patio, food manufacturing (i.e. microbrewery), accessory uses and 18 parking spaces (existing). Approximately 17,000 sq.ft. of commercial (non-office) uses are proposed. The building is 5 stories (plus basement) and is 67'-1" tall. No changes to the exterior of the building are proposed. No residential dwelling units are permitted.

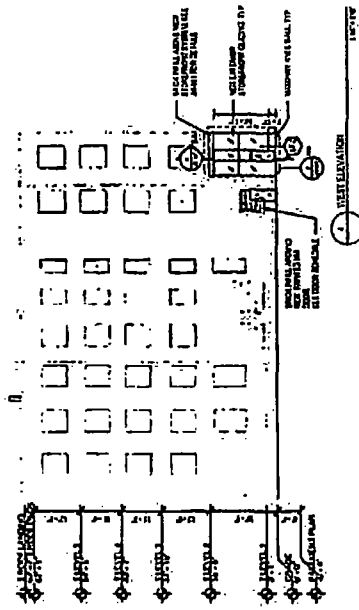
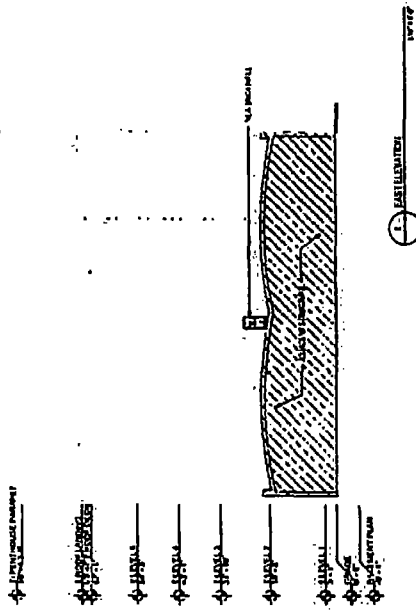
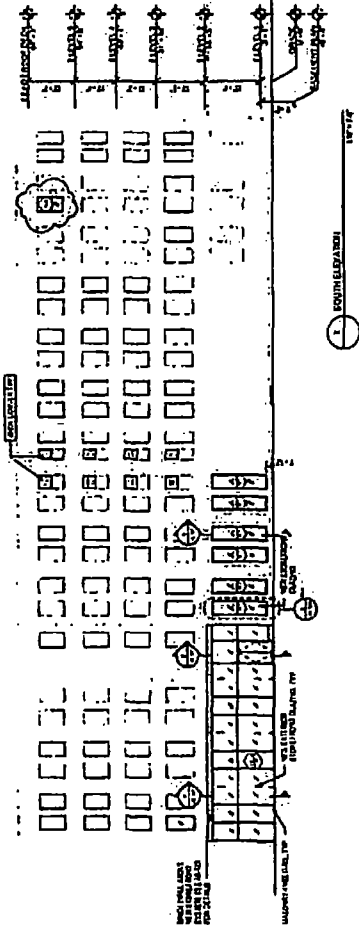
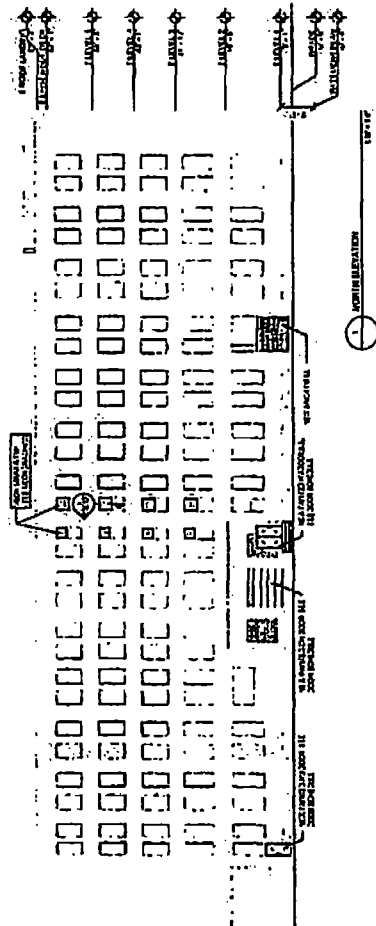
<b>Lot Area</b>	38,341.95 square feet
<b>Floor Area Ratio</b>	2.64 (existing 5-story building)
<b>Building Area (for FAR calculation only)</b>	Approximately 101,341 square feet (existing)
<b>Number of Dwelling Units</b>	0
<b>Off-Street Parking</b>	18 parking spaces.
<b>Setbacks:</b>	Existing building
<b>Front (north)</b>	0.0 feet
<b>Side (east)</b>	0.0 feet
<b>Side (west)</b>	7.91 feet
<b>Rear (south)</b>	100.85 feet (to W. 19 <sup>th</sup> Place)
<b>Building Height</b>	67'-1" (existing)

931 WEST 19TH STREET

CHICAGO DEVELOPMENT  
 PARTNERS AND CONDO  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606

FORFEIT  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 ASSOCIATES  
 BRUNSON ENGINEERING  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 ARCHITECTS  
 PERKINS+WILL  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 CIVIL ENGINEERS  
 PERKINS+WILL  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 ELECTRICAL ENGINEERS  
 PERKINS+WILL  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 MECHANICAL ENGINEERS  
 PERKINS+WILL  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 PLUMBING ENGINEERS  
 PERKINS+WILL  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 STRUCTURAL ENGINEERS  
 PERKINS+WILL  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 SURVEYORS  
 PERKINS+WILL  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606  
 VENTILATION ENGINEERS  
 PERKINS+WILL  
 1212 WEST MADISON STREET  
 CHICAGO, IL 60606

ELEVATIONS  
 SHEET TITLE  
 A3-101  
 DATE  
 PROJECT



DEPARTMENT OF BUILDINGS  
STANDARD PLAN REVIEW  
CONDITIONAL  
PERMIT

CERTIFIED  
CORRECTIONS

931 WEST 19TH STREET  
CHICAGO DEVELOPMENT  
PARTNERS AND CONDR  
221 W. MICHIGAN ST. SUITE 600  
CHICAGO, IL 60604

FOR ARCHITECT  
FERGUSON  
221 W. MICHIGAN ST. SUITE 600  
CHICAGO, IL 60604  
TEL: 312.467.1000  
WWW.FERGUSONARCHITECTS.COM

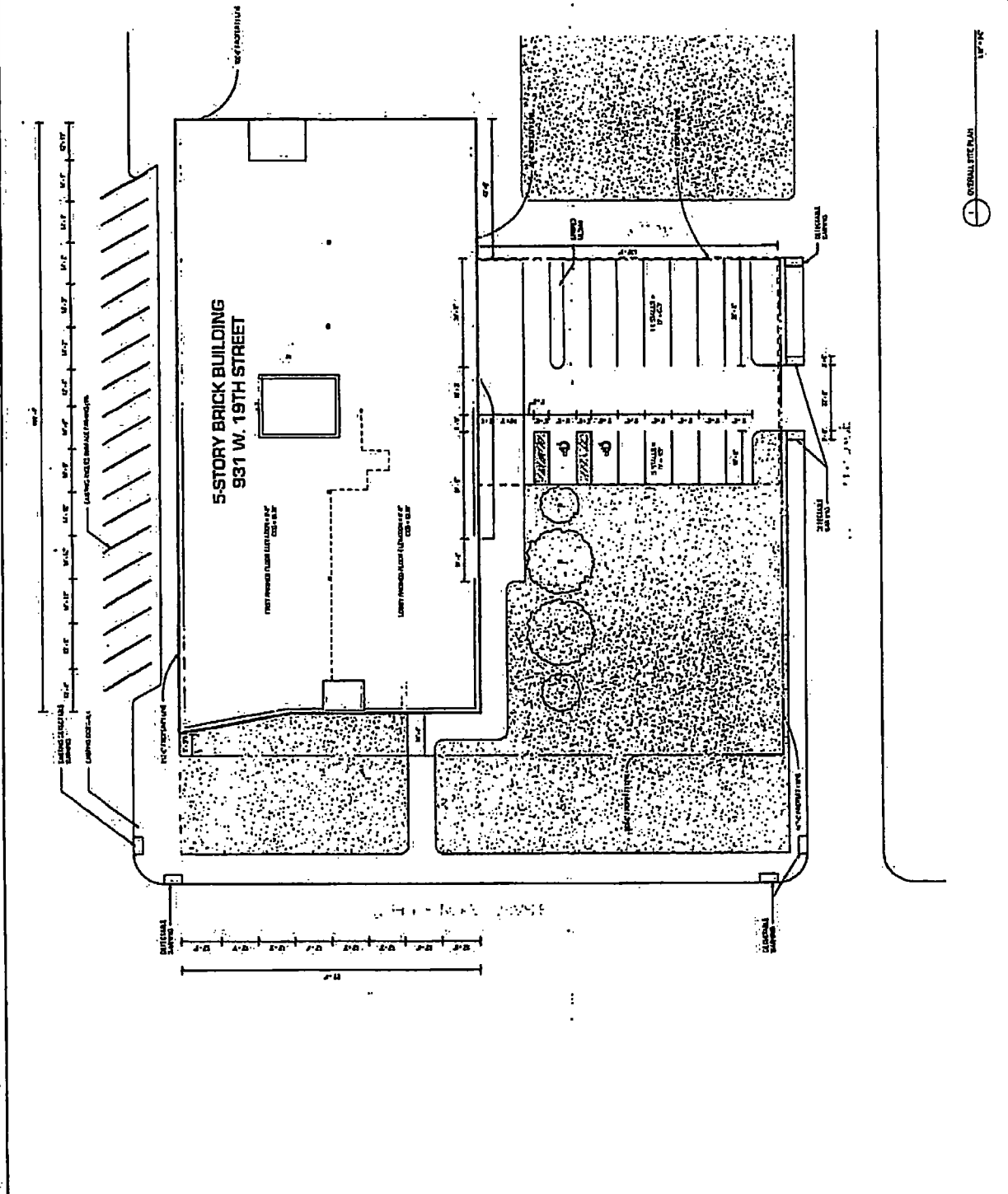
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1	ISSUED FOR PERMIT	08/11/17	DF
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

NOVA FIRE PROTECTION  
1220 N. CLARK STREET SUITE 100  
CHICAGO, IL 60642  
TEL: 312.467.1000  
WWW.NOVAFIREPROTECTION.COM



ARCHITECTURAL  
SITE PLAN

AS1-101  
SHEET NUMBER  
PROJECT TITLE



1. ORIGINAL SITE PLAN  
1/4" = 1'-0"

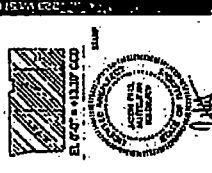


DEPARTMENT OF BUILDINGS  
STANDARD PLAN REVIEW  
**CONDITIONAL PERMIT**  
CERTIFIED CORRECTIONS

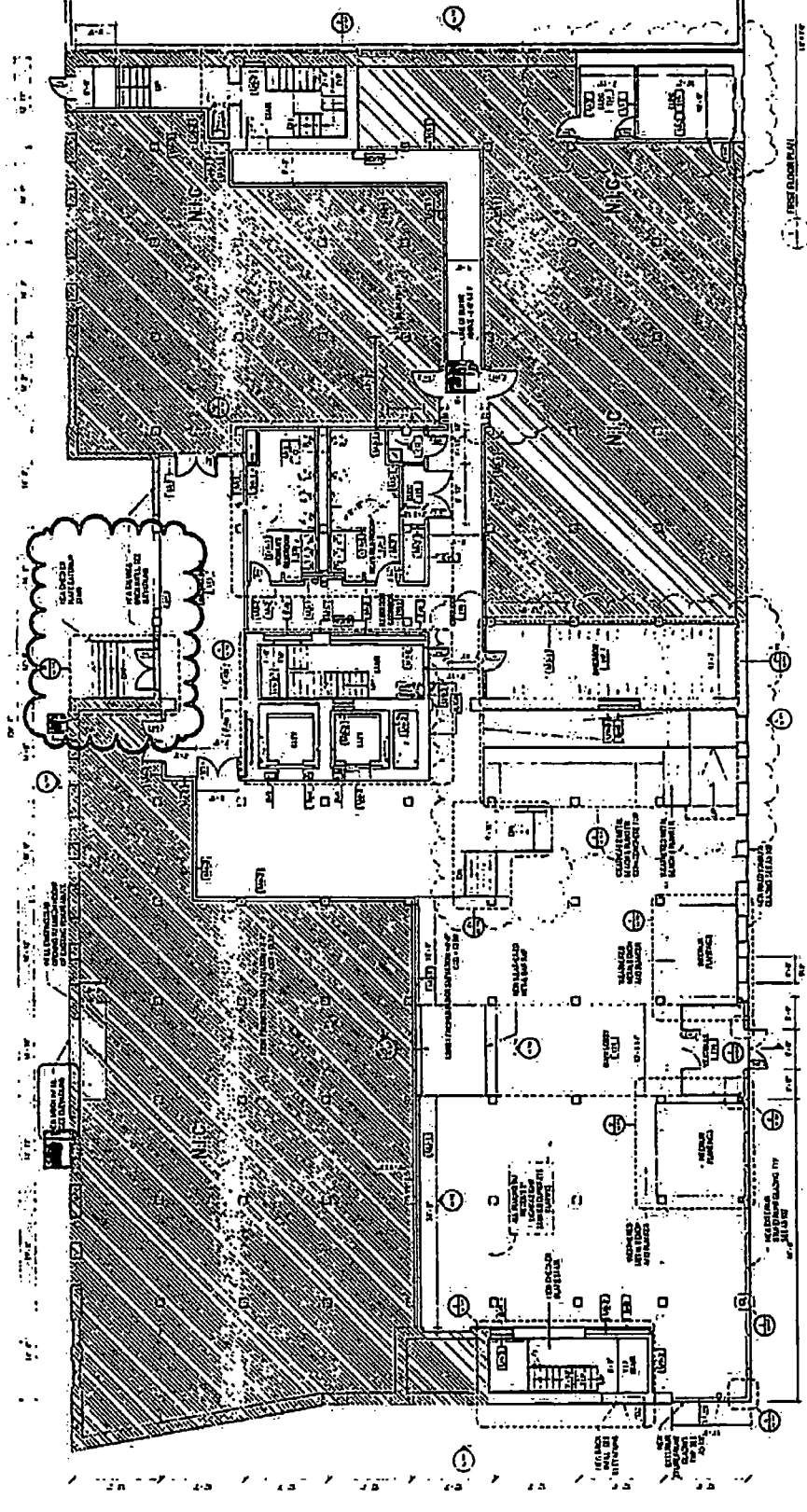
931 WEST 19TH STREET  
CHICAGO DEVELOPMENT PARTNERS AND CONDOOR  
302 W. HOWARD ST. SUITE 400

FORFEIT  
EMIKSON ENGINEERING ASSOCIATES  
1111 N. LAUREL ST. SUITE 200  
CHICAGO, IL 60610  
TEL: 312.467.1100  
WWW.EMIKSON.COM

NOVA FIRE PROTECTION  
1111 N. LAUREL ST. SUITE 200  
CHICAGO, IL 60610  
TEL: 312.467.1100  
WWW.NOVA-FIRE.COM

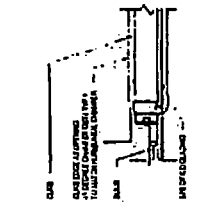


FIRST FLOOR PLAN  
A1-101

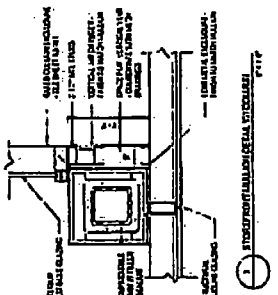


**PLAN GENERAL NOTES**

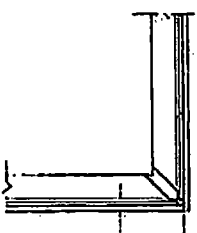
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES AND ALL APPLICABLE CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT ORDINANCES AND ALL APPLICABLE CODES.
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2 WINDOW CASE DETAIL



3 WINDOW/DOOR CASE DETAIL



4 WINDOW CASE DETAIL

FINAL FOR PUBLICATION

DEPARTMENT OF BUILDINGS  
STANDARD PLAN REVIEW  
**CONDITIONAL PERMIT**  
1-15-2011 10:00 AM

**CERTIFIED CORRECTIONS**

931 WEST 19TH STREET  
CHICAGO DEVELOPMENT PARTNERS AND CONDOR  
223 W. HENRI ST. SUITE 600  
CHICAGO, IL 60625  
TEL: 312.467.1000  
WWW.CDP.COM

**FOR FRONT TECHNICAL CORP.**  
1111 N. LAUREL ST. SUITE 100  
CHICAGO, IL 60642  
TEL: 312.467.1000  
WWW.FORFRONT.COM

**ASSOCIATES ENGINEERS ARCHITECTS**  
1111 N. LAUREL ST. SUITE 100  
CHICAGO, IL 60642  
TEL: 312.467.1000  
WWW.AEA-ARCHITECTS.COM

**NOVA FIRE PROTECTION**  
1111 N. LAUREL ST. SUITE 100  
CHICAGO, IL 60642  
TEL: 312.467.1000  
WWW.NOVA-FIRE.COM

**LEIGHT THE POWER LTD.**  
1111 N. LAUREL ST. SUITE 100  
CHICAGO, IL 60642  
TEL: 312.467.1000  
WWW.LEIGHT-POWER.COM

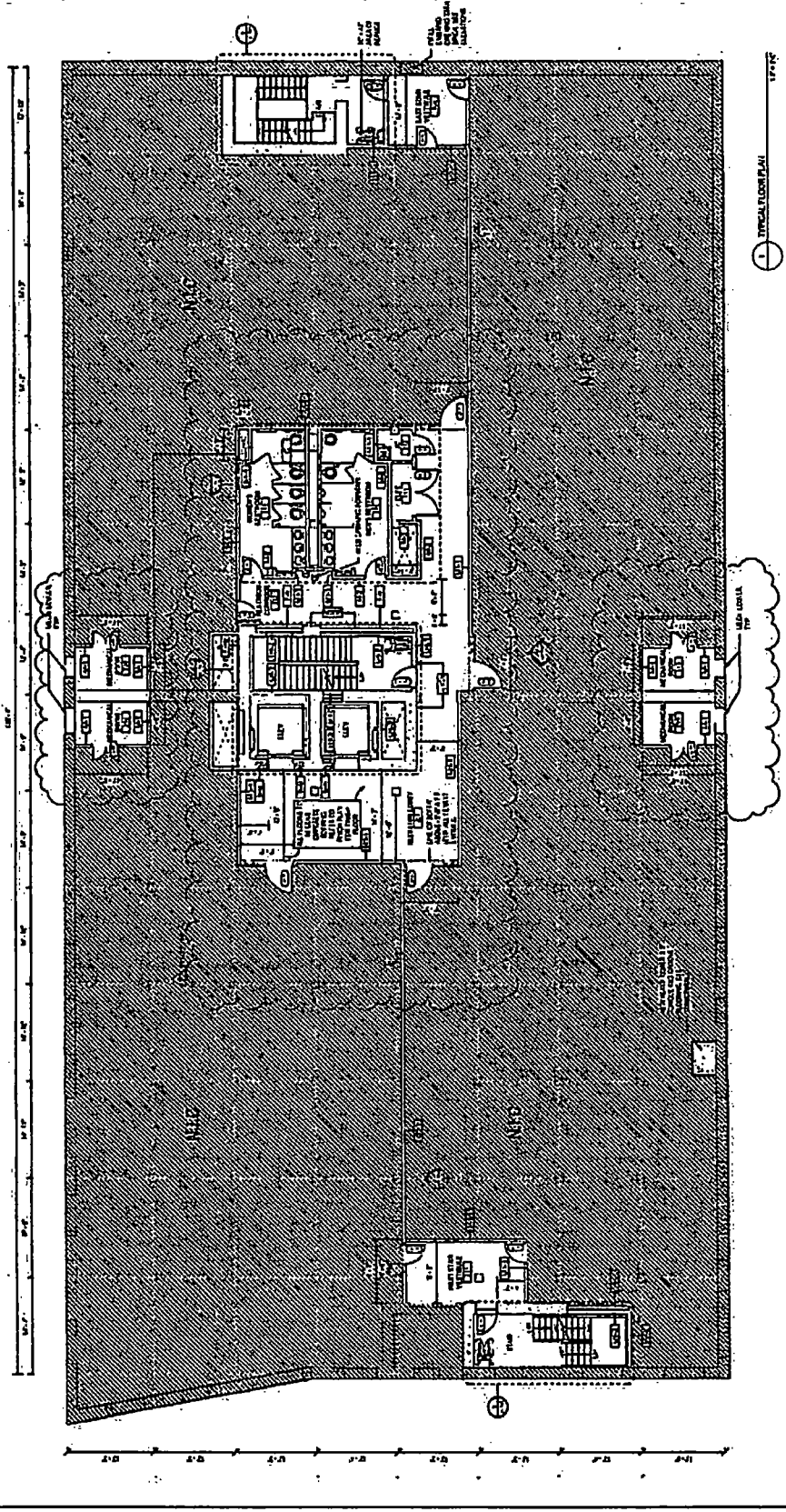
**FERROVSKI**  
1111 N. LAUREL ST. SUITE 100  
CHICAGO, IL 60642  
TEL: 312.467.1000  
WWW.FEROVSKI.COM

**DATE** \_\_\_\_\_  
**SCALE** \_\_\_\_\_  
**PROJECT** \_\_\_\_\_  
**NO.** \_\_\_\_\_



**TYPICAL FLOOR PLAN - FLOORS 2-5**

**A1-102**



**PLANS GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF BUILDINGS AND THE ILLINOIS STATE BOARD OF FIRE MARSHALS.
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