



# 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)

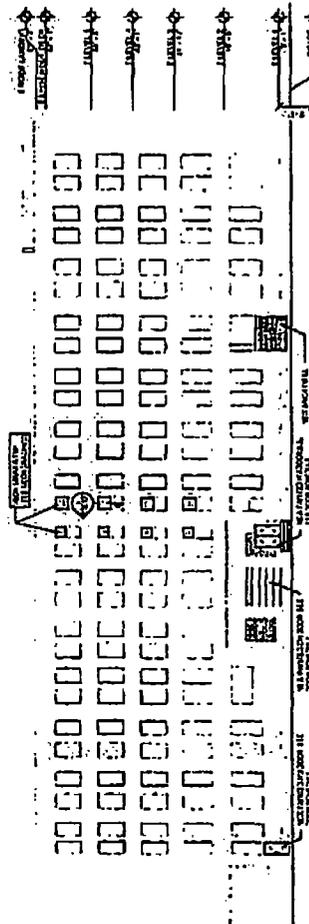
DATE: 10/15/10

931 WEST 19TH STREET  
 CHICAGO DEVELOPMENT  
 PARTNERS AND CONDO  
 1212 W. MADISON ST. SUITE 600  
 CHICAGO, IL 60606

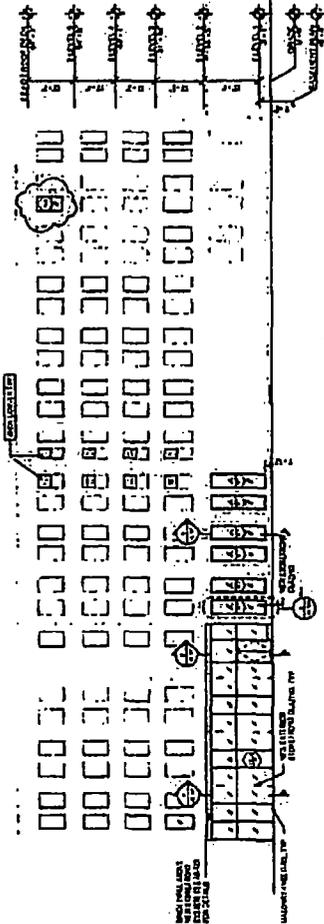
FORFEIT  
 LEONARDI ASSOCIATES  
 ASSOCIATES  
 BRUNSON ENGINEERING  
 MECHANICAL CORP  
 TEAM  
 1212 W. MADISON ST. SUITE 600  
 CHICAGO, IL 60606

DATE: 10/15/10  
 1212 W. MADISON ST. SUITE 600  
 CHICAGO, IL 60606

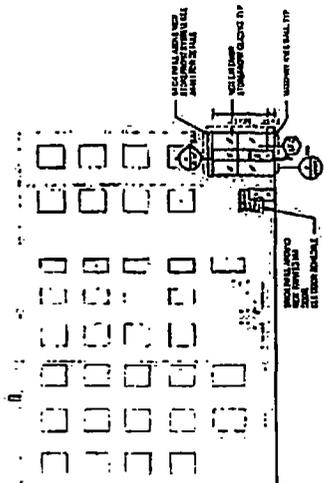
ELEVATIONS  
 SHEET NO. A3-101  
 PROJECT NO. 101000001



- ◆ FINISHES
- ◆ WALLS
- ◆ FLOORS
- ◆ ROOF
- ◆ MECHANICAL
- ◆ ELECTRICAL
- ◆ PLUMBING
- ◆ STRUCTURE



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DATE: 10/15/10





FINAL FOR PUBLICATION

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

**CERTIFIED CORRECTIONS**

931 WEST 19TH STREET  
CHICAGO DEVELOPMENT PARTNERS AND CONDOR  
223 W. HENRIETTA ST. SUITE 600  
CHICAGO, IL 60612  
TEL: 312.467.1000  
WWW.CDP.COM

**FOR FRONT TECHNICAL CORP.**  
1100 N. LAUREL STREET, SUITE 100  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.FORFRONT.COM

**ASSOCIATES ENGINEERS ARCHITECTS**  
1100 N. LAUREL STREET, SUITE 100  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.AEA-ARCHITECTS.COM

**NOVA FIRE PROTECTION**  
1100 N. LAUREL STREET, SUITE 100  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.NOVA-FIRE.COM

**LEIGHT THE POWER LTD.**  
1100 N. LAUREL STREET, SUITE 100  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.LEIGHT-POWER.COM

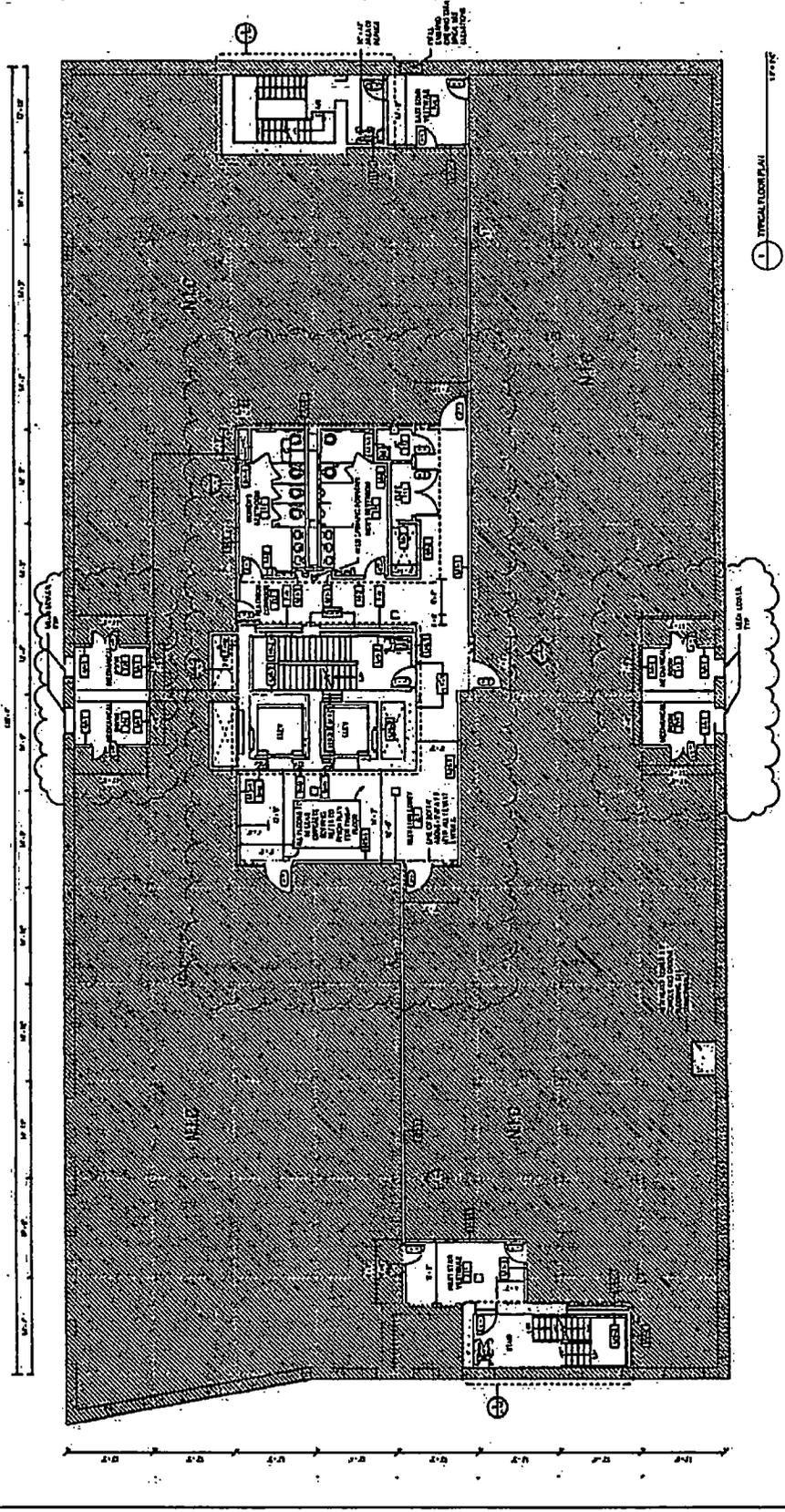
**FERROVSKI**  
1100 N. LAUREL STREET, SUITE 100  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.FERROVSKI.COM

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

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

**A1-102**

WEST WALK  
WEST WALK



**PLANNING NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CHICAGO BUILDING CODE.
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1" = 16'-0"