



City of Chicago



O2019-5567

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 1003-1005 W 31st St - App No. 20124T1
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 must be amended by changing all the RS1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-G in the area bounded by:

West 31st Street; a line 23.12 feet west of and parallel to South Morgan Street; the alley next south of and parallel to West 31st Street; a line 69.12 feet west of and parallel to South Morgan Street;

to those of a B2-2 Neighborhood Shopping District.

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

Address of Property: 1003-05 West 31st Street

TYPE 1 NARRATIVE AND PLANS

- **Property Address:** 1003-05 West 31st Street
- **Project Description:** The existing vacant property will be improved with a new 3-story mixed-use building containing two (2) commercial spaces on the first floor, four (4) dwelling units within the second-third floors, of which two (2) dwelling units are located on each floor and five (5) on-site exterior parking spaces.
- **Zoning Amendment:** RS1 Single-Unit (Detached House) District → B2-2 Neighborhood Mixed-Use District
- **Lot Size:** 46' x 124.95' = 5,747.50 sq. ft.
- **Total square footage of proposed building:** 8,760 sq. ft.
- **FAR:** 1.5
- **Minimum Lot Area (MLA):** 4 dwelling units = 1,436.87 sq. ft./dwelling unit
- **Overall building height:** 48'-5"
- **Front setback:** 1'
- **Rear setback:** 48'-43" (beginning at residential level)
- **Side setback:*** 4' (combined side setback)
(required: combined 13.8' with neither side setback less than 4.6')
 - 3' (east side setback)
 - 1' (west side setback)
- **Parking spaces:** 5
- **Loading berth:** NA

Final for Publication

New 3-Story Mixed Use Building Multi-Family Residential W/ Commercial Space
Type III-B Construction
Current Zoning : RS-1
Requested : B2-2

Lot Size : 46.00' x 124.95' = 5 747.70 SF
MIA : 1000 SF per Unit
Proposed 6 Units: 4 DU and 2 Commercial Units
FAR : Proposed SF 8 760
Building Height : 38.0' Maximum -- 37.0' Proposed
Proposed Green Space = 622 SF

Required Front Setback = 0.41' Proposed Front Setback = 1.00'
Required Side Setback = 13.80' Proposed Side Setback = 4.00' (Subject to Zoning Variance Approval)
Required Rear Setback = 30.00' Proposed Rear Setback = 48.43' (at Residential Level)

Drawing Index *

- *A0 Cover Page
- *A1 Site Plan
- *A2 1st Floor Plan
- *A3 2nd Floor Plan
- *A4 3rd Floor Plan
- *A5 Roof Plan
- *A6 Conceptual Building Section
- *A7 Conceptual Building Section
- *A8 Concept South and North Facade
- *A9 Concept West Facade
- *A10 Concept East Facade



Scope of Work: Type of Work:

New 3-Story mixed use building III-B Construction. Total of 4 dwelling units and 2 commercial units on the ground floor level. New roof top deck. Proposed 5 parking spaces on site

PIN

Lot #2 - 17-32-202-012-0000
Lot #3 - 17-32-202-013-0000

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TECHNICAL BUILDING
CONSULTANTS

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tel (773) 789-9113
email info@tbcpc.com

Project Name New 3-Story Building with
Commercial Space

Location 1003 -1005 W 31 St

Dwg Title Chicago, IL 60608

Cover Page

*A0 Job No 18-027
Scale

Drawn by TC/NB
Date 2019 07 17

New Multi-Unit Building

Located at:

1003 -1005 W 31 St.
Chicago, IL 60608

Issued for Zoning Review - 2019 07 17

***A1**

Job No	18-027
Scale	As indicated
Drawn by	TC/MB
Date	2019 07 17

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Project Name New 3-Story Building with

Commercial Space

Location

Chicago, IL 60608

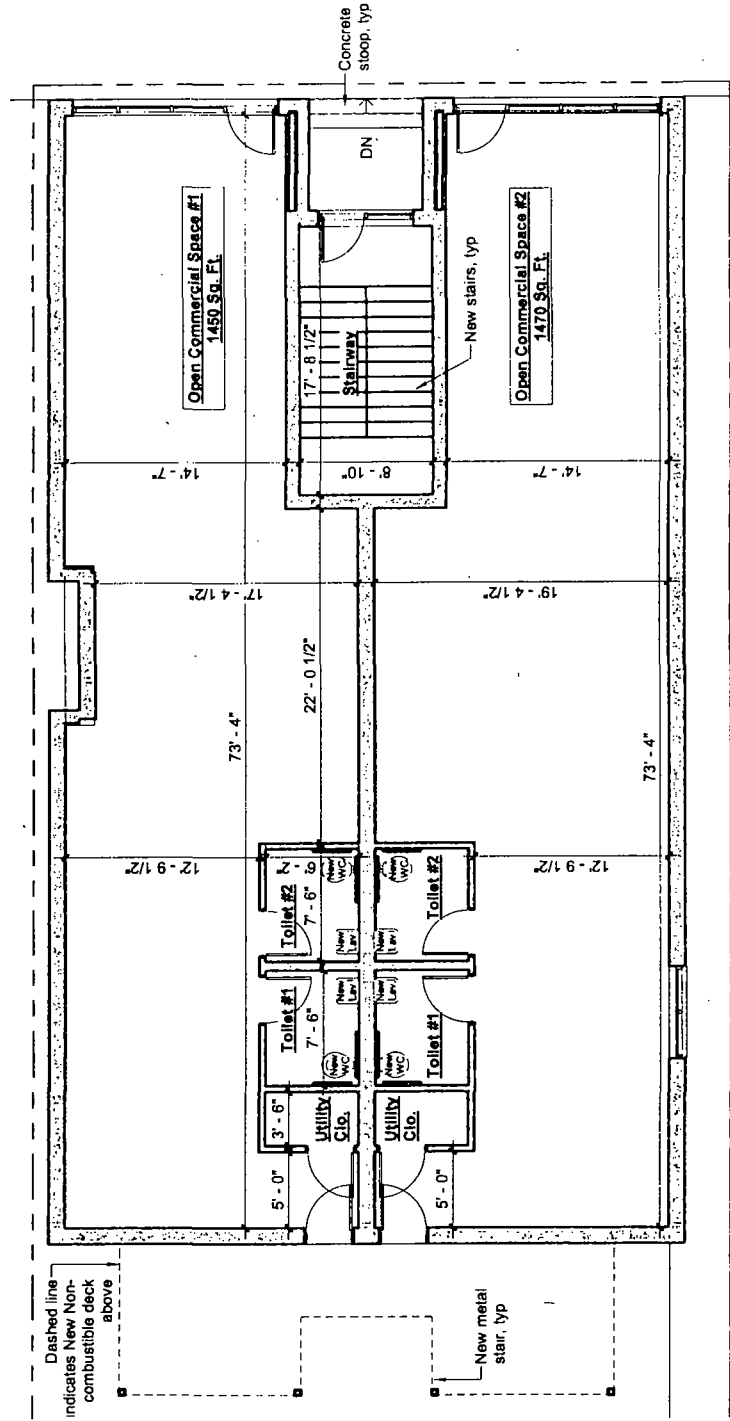
Dwg Title 1st Floor Plan

Job No 18-027

***A2** Job No 18-027
Scale 1/8" = 1'-0"

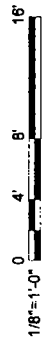
Drawn by _____ TCMB

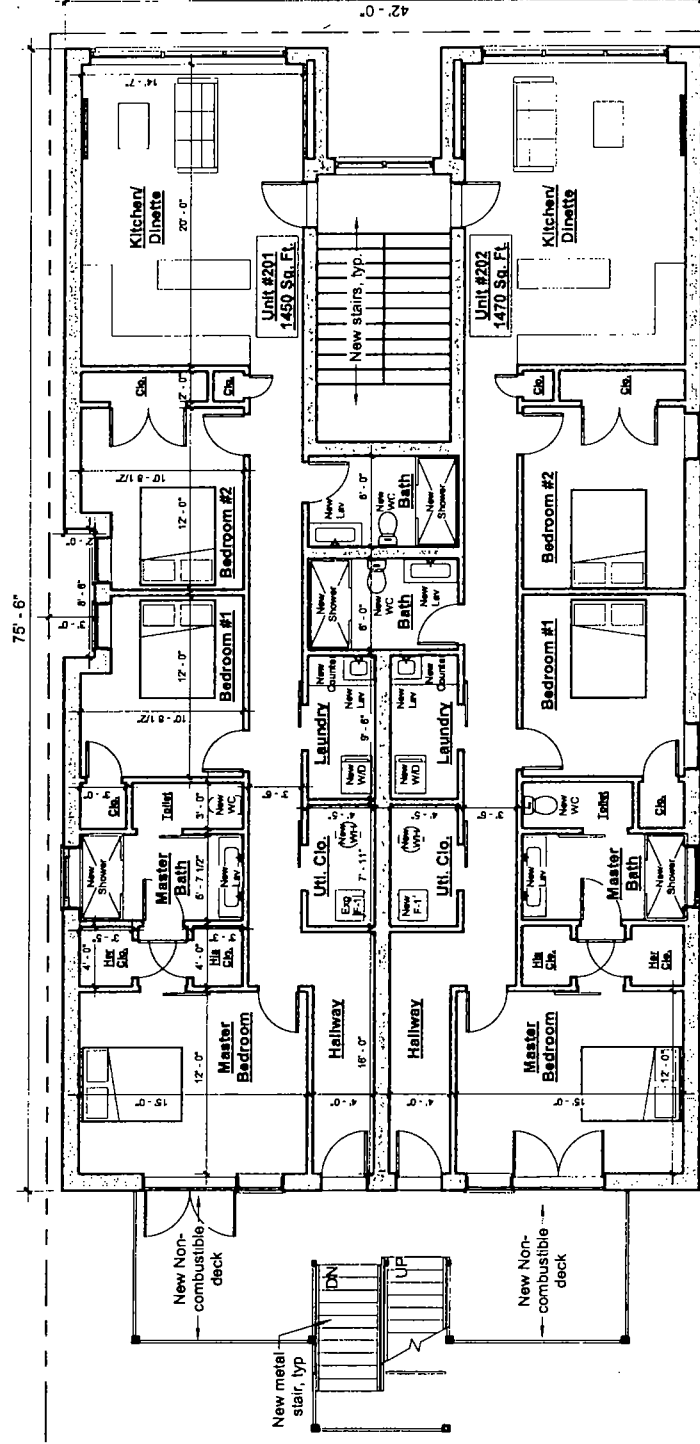
Date 2019 07 17



W
N
S
E

1st Floor Plan
1/8" = 1'-0"





2nd Floor Level
1/8" = 1'-0"

2nd Floor Level
1/8" = 1'-0"

Dwg Title

Job No 18-027

*A3
Job No 18-027
Scale 1/8" = 1'-0"

Drawn by _____ TC/MP _____

Date 2019 07 17

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Project Name New 3-Story Building with Commercial Space

Location
1003 -1005 W 31 St.
Chicago, IL 60608

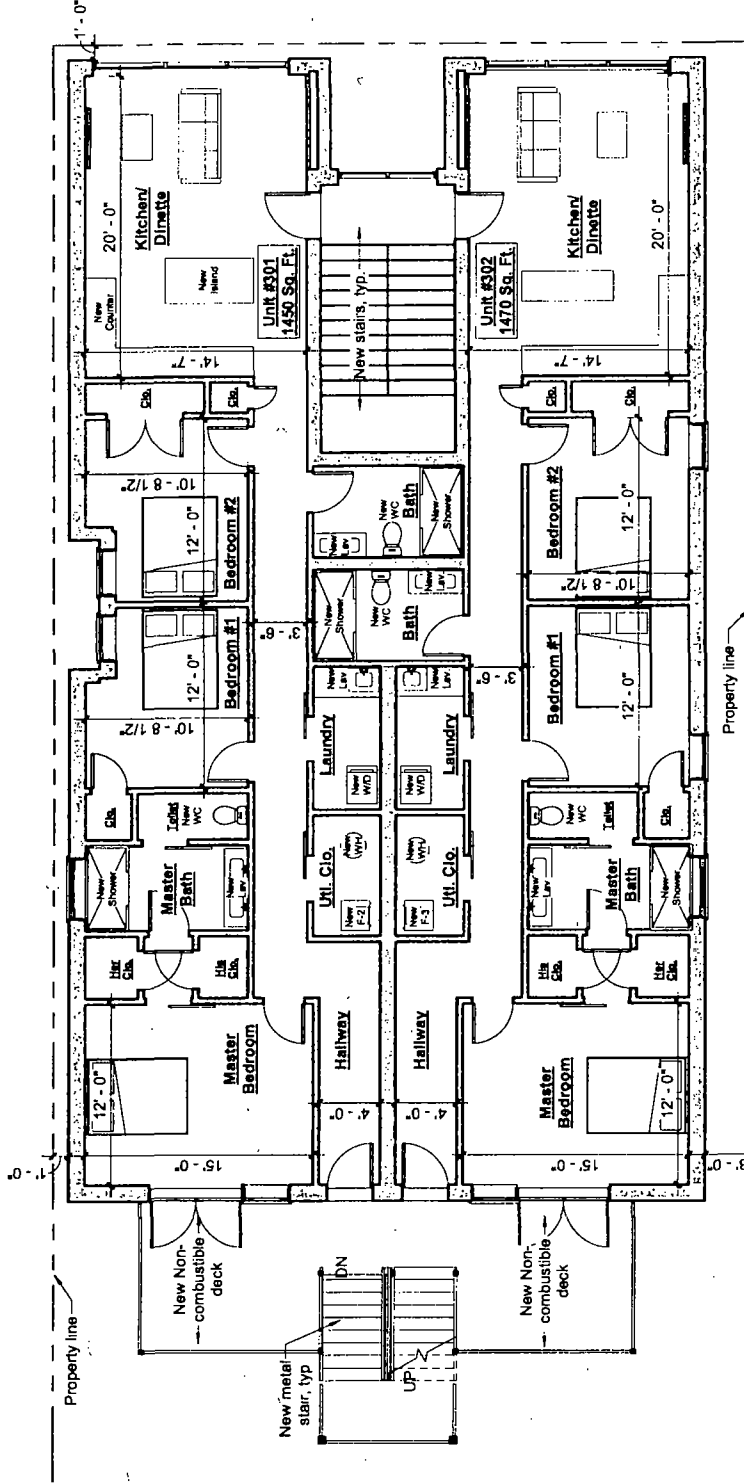
Dwg Title

Job No 18-027

***A3**

Drawn by _____ TC/MP _____

Date 2019 07 17



W
S
E
N
3rd Floor Level
1/8" = 1'-0"

1/8" = 1'-0"
0 4' 8' 16'

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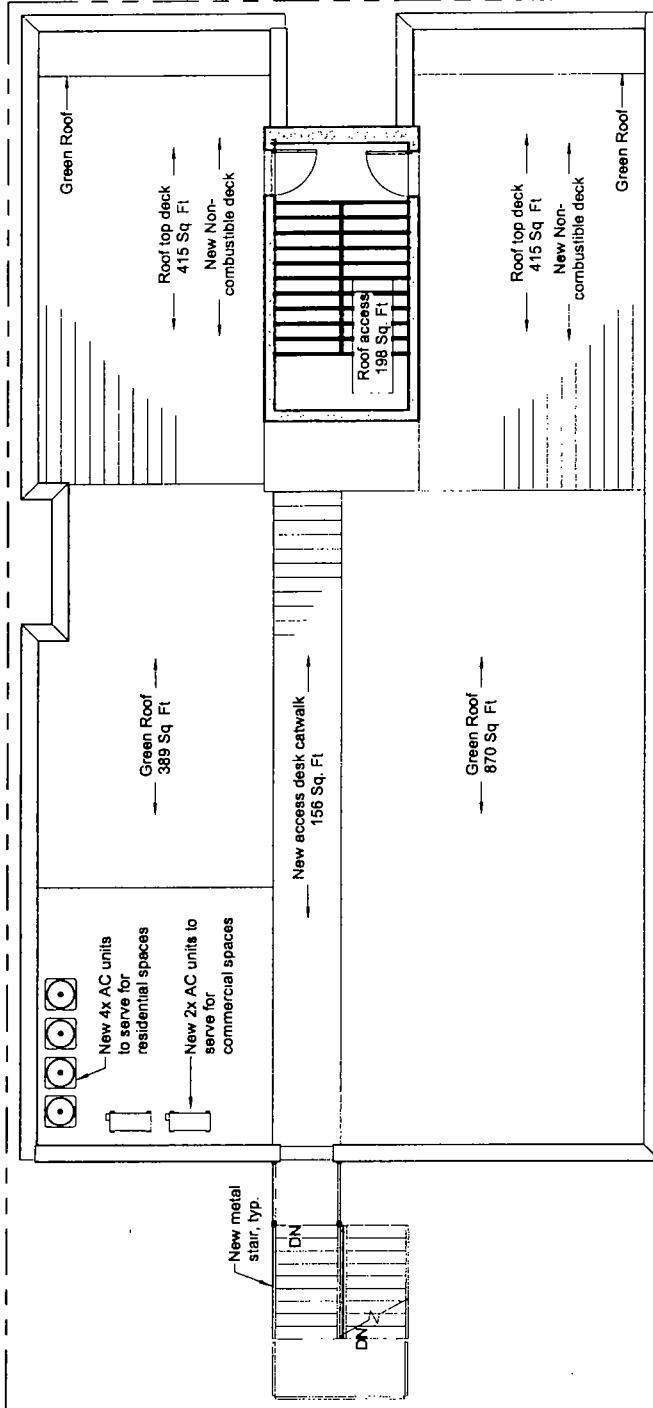
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Location 1003 -1005 W 31 St

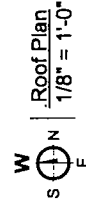
Chicago, IL 60608

Dwg Title 3rd Floor Plan

*A4	Job No	18-027
	Scale	1/8" = 1'-0"
	Drawn by	TCMB
	Date	2019.07.17



Gross Roof Area	3102 SF
Parapets	230 SF
Roof Access	198 SF
Walkways	156 SF
Net Roof Area	2518 SF
50% Green Roof	1259 SF



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Project Name New 3-Story Building with Commercial Space

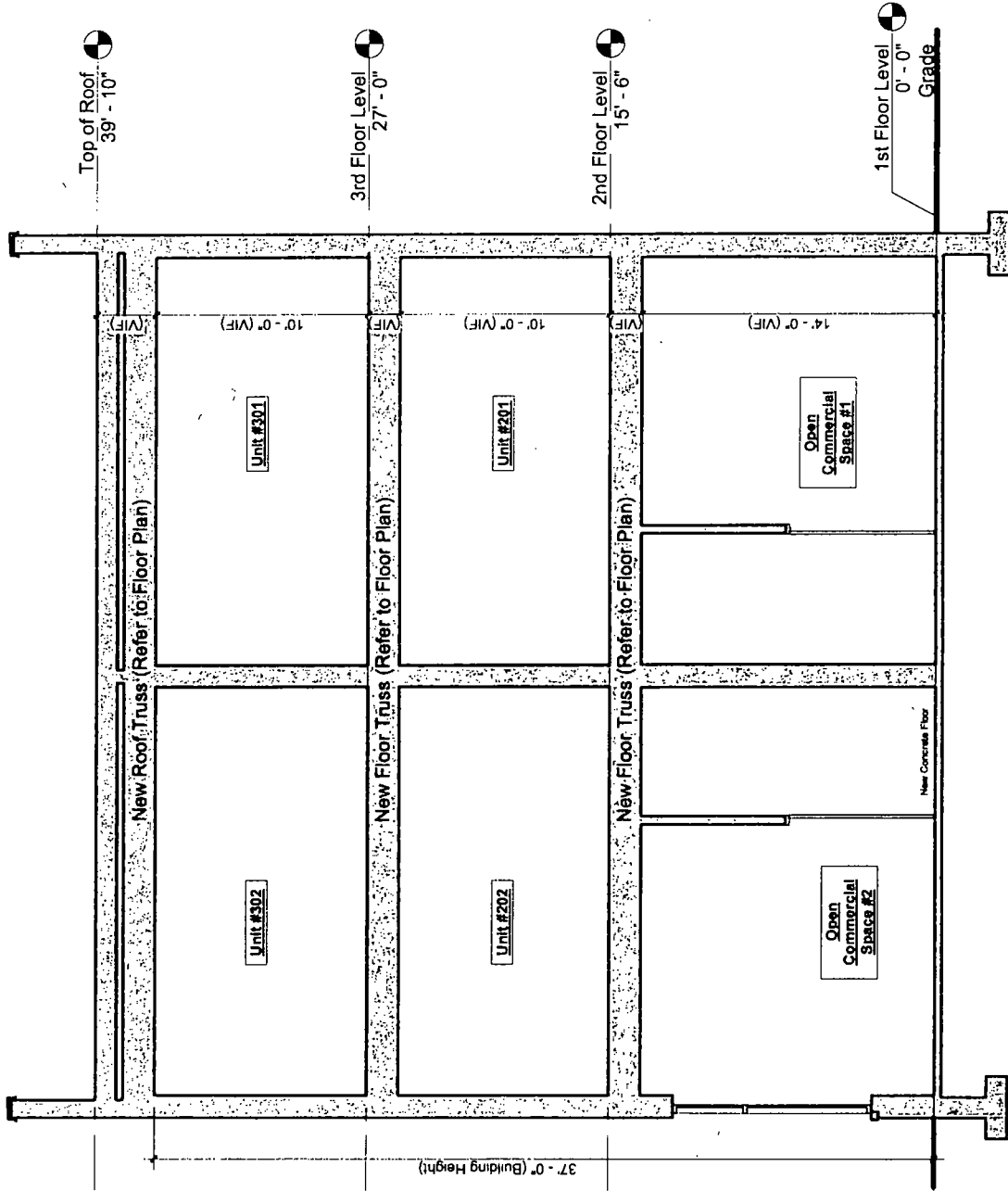
Location 1003 - 1005 W 31 St.
Chicago, IL 60608

Dwg Title Roof Plan

Job No	18-027
Scale	1/8" = 1'-0"
Drawn by	TC/MB
Date	2019.07.17

***A5**

1/8"=1'-0" 0 4' 8' 16'



1 Conceptual Building Section S-N
3/16" = 1'-0"



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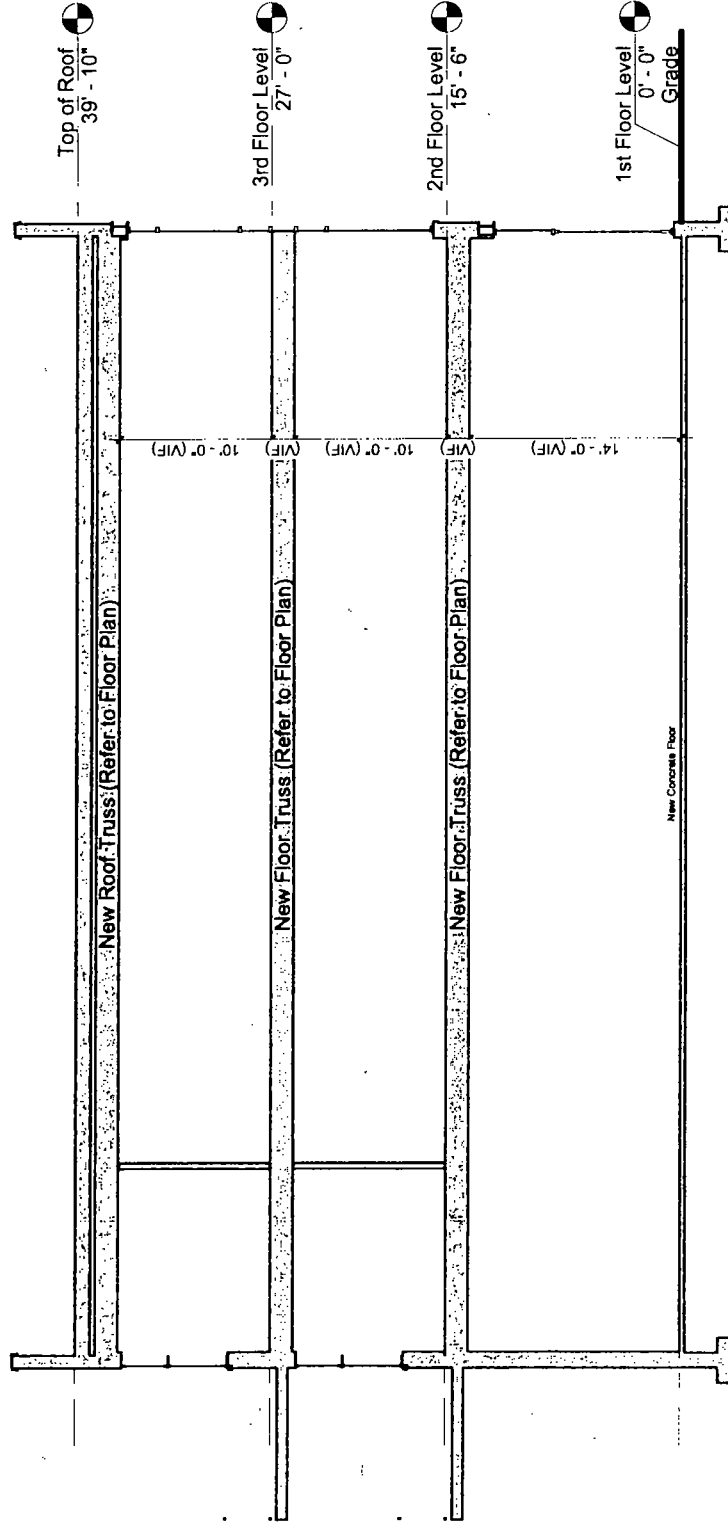
Location 1003 -1005 W 31 St.

Chicago, IL 60608

Dwg Title Conceptual Building Section

Job No	18-027
Scale	3/16" = 1'-0"
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***A6**



1 Conceptual Building Section E-W
1/8" = 1'-0"



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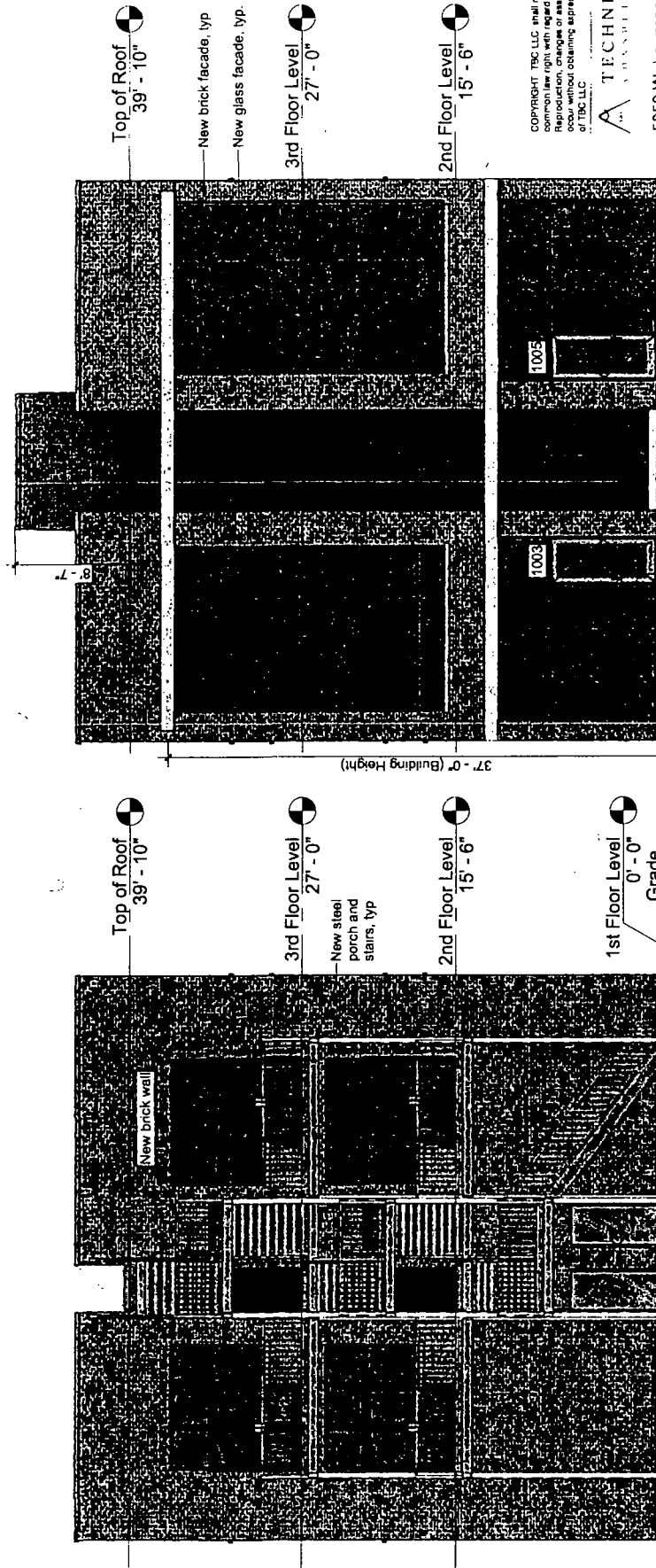
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Project Name: New 3-Story Building with
Commercial Space

Location: 1003 - 1005 W 31 St.
Chicago, IL 60608

Dwg Title: Conceptual Building Section

*A7	Job No	18-027
	Scale	1/8" = 1'-0"
	Drawn by	TC/MB
	Date	2019.07.17



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Project Name New 3-Story Building with Commercial Space
Location 1003 - 1005 W 31 St
Dwg Title Concept Sketch and Facade

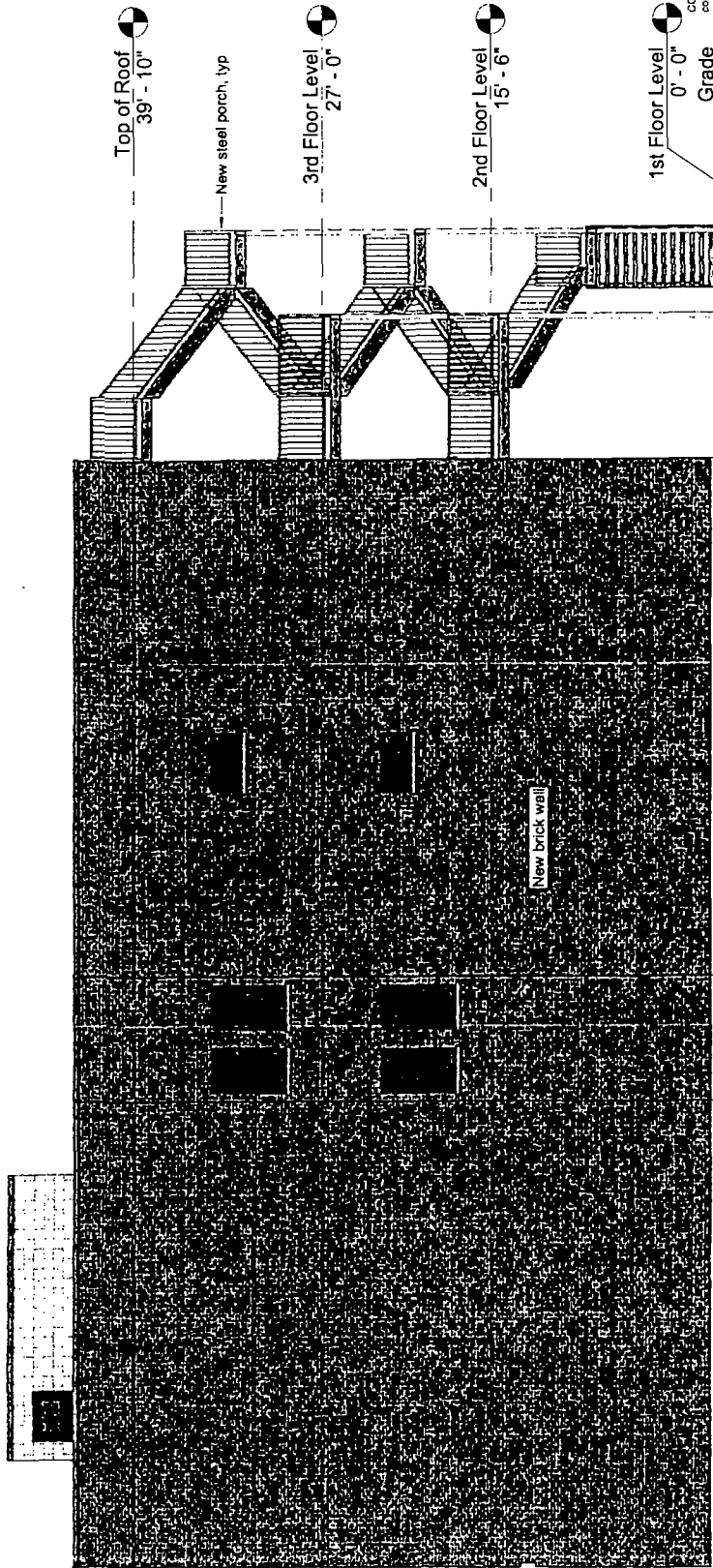
Job No 18-027
Scale 1/8" = 1'-0"
Drawn by TCM/B
Date 2019 07 17

***A8**

1 North Elevation (Front)
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"





1 West Elevation
1/8" = 1'-0"

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Location 1003 - 1005 W 31 St.

Chicago, IL 60608

Dwg Title Concept West Facade

Job No 18-027

Scale 1/8" = 1'-0"

Drawn by TC/MB

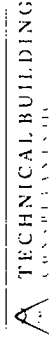
Date 2019 07 17

***A9**



1 | East Elevation
1/8" = 1'-0"

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Project Name New 3-Story Building with Commercial Space
Location 1003 -1005 W 31 St.
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Dwg Title Concept East Facade

Job No	18-027
Scale	1/8" = 1'-0"
Drawn by	TCMB
Date	2019 07 17

*A10