



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2019-9334
Type: Ordinance **Status:** Passed
File created: 12/18/2019 **In control:** City Council
Final action: 1/15/2020
Title: Zoning Reclassification Map No. 7-L at 1758 W 19th St - App No. 20283T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-L
Attachments: 1. O2019-9334.pdf, 2. SO2019-9334.pdf

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed as Substitute	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 7-L in the area bounded by

The public alley next north of and parallel to West 19th Street; a line 24 feet east of and parallel to South Wood Street; West 19th Street; and South Wood Street

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property:

SUBSTITUTE PROJECT NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT 1758 W. 19th St.

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the interior of an existing mixed-use building to add 3 dwelling units. The building contains 4 existing residential units. After renovation, the building will contain a total of 7 dwelling units, a storefront, and 3 parking spaces. There will be no additional parking provided. Parking relief will be sought through the Transit Served Location Ordinance. The height, size, and exterior of the building will not change.

	PROPOSED
Lot Area	3,000 square feet (existing)
MLA	428.57 perDU
Parking	3 parking spaces (existing)*
Rear Setback	38.43 feet (existing)
West Setback	0 feet (existing)

East Setback	0.56 feet (existing)
Front Setback	0 feet (existing)
FAR	2.33 (existing)*
Building Height	41'0" feet (Existing)

*The property is a transit served location

UNIT 6

UNIT 7

LIVING ROOM

FOURTH FLOOR: PROPOSED

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