



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2018-4363  
**Type:** Ordinance **Status:** Passed  
**File created:** 5/23/2018 **In control:** City Council  
**Final action:** 9/20/2018  
**Title:** Zoning Reclassification Map No. 4-G at 1907-1909 S Blue Island Ave - App No. 19680T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-G  
**Attachments:** 1. O2018-4363.pdf, 2. SO2018-4363.pdf

| Date      | Ver. | Action By                                             | Action                   | Result |
|-----------|------|-------------------------------------------------------|--------------------------|--------|
| 9/20/2018 | 1    | City Council                                          | Passed as Substitute     | Pass   |
| 8/30/2018 | 1    | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass      |        |
| 8/30/2018 | 1    | Committee on Zoning, Landmarks and Building Standards | Substituted in Committee |        |
| 5/23/2018 | 1    | City Council                                          | Referred                 |        |

#19680-!'

### SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SEC TION 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 Blue Island Avenue; a line 50 feet southwest of West 19<sup>th</sup> Street as measured along South Blue Island Avenue; the public alley next south of and parallel to South Blue Island Avenue and a line 100 feet southwest of West 19<sup>th</sup> Street as measured along South Blue Island Avenue

to those of B2-3 Neighborhood Mixed-Use District

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

1907-1909 South Blue Island Avenue

## PROJECT NARRATIVE AND PLANS

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# AMENDED TO BE A TYPE 1 ZONING AMENDMENT 1907- 1909 SOUTH BLUE ISLAND

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a CI-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District to renovate an existing office building. After rezoning, the building will have 12 dwelling units, 1,580 square feet of existing commercial space on the ground floor and will remain 28 feet tall. There will be no changes to the exterior of the building and no parking spaces will be provided. The property is a Transit Served Location. \*\*\*(see note below)

|               |                   |
|---------------|-------------------|
| Lot Area      | 6,004 square feet |
| MLA           | 400 square feet   |
| Parking       | 0 parking spaces  |
| Front Setback | 0 feet            |
| Rear Setback  | 0feet             |
| East Setback  | 0feet             |

|                         |                    |
|-------------------------|--------------------|
| West Setback            | Ofeet              |
| FAR                     | 1.99               |
| Building Square Footage | 12,000 square feet |
| Building Height         | 28 feet            |

\*\*\*The property's status as a transit served location is contingent upon the amendment of §17-3-503-E of the Chicago Zoning Ordinance to extend the Pedestrian Street to encompass the lots at 1907-1909 South Blue Island Avenue. If an ordinance to extend the Pedestrian Street to encompass 1901-1909 South Blue Island Avenue is not passed, the property shall not be a transit served location and the applicant will have to obtain a variance to further reduce parking or re-zone the property.

FINAL FOR  
PUBLICATION