



# City of Chicago

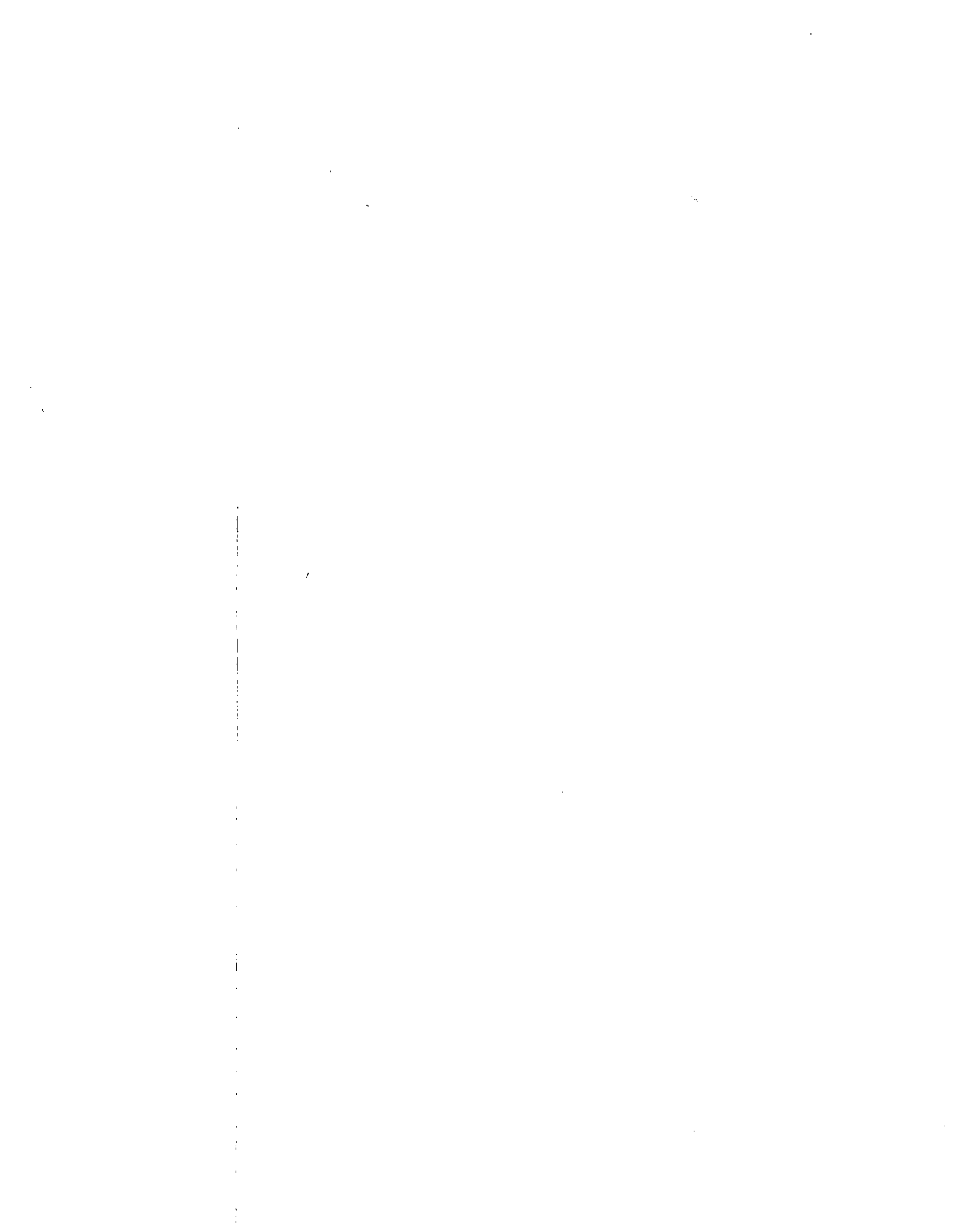


O2018-3185

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 10-G at 4522-4528 S McDowell Ave - App No. 19621T1
<b>Committee(s) Assignment:</b>	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 M1-2, Limited Manufacturing/Business Park District symbols as shown on Map No. 10 - G in the area bounded by:**

**The public alley next northwest of and parallel to South McDowell Avenue; a line 211.8 feet southwest of and almost parallel to West 45<sup>th</sup> Street (as measured along the northwest boundary of South McDowell Avenue); South McDowell Avenue; a line 311.91 feet southwest of and almost parallel to West 45<sup>th</sup> Street (as measured along the northwest boundary of South McDowell 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: 4522-28 South McDowell Avenue,, Chicago**

**FINAL FOR PUBLICATION**

**NARRATIVE FOR TYPE 1 REZONING FOR  
4522-28 SOUTH MCDOWELL AVENUE, CHICAGO**

The subject property is currently improved with a 2-story mixed-use building. The Applicant needs a zoning change to establish an artist live-work space within the existing building.

Project Description:	Zoning Change from an M1-2 to a B2-2
Use:	Mixed-use building / artist live-work space / one dwelling unit
Floor Area Ratio:	.33
Lot Area:	11,400 Square Feet
Existing Building Floor Area:	Approximately 3,800 Square Feet
Density:	11,400 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 2 car garage
Existing Set Backs:	Existing Front: 0 Feet Existing North Side: 2.16 Feet Existing South Side: 50 Feet Existing Rear: 15 Feet
Existing Building Height:	Existing 2-story / 22 Feet

FINAL FOR PUBLICATION

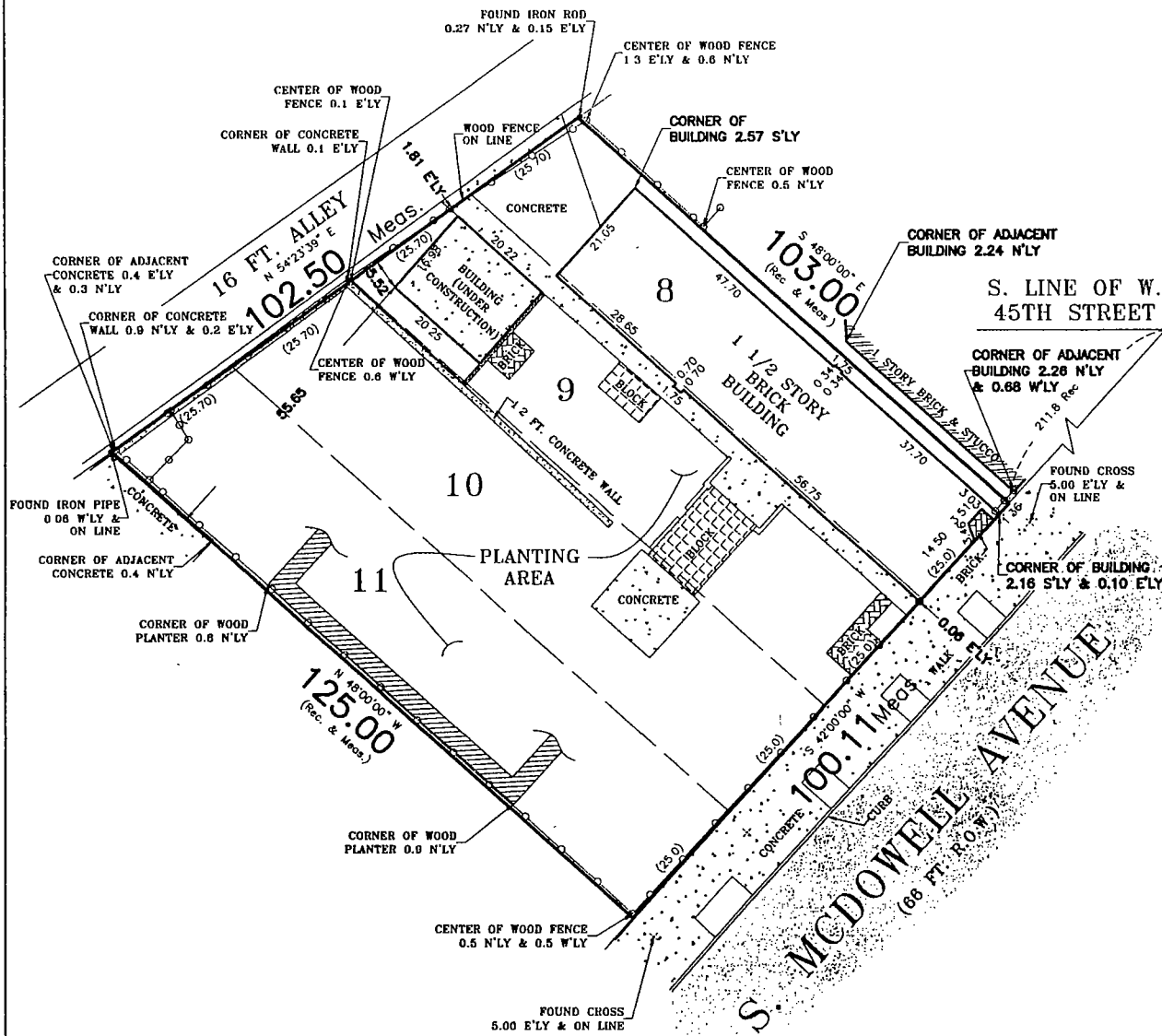
# PLAT OF SURVEY of

LOTS 8, 9, 10 AND 11 IN BLOCK 2 IN S. E. GROSS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4522-4528 S. MCDOWELL AVENUE, CHICAGO, ILLINOIS  
P.I.N. 20-05-305-039  
20-05-305-040



SCALE: 1"=20'



### GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS, WERE NOT SET PER CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

**FINAL FOR PUBLICATION**

STATE OF ILLINOIS )  
                                  ) S.S.  
COUNTY OF COOK )



SURVEY ORDERED BY: ROLAND KULLA

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS  
29TH DAY OF MARCH A.D. 2018

MY LICENSE EXPIRES ON 11/30/18

P.S.I. NO. 180587

Professional Design Registration #184-002795

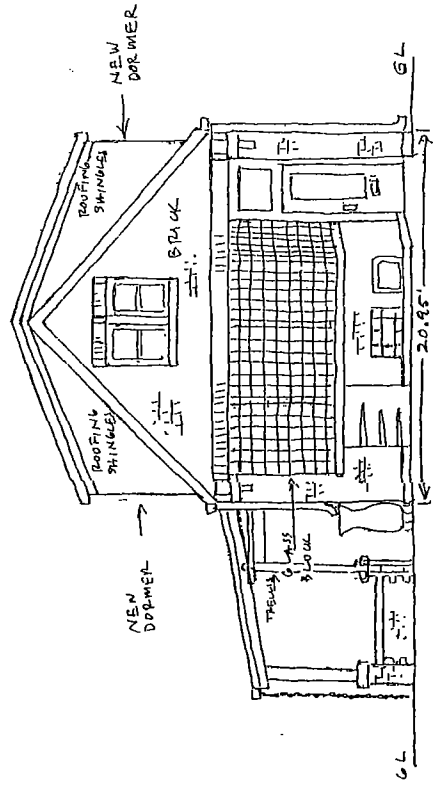
**Preferred SURVEY, INC**  
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7855  
www.pairsurvey.com

Field Work Completed	03/28/18	FLD CREW	BL/DZ/GR
Land Area Surveyed	11,412.5 Sq Ft	CAD	MD
Drawing Revised			

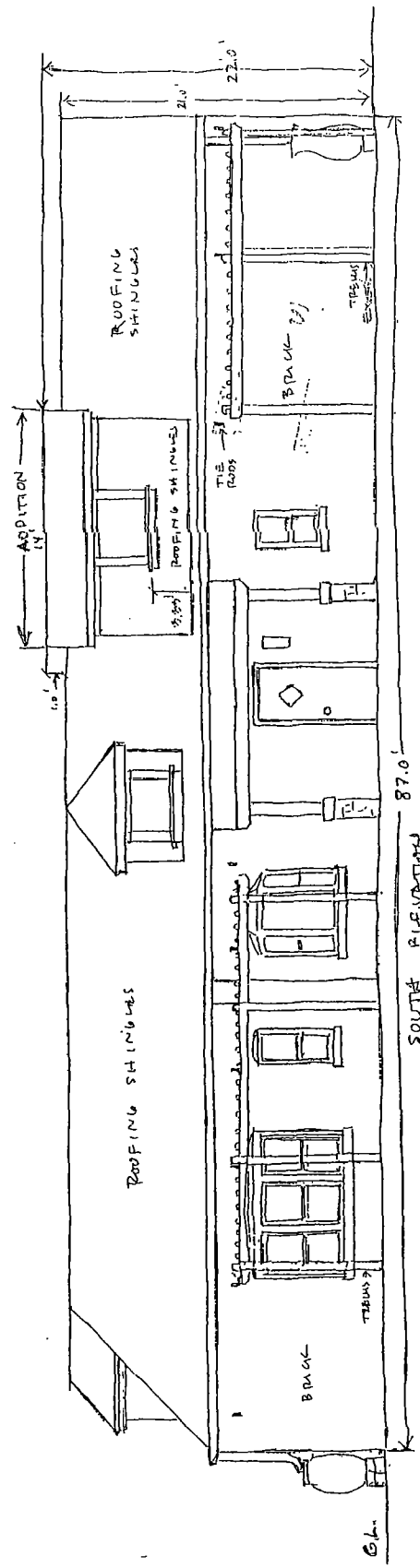


4522 S. MC BOWEN AVE  
 2ND FLOOR DORMER ADDITION  
 ELEVATION.

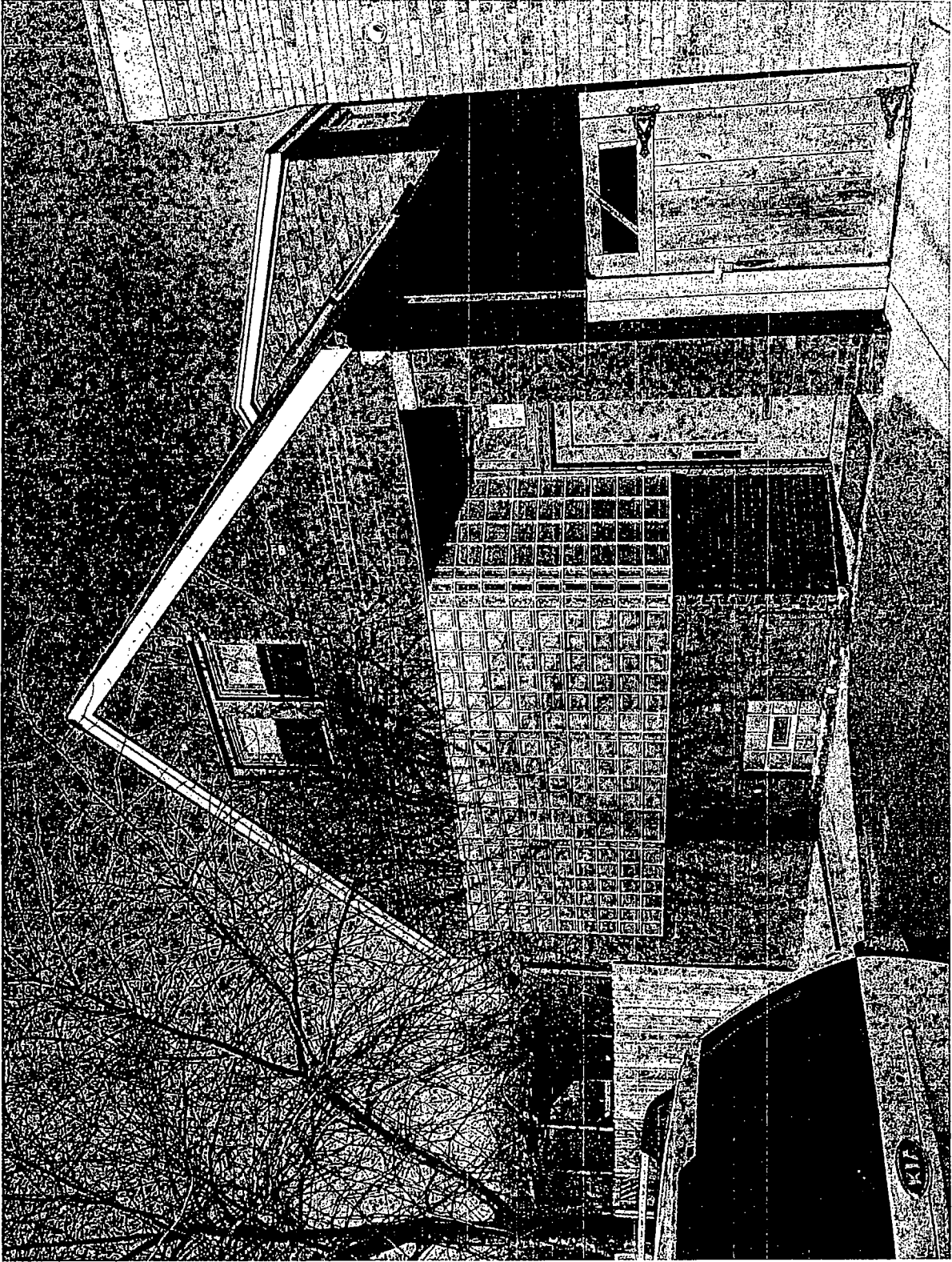
FRONT ELEVATION



DRAWINGS PREPARED  
 BY OWNER  
 Kull



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