



City of Chicago



O2018-1905

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-E at 4007 S Wabash Ave - App No. 19556T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 M1-3, Limited Manufacturing/Business Park District symbols as shown on Map No. 10-E in the area bounded by:

A line 519 feet north of and parallel to East 41st Street; the public alley next east of and parallel to South Wabash Avenue; a line 491 feet north of and parallel to East 41st Street; South Wabash Avenue.

To those of a B2-2, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 4007 South Wabash Avenue, Chicago IL.

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

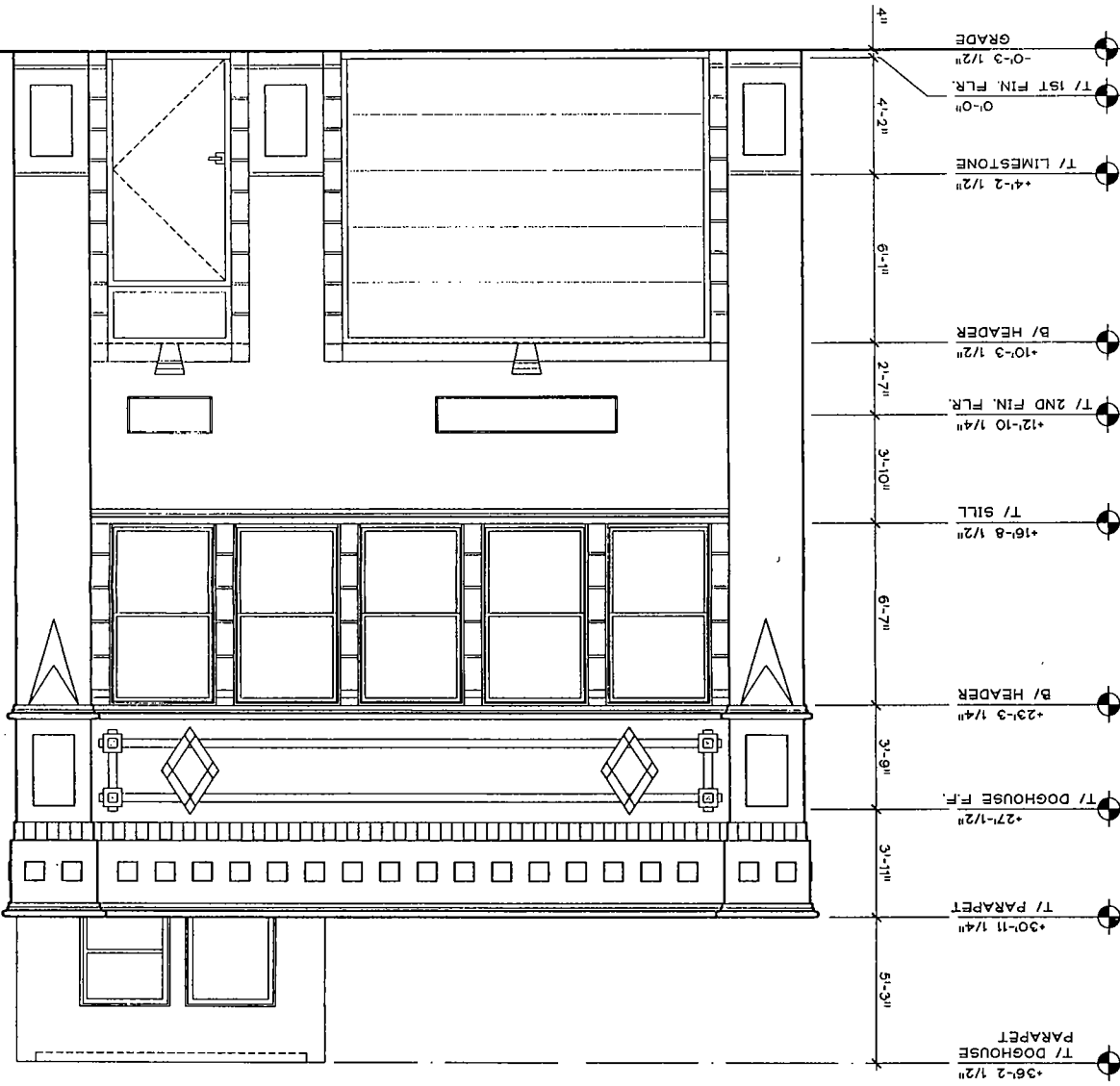
NARRATIVE FOR TYPE 1 REZONING FOR 4007 SOUTH WABASH AVENUE, CHICAGO, ILLINOIS

The subject property is currently improved with a two-story commercial building (offices on the second floor and accessory storage on the ground floor). The Applicant needs a zoning change to establish a dwelling unit on the second floor of the existing building, the existing offices with an accessory storage to remain.

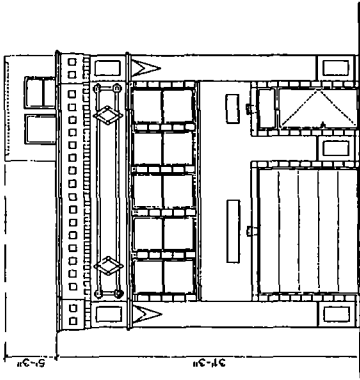
Project Description:	Zoning Change from an M1-3 to a B2-2
Use:	Mixed use building with one dwelling unit and offices on the second floor and an accessory storage and parking on the ground floor
Floor Area Ratio:	2.0
Lot Area:	4,495.96 square feet
Building Floor Area:	8,992 square feet 3-20-2018
Density:	NO CHANGES
Off- Street parking	
Set Backs:	
Building height:	36 feet 2½ inches

WEST ELEVATION

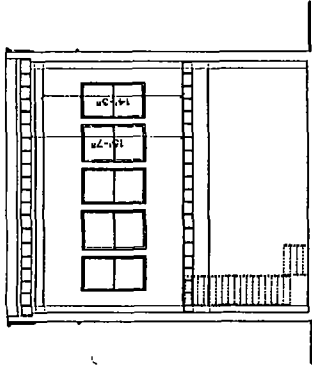
3/16" = 1'-0"



FINAL FOR PUBLICATION

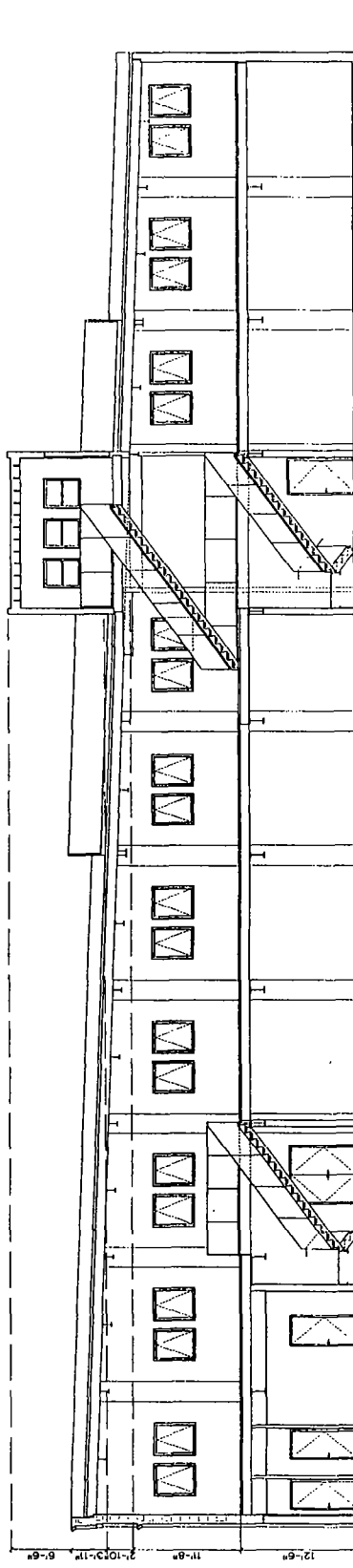


3 WEST ELEVATION
 $\frac{3}{16}'' = 1'-0''$



2 TRANSVERSAL WEST ELEVATION
 $\frac{3}{16}'' = 1'-0''$

FINAL FOR PUBLICATION



1 LONGITUDINAL SECTION
 $\frac{1}{16}'' = 1'-0''$