



# City of Chicago



O2020-1873

Office of the City Clerk

## Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 4/22/2020   |
| <b>Sponsor(s):</b>              | Misc. Transmittal   |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Zoning Reclassification Map No. 10-D at 4200-4214 S<br>Berkeley Ave - App No. 20369T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                                 |

Final for Publication

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 RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 10-D in the area bounded by

East 42<sup>nd</sup> Place; South Berkeley Avenue; a line 176.50 feet south of and parallel to East 42<sup>nd</sup> Place; and the alley next west of and parallel to South Berkeley Avenue

to those of a B1-3 Community Shopping District.

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

Address: 4200 to 4214 South Berkeley Avenue, Chicago, Illinois

# 17-13-0303-C(1) for Publication

## 17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 4200 TO 4214 SOUTH BERKELEY, CHICAGO, ILLINOIS

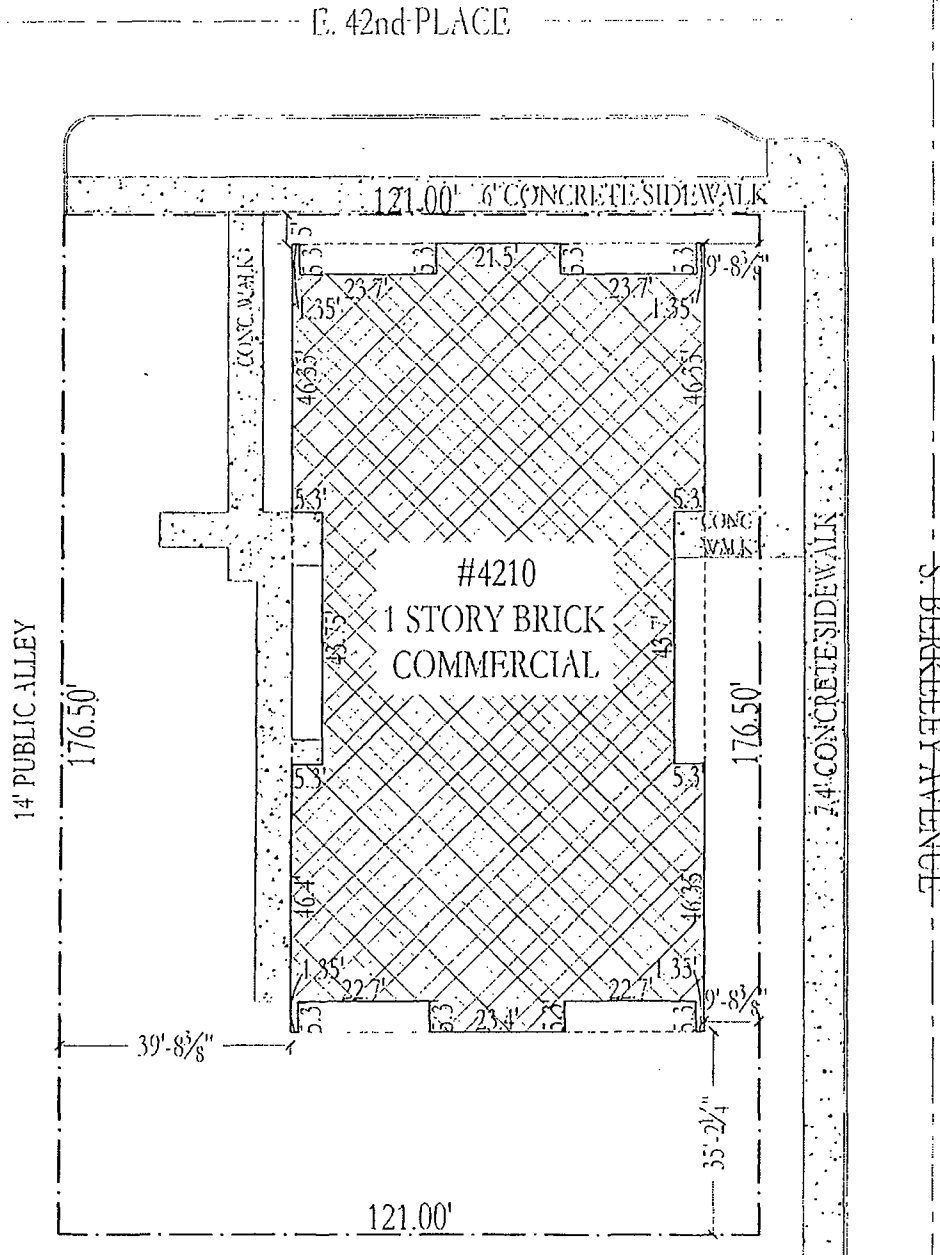
ZONING: B1-3 NEIGHBORHOOD SHOPPING DISTRICT, TYPE 1.

LOT AREA: 21,356 SQUARE FEET

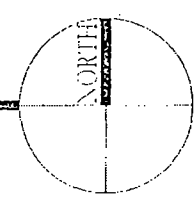
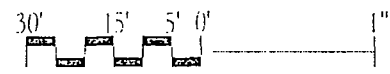
LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A SINGLE STORY, APPROXIMATELY 9,700 SF COMMERCIAL OFFICE BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO LEGALIZE THE NON-CONFORMING OFFICE USE OF THE PROPERTY.

- (A) FLOOR AREA RATIO: 1.0; TOTAL FLOOR AREA IS 21,356 SQUARE FEET
- (B) THE AMOUNT OF OFF-STREET PARKING: 0 (EXISTING). PARKING IS PROVIDED OFF SITE
- (C) SETBACKS:
  - A. FRONT SETBACK: 9 FEET, 8 INCHES (EXISTING)
  - B. REAR SETBACK: 39 FEET, 8 INCHES (EXISTING)
  - C. SIDE SETBACKS: 35 FEET, 2 INCHES (SOUTH; EXISTING) AND 5 FEET (NORTH; EXISTING)
  - D. BUILDING HEIGHT: 14 FEET, 8 INCHES (EXISTING)

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4210 S. BERKELEY AVENUE  
EXISTING SITE PLAN  
SCALE 1" = 30'-0"



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