



City of Chicago



SO2019-1359

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-E at 4901-4959 S Indiana Ave, 200-208 E 50th St, 201-233 E 49th St and 4900-4926 S Prairie Ave - App No. 19974T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RM-5, Residential Multi-Unit District symbols and indications as shown on Map Number 12-E in the area bounded by:

East 50th Street; South Indiana Avenue; East 49th Street; South Prairie Avenue; the alley next south of and parallel to East 49th Street; the alley next east of and parallel to South Indiana Avenue; a line approximately 150.00 feet north of and parallel to East 50th Street; and a line 104.30 feet east of and parallel to South Indiana Avenue,

to those of B3-2, Community Shopping District.

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

COMMON ADDRESS: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street; and 4900-4926 S. Prairie Avenue

**SUBSTITUTE NARRATIVE AND PLANS FOR
TYPE 1 ZONING AMENDMENT APPLICATION
FROM RM-5 TO B3-2**

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Project Narrative: The Applicant seeks approval for a Type 1 zoning amendment from RM-5 to B3-2 to renovate and improve existing buildings and expand on the existing annex building for commercial purpose including office and communication service establishment and specifically music studios, audio and video editing suites, merchandising, booking, and management services for musicians. Project will also offer free programs for kids, apprenticeships with music professionals and training in a variety of skills: music production, graphic design, audio editing.

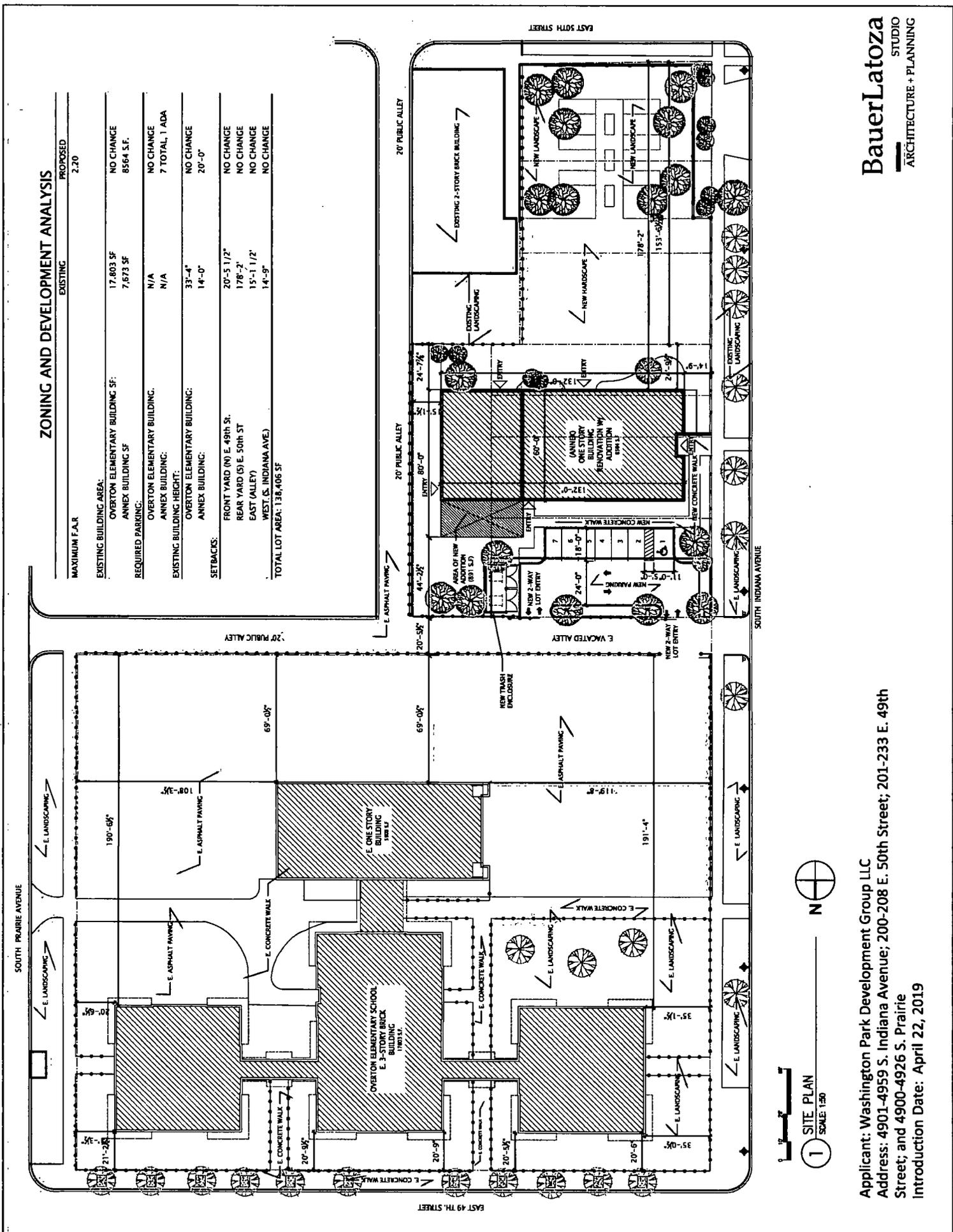
Lot Area: 138,406 square feet
Maximum F.A.R.: 2.20
Existing Building Area: Principal Building: approximately 60,000 SF Annex: Existing 8,564 SF; Proposed 9,455 SF
Required Parking: approximately 128 spaces *Applicant will seek to reduce required parking pursuant to Section 17-10-0102-B, paragraph 2 (Transit-Served Location)
Existing Building Height: Principal Building: 33'-4" Annex: Existing: 14'-0"; Proposed 20'
Setbacks Existing Building:*
Front: (E. 49 th St.): 20'-5 1/2" Side: (Alley) 15'-1 1/2" Side: (S. Indiana Ave.): 14'-9" Rear: (E. 50 th St.): 178'-2"

*will seek relief if required

Applicant: Washington Park Development Group, LLC
Address: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street;
and 4900-4926 S. Prairie Avenue
Introduction Date: March 13, 2019

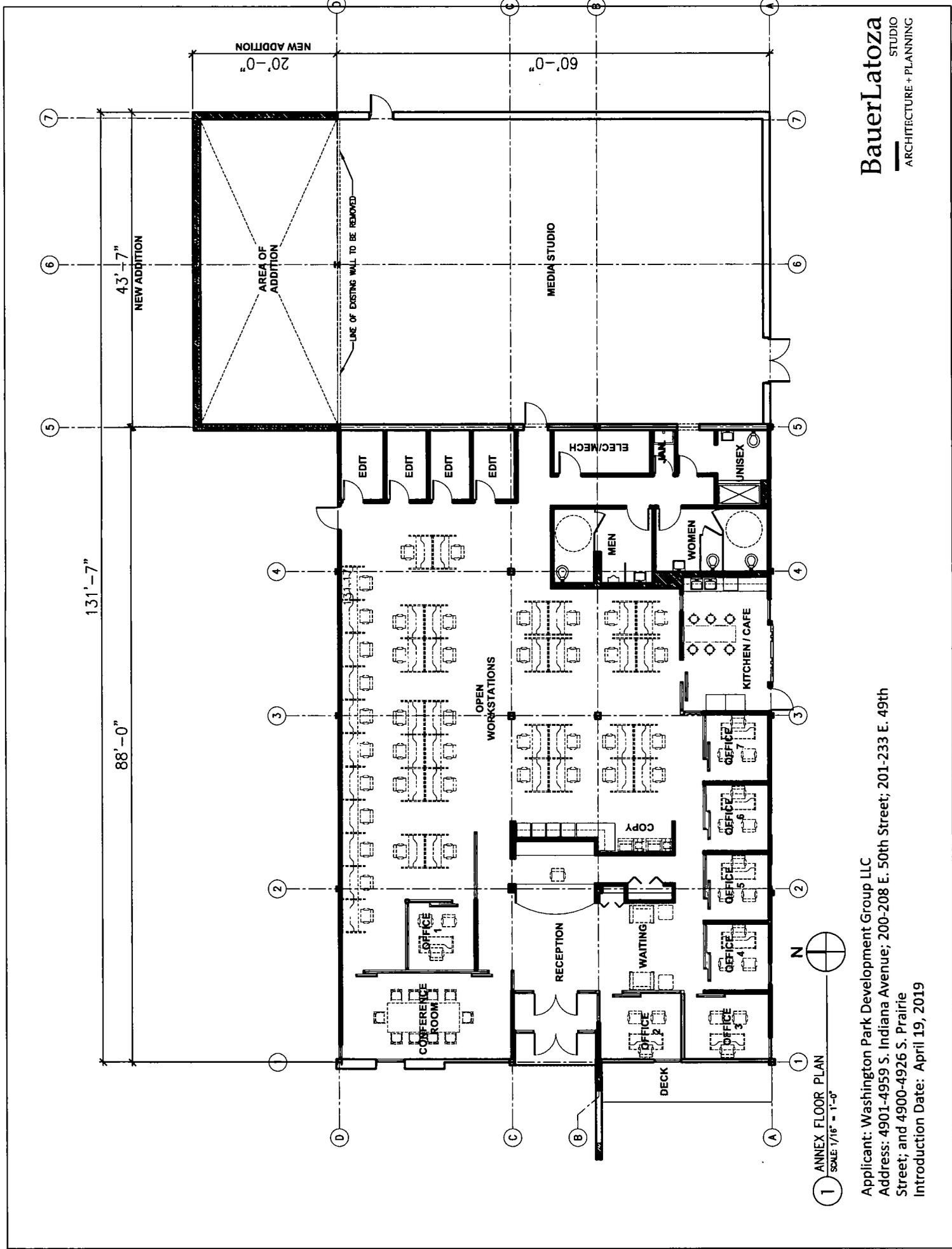
ZONING AND DEVELOPMENT ANALYSIS

	EXISTING	PROPOSED
MAXIMUM F.A.R.		2.20
EXISTING BUILDING AREA:		
OVERTON ELEMENTARY BUILDING SF:	17,803 SF	NO CHANGE
ANNEX BUILDING SF	7,873 SF	8564 S.F.
REQUIRED PARKING:		
OVERTON ELEMENTARY BUILDING:	N/A	NO CHANGE
ANNEX BUILDING:	N/A	7 TOTAL, 1 ADA
EXISTING BUILDING HEIGHT:		
OVERTON ELEMENTARY BUILDING:	33'-4"	NO CHANGE
ANNEX BUILDING:	14'-0"	20'-0"
SETBACKS:		
FRONT YARD (N) E. 49th St.	20'-5 1/2"	NO CHANGE
REAR YARD (S) E. 50th ST	178'-2"	NO CHANGE
EAST (ALLEY)	15'-1 1/2"	NO CHANGE
WEST (S. INDIANA AVE.)	14'-9"	NO CHANGE
TOTAL LOT AREA: 138,406 SF		

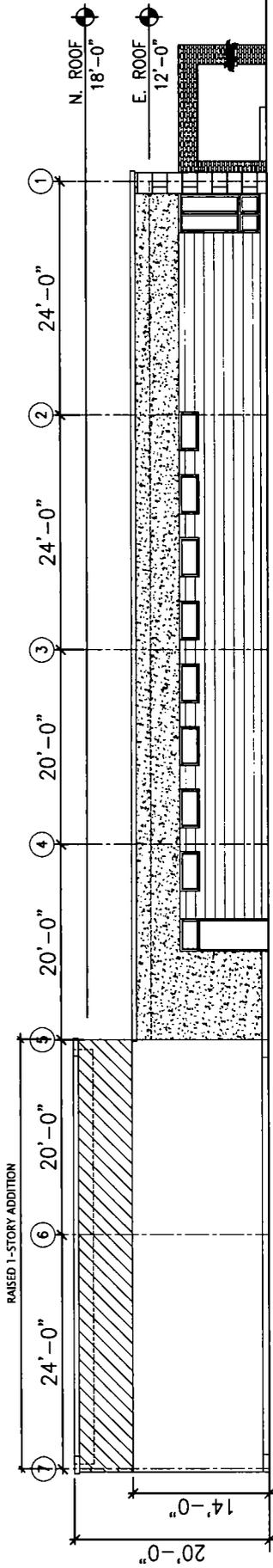


1 SITE PLAN
SCALE 1/8" = 1'-0"

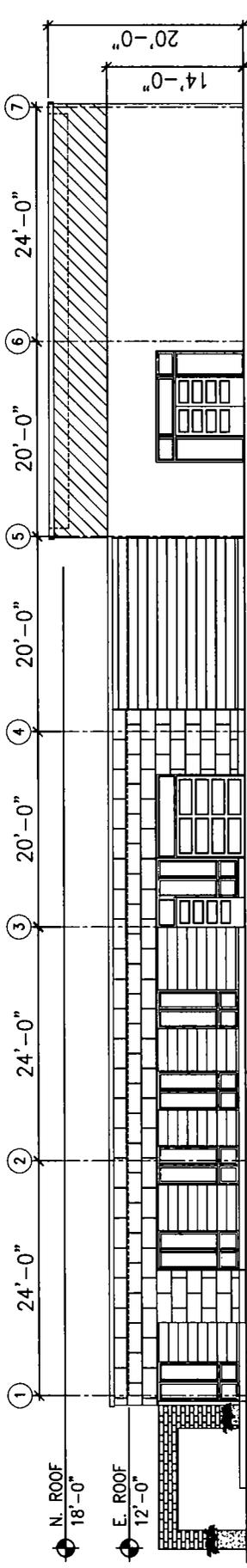
Applicant: Washington Park Development Group LLC
 Address: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street; and 4900-4926 S. Prairie
 Introduction Date: April 22, 2019



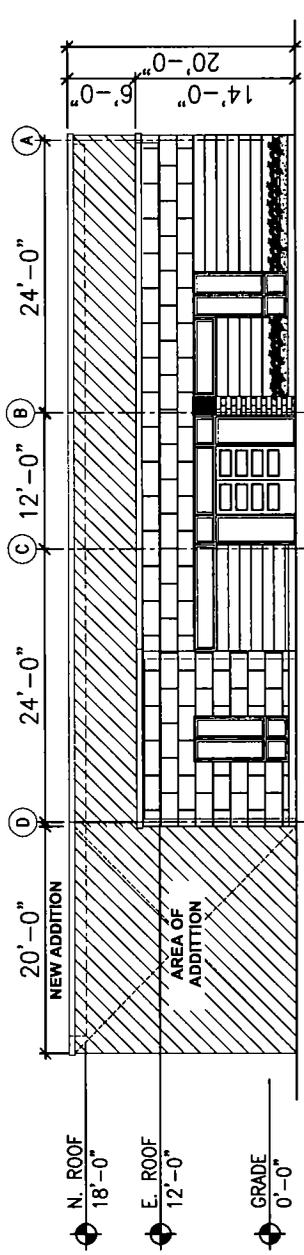
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2 NORTH ELEVATION
SCALE: 1/16"=1'-0"



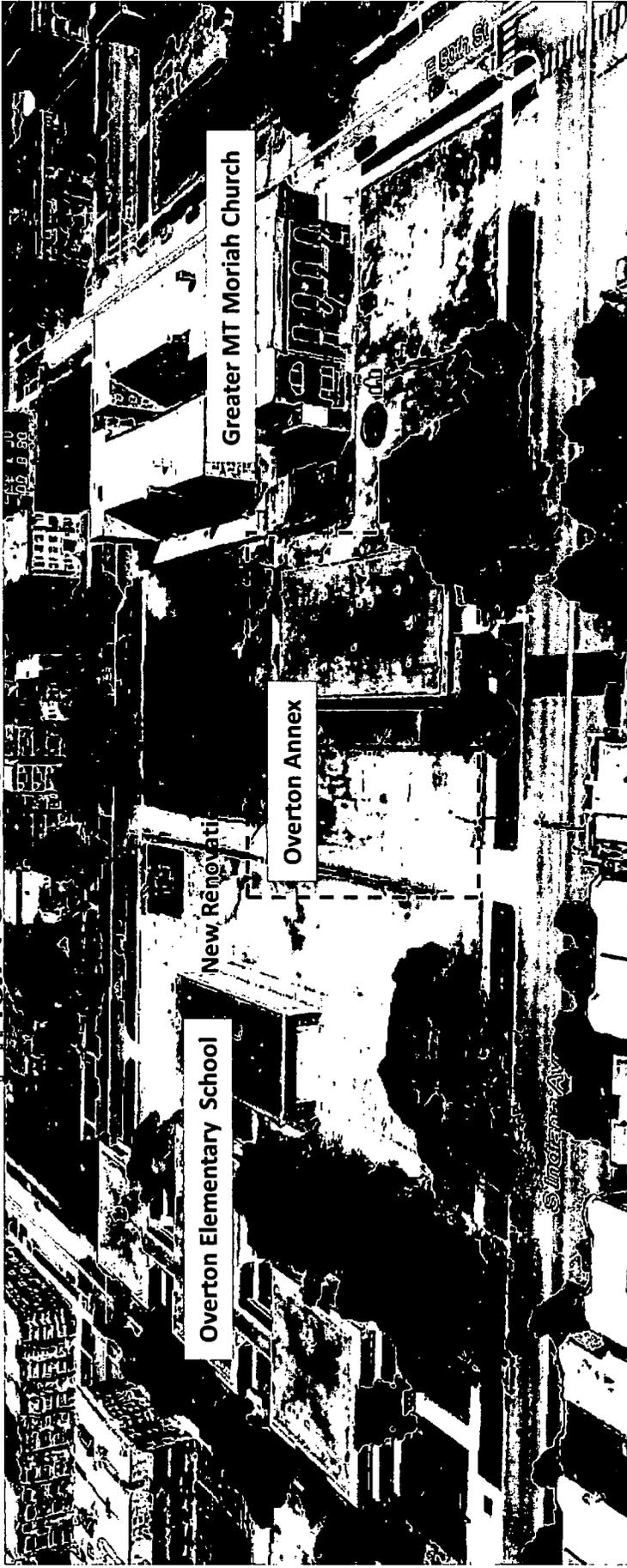
2 EAST ELEVATION
SCALE: 1/16"=1'-0"



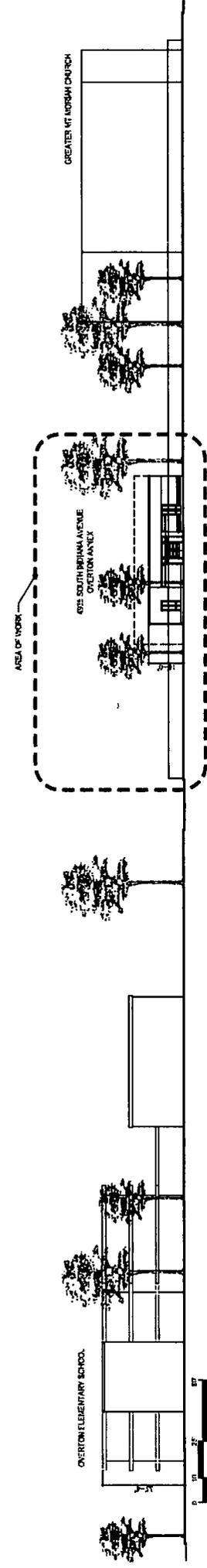
1 WEST ELEVATION
SCALE: 1/16"=1'-0"

Applicant: Washington Park Development Group LLC
 Address: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street; and 4900-4926 S. Prairie
 Introduction Date: April 19, 2019

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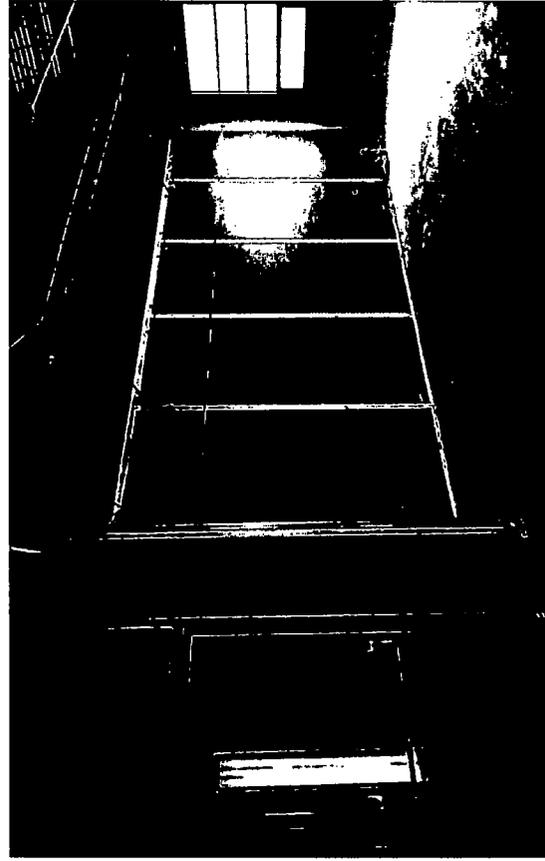
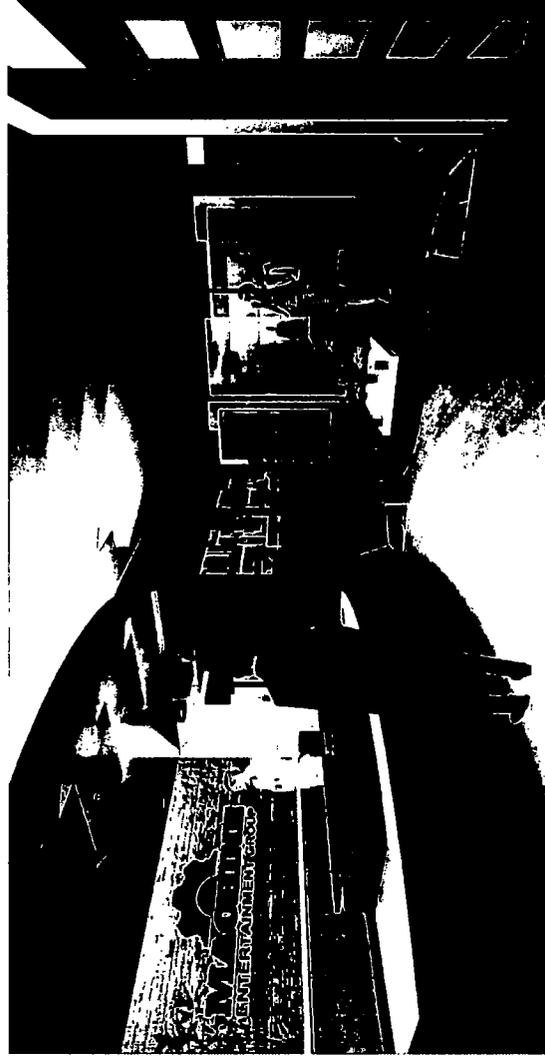
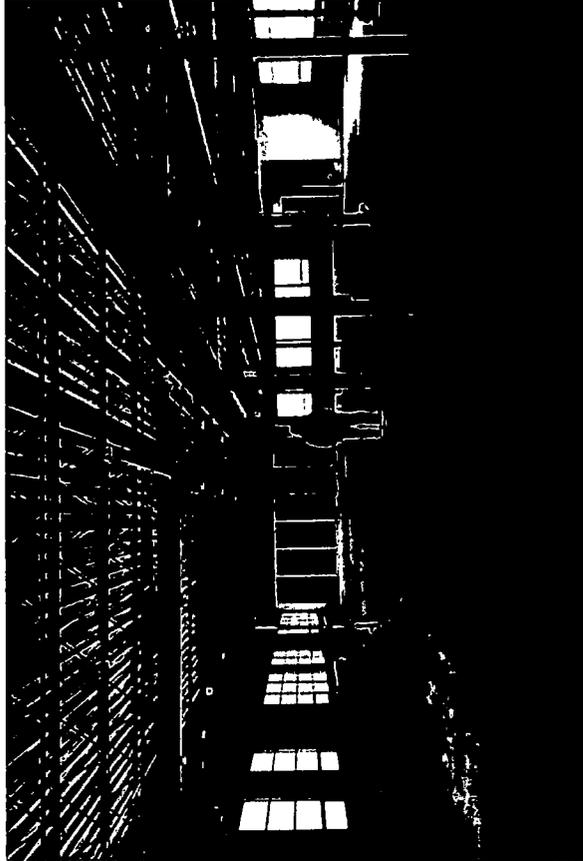


SITE ELEVATION

Applicant: Washington Park Development Group LLC
Address: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street; and 4900-4926 S.
Prairie Introduction Date: April 19, 2019

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STUDIO

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EXISTING INTERIORS

PROPOSED INTERIORS

Applicant: Washington Park Development Group LLC

Address: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street; and 4900-4926 S.

Prairie Introduction Date: April 19, 2019

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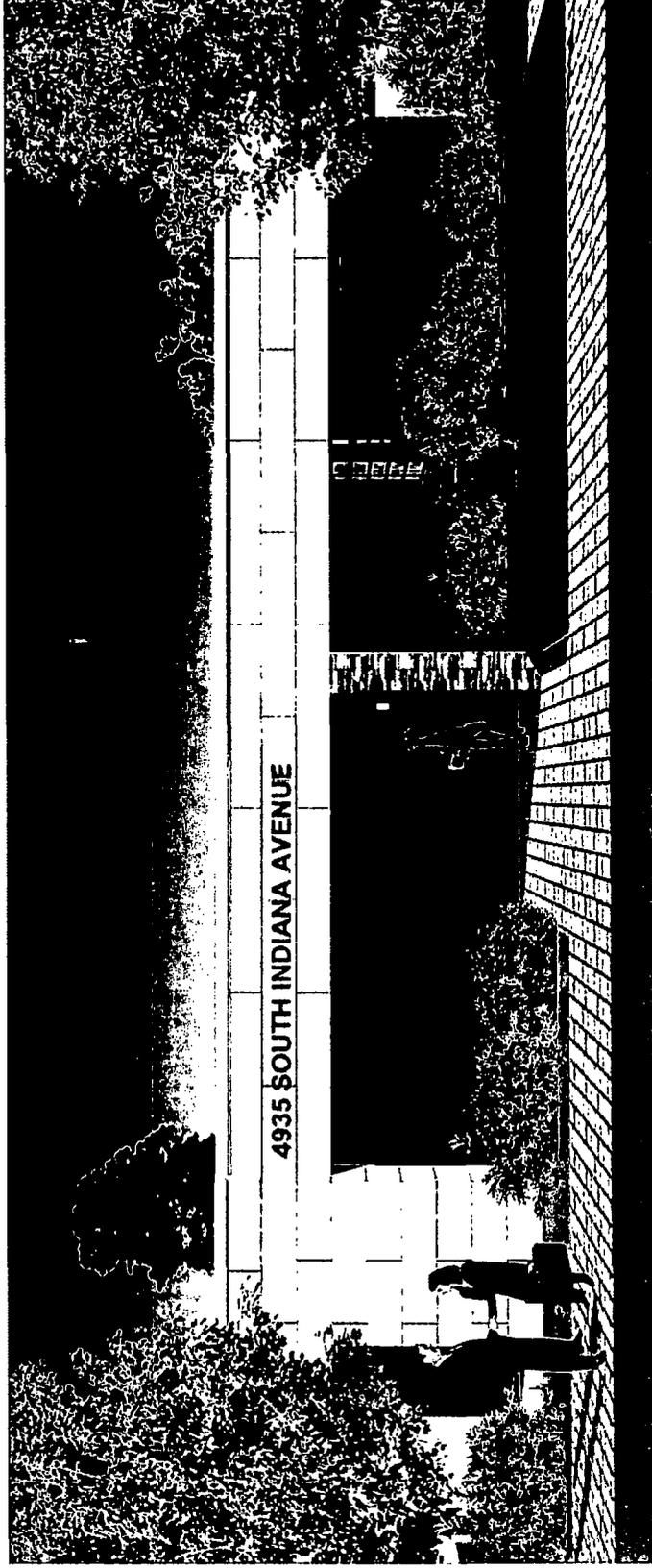
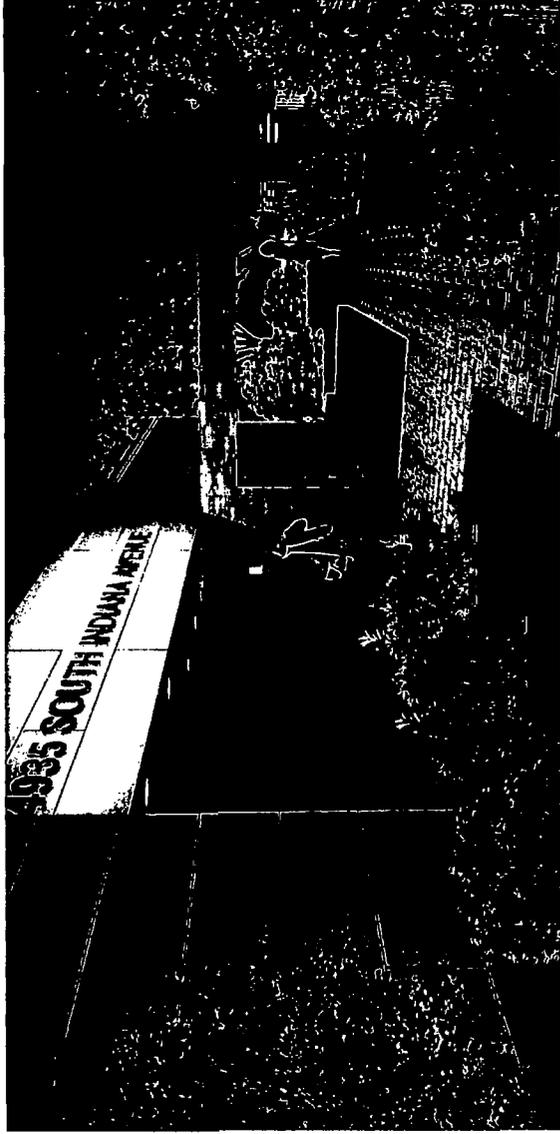
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EXISTING SITE PHOTOS

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OVERTON ANNEX RENDERING

Applicant: Washington Park Development Group LLC

Address: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street; and 4900-4926 S.

Prairie Introduction Date: April 19, 2019

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