



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2022-1527  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 5/23/2022  
**In control:** City Council  
**Final action:** 6/22/2022  
**Title:** Zoning Reclassification Map No. 4-G at 931 W 19th St - App No. 21040T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-G  
**Attachments:** 1. O2022-1527 (V1).pdf, 2. O2022-1527.pdf

Date	Ver.	Action By	Action	Result
6/22/2022	1	City Council	Passed	Pass
6/21/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/23/2022	1	City Council	Referred	

### ORDINANCE

*Be it Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current M1-2 Limited Manufacturing/Business Park District as shown on Map 4-G in the area bounded by:

West 19th Street; a line 237.00 feet east of and parallel to South Sangamon Street; the public alley next south of and parallel to West 19th Street; the public alley next east of and parallel to S. Sangamon Street; West 19<sup>th</sup> Place; and a line 22.75 feet east of and parallel to the east line of South Sangamon Street

to those of a C3-5 Commercial, Manufacturing, and Employment District.

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

Common Address: 931 West 19th Street

PROJECT NARRATIVE AND PLANS FOR TYPE-1  
ZONING MAP AMENDMENT AT 931 WEST 19<sup>th</sup>  
STREET

The Applicant requests a zoning change for the property located at 931 West 19<sup>th</sup> Street from the M1-2 Limited Manufacturing/Business Park District to the C3-5 Commercial, Manufacturing and Employment District in order to utilize the existing building for uses permitted in the C3 District, including: office, restaurant greater than 4,000 s.f. in size with an outdoor patio, food manufacturing (i.e. microbrewery), accessory uses and 18 parking spaces (existing). Approximately 17,000 sq.ft. of commercial (non-office) uses are proposed. The building is 5 stories (plus basement) and is 67'-1" tall. No changes to the exterior of the building are proposed. No residential dwelling units are permitted.

<b>Lot Area</b>	38,341.95 square feet
<b>Floor Area Ratio</b>	2.64 (existing 5-story building)
<b>Building Area (for FAR calculation only)</b>	Approximately 101,341 square feet (existing)
<b>Number of Dwelling Units</b>	0
<b>Off-Street Parking</b>	18 parking spaces.
<b>Setbacks:</b>	Existing building
<b>Front (north)</b>	0.0 feet
<b>Side (east)</b>	0.0 feet
<b>Side (west)</b>	7.91 feet
<b>Rear (south)</b>	100.85 feet (to W. 19 <sup>th</sup> Place)
<b>Building Height</b>	67'-1" (existing)

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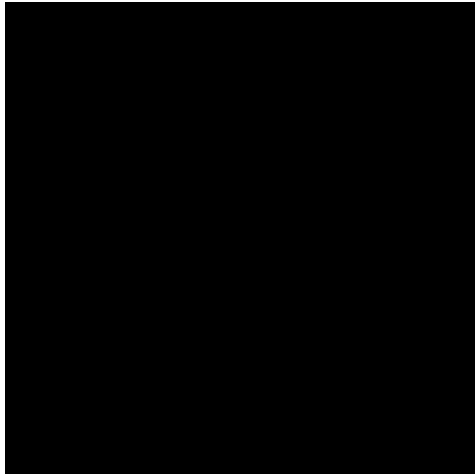
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