

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 Cl-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" 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 lh Street as measured along South Blue Island Avenue

to those of B2-3 Neighborhood Mixed-Use District

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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

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 Cl-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 Ofeet
East Setback Ofeet
West Setback Ofeet

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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