



City of Chicago



SO2018-5983

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-G at 1848 S Blue Island Ave - App No. 19731T1
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 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 19th as measured along South Blue Island Avenue; South Blue Island Avenue and a line 225 feet northeast of West 19th 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. 184-005282 EXPIRES 04/30/2019

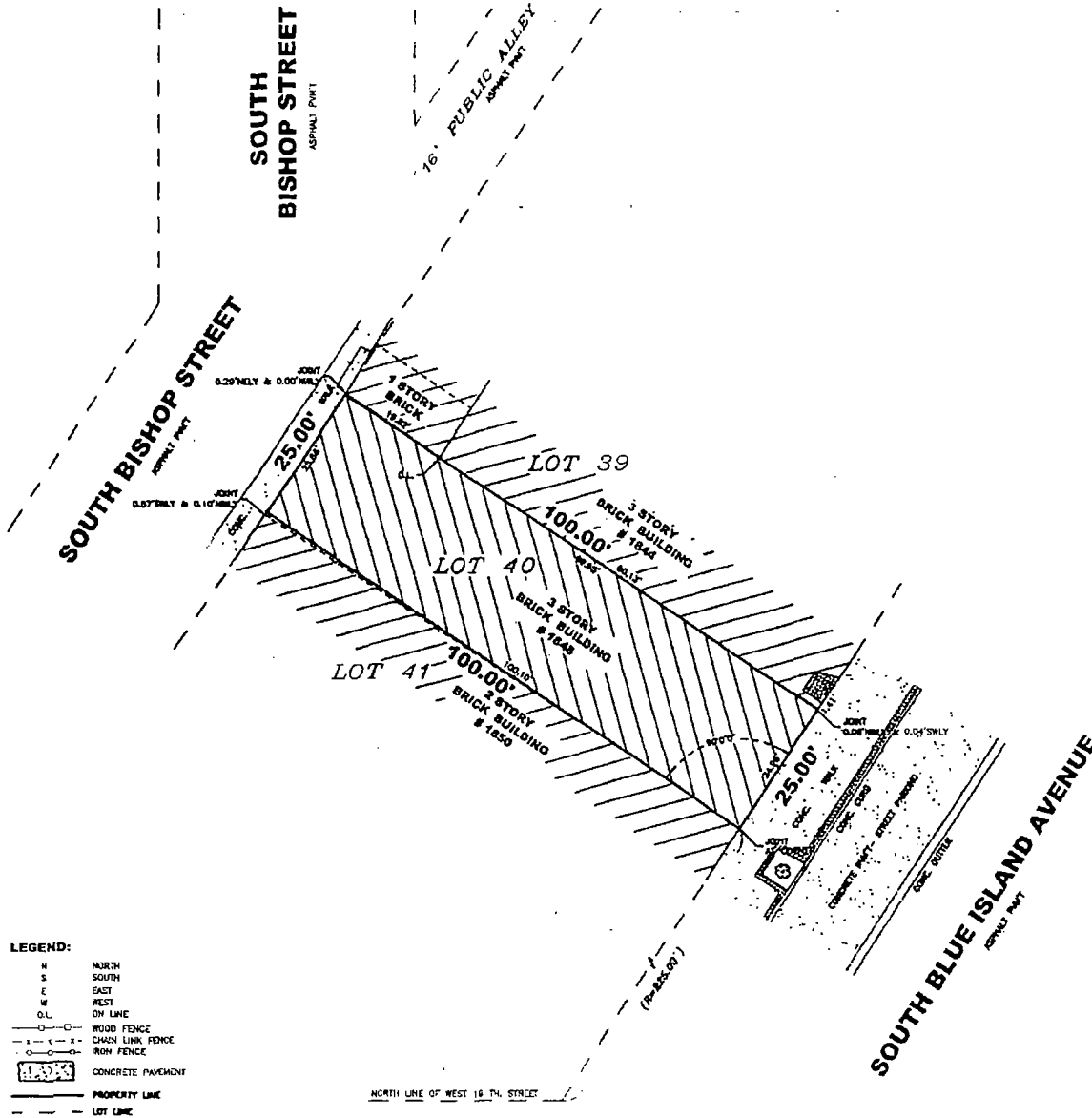
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

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:

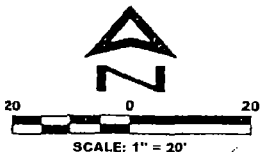
- N NORTH
- S SOUTH
- E EAST
- W WEST
- O.L. ON LINE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- PROPERTY LINE
- LOT LINE

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

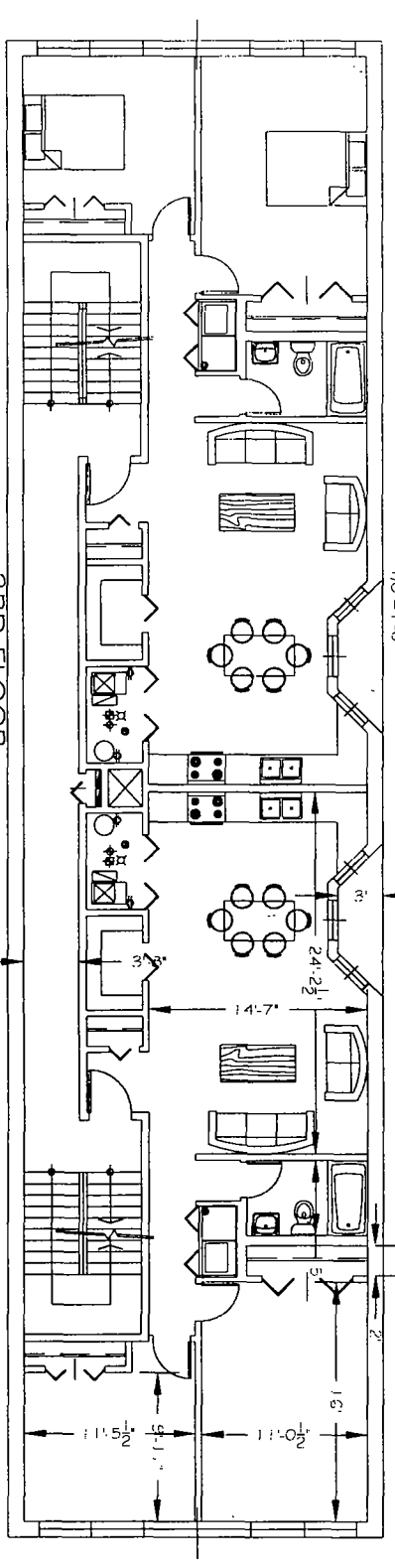
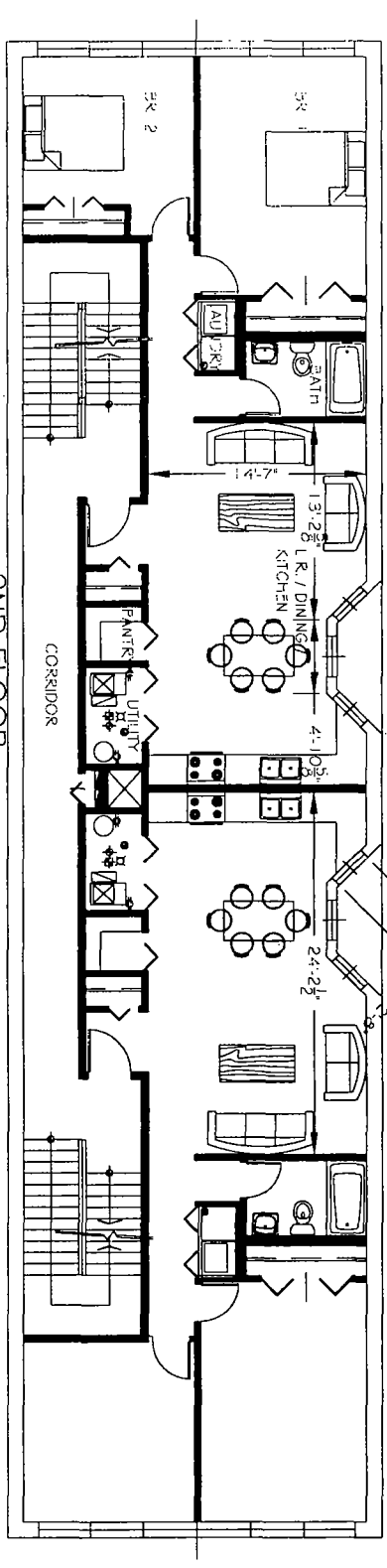
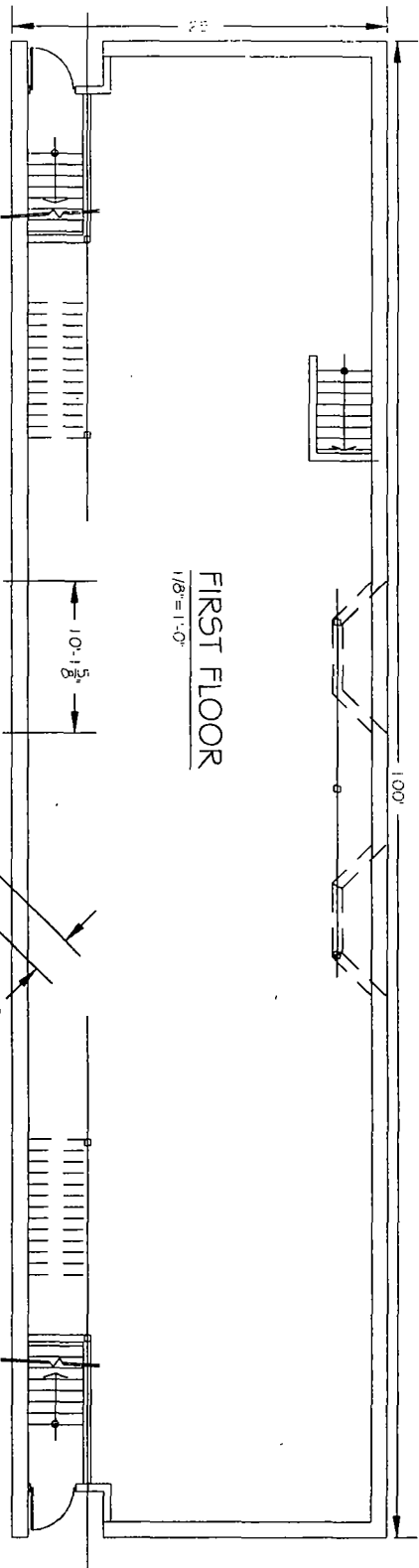


LICENSE EXPIRES
11/30/2018

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.

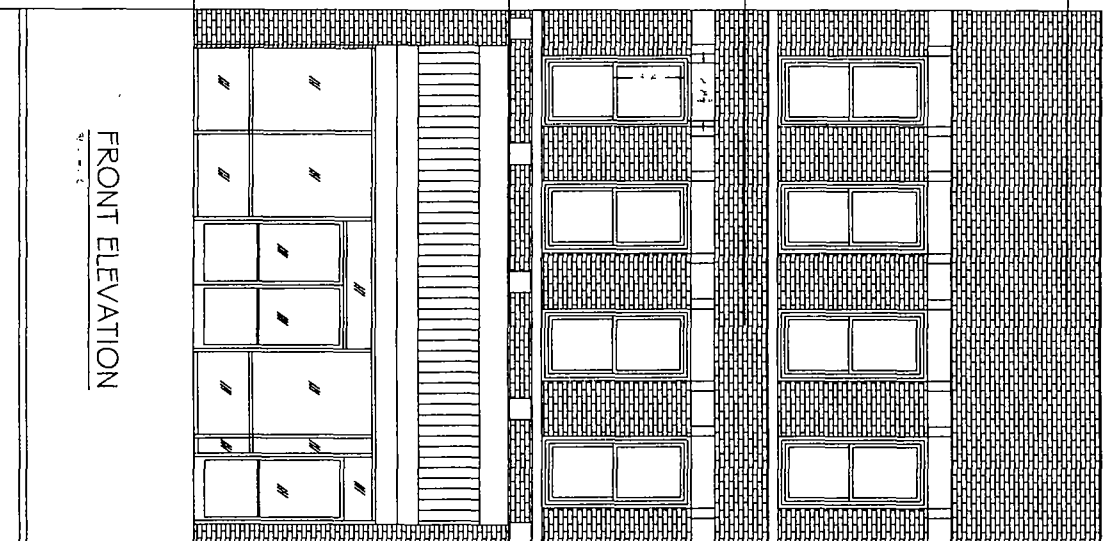
BY Roger P. Jacob
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384



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

FINAL FOR PUBLICATION

NO. 100	
FOR COMMENTS	1/15/2017
RAY FANG & ASSOCIATES	
DUKE REALTY	
PROJECT ADDRESS	
1648 BLUE ISLAND ROAD, CHICAGO, IL	



ROOF

CEILING

3RD FL.

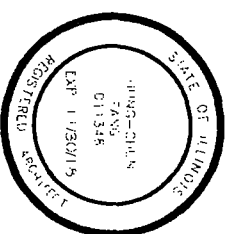
2ND FL.

1ST FL.

REAR ELEVATION

FRONT ELEVATION

FINAL FOR PUBLICATION



RAY FANG & ASSOCIATES

PLANK RD, LLC

FRONT AND REAR ELEVATIONS

INTERIOR RFMODFI

REVISION 1055

A-3