



City of Chicago



O2022-3831

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-E at 5021 S Wabash Ave - App No. 22027T1
Committee(s) Assignment:	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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 12-E in the area bounded by:

A Line 176.0 feet South of and parallel to East 50th Street; the alley next East of and parallel to South Wabash Avenue; a line 250.40 feet South of and parallel to East 50th Street; and South Wabash Avenue,

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 5019-23 South Wabash Avenue

TYPE-1 ZONING MAP AMENDMENT AT 5021 SOUTH WABASH AVENUE

Proposed rezoning from RT4 to B3-3

Project Narrative: Soul City Kitchens
5021 South Wabash Avenue, Chicago, Illinois

Proposed rezoning of lot at 5021 South Wabash Avenue from a RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-3 Community Shopping District for use as a commercial shared kitchen business to be known as Soul City Kitchens. The lot size is 12,008.025 square feet with an existing one-story building that is 2,356 gross square feet. The proposed addition is 12,214 gross square feet, 28'-0" total building height with two stories above ground, and (2) new on-site parking spaces.

(a) Proposed FAR:1.22

- Lot size: 12,008.025 SF
- Existing building gross sf: 2,356 SF
- Building Addition gross sf: total = 14,570 sf

(b) Density (lot area per dwelling unit): N/A no dwelling units in proposed building use

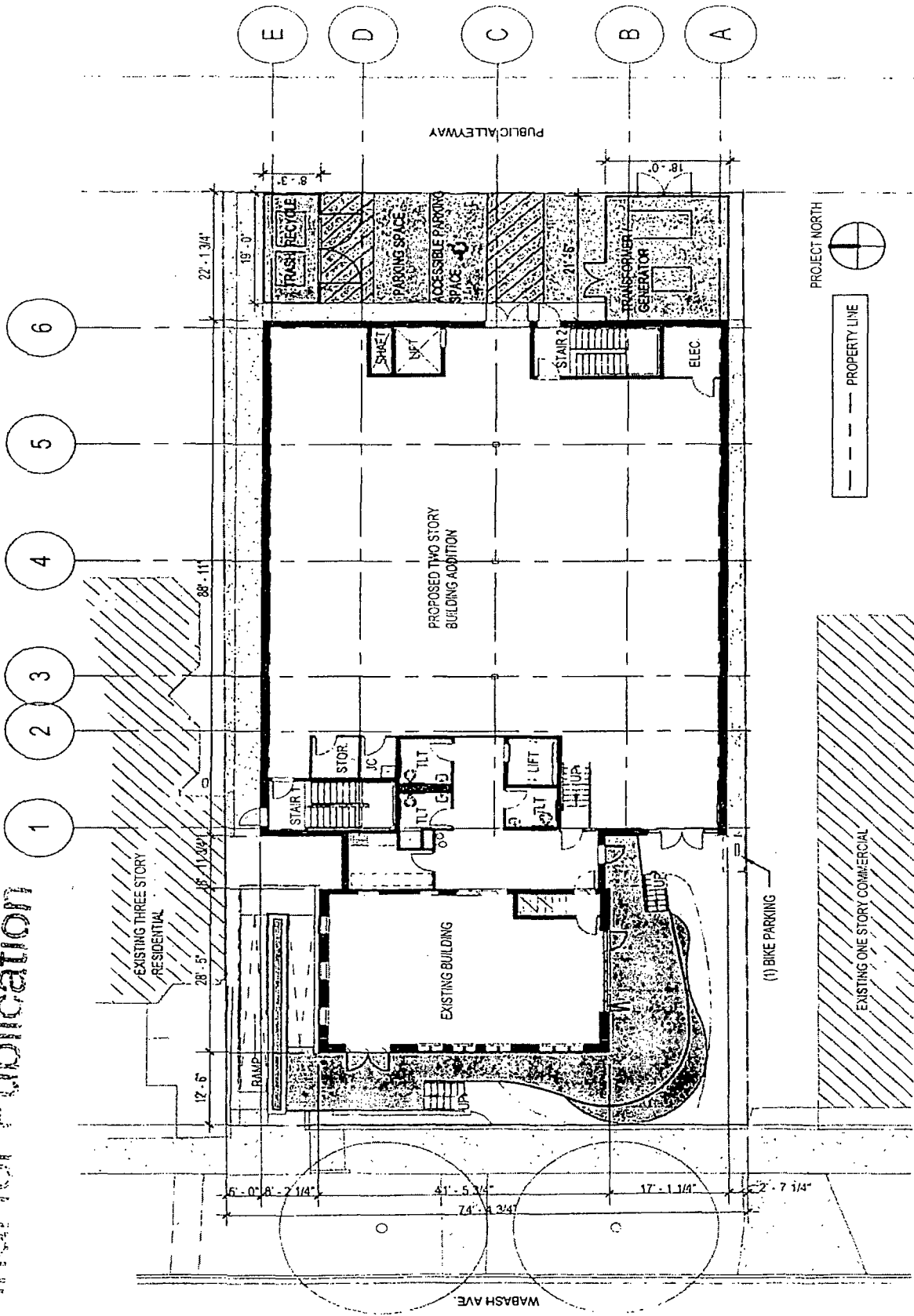
(c) Off-street parking: (2) parking spaces.

(d) Setbacks:

- Side setback North side of the property abutting residential: 5'-0"
- Side setback South side of property abutting commercial 2.725
- Rear setback: 22'-0"
- Front setback – 2'-5'

(e) Building height: 28'-0"

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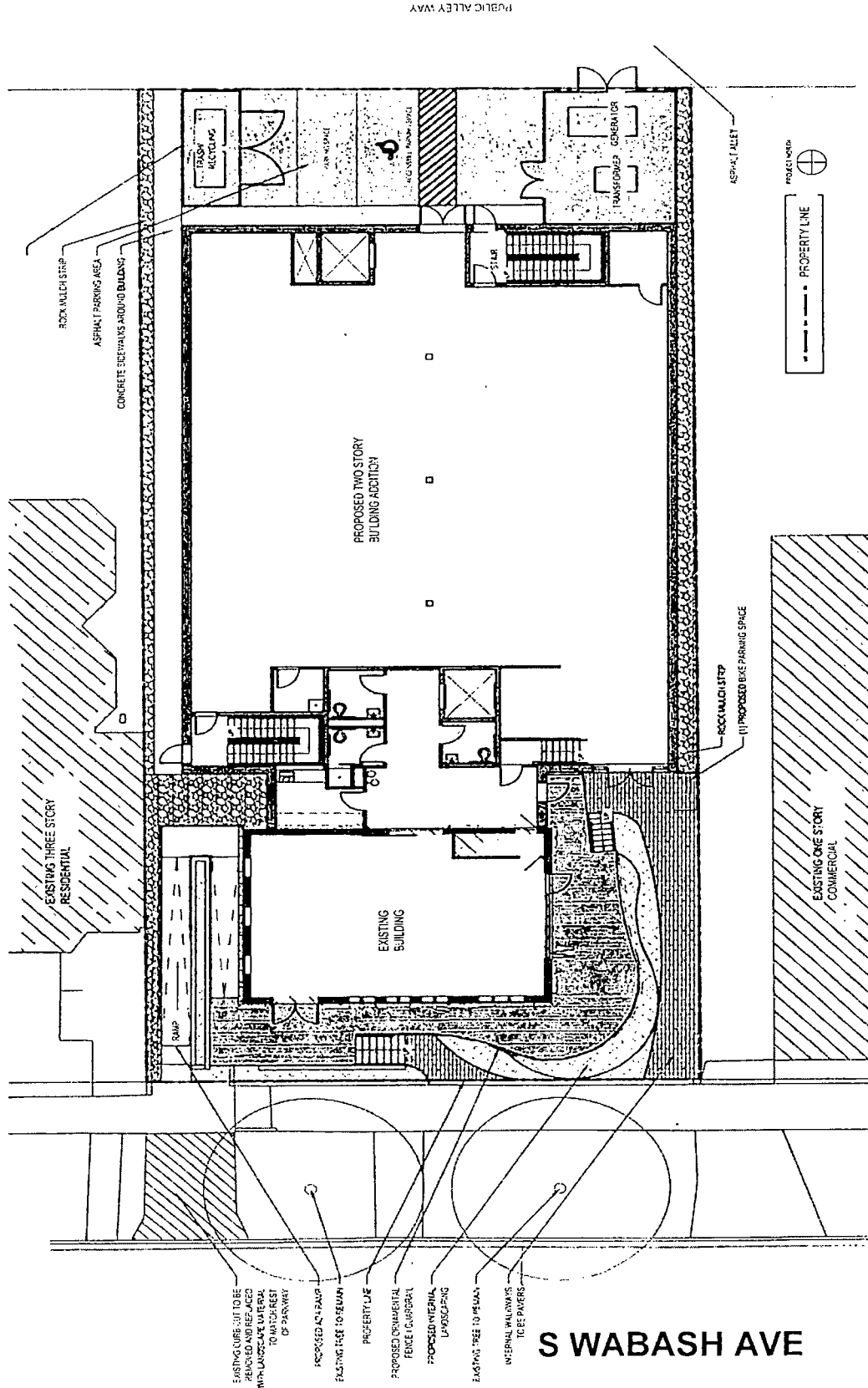


GRAPHIC SCALE: 1/16" = 1'-0"

SITE PLAN

SOUL CITY KITCHENS
 5021 S. WABASH AVE, CHICAGO, IL

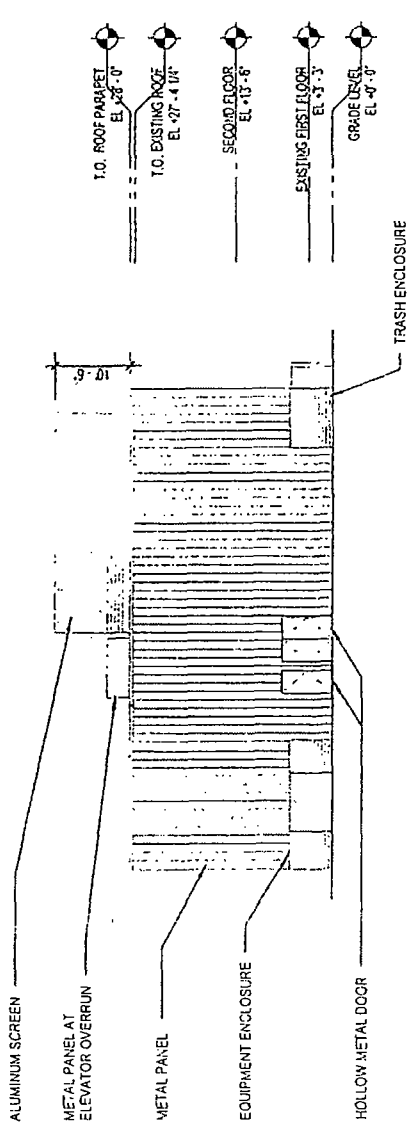
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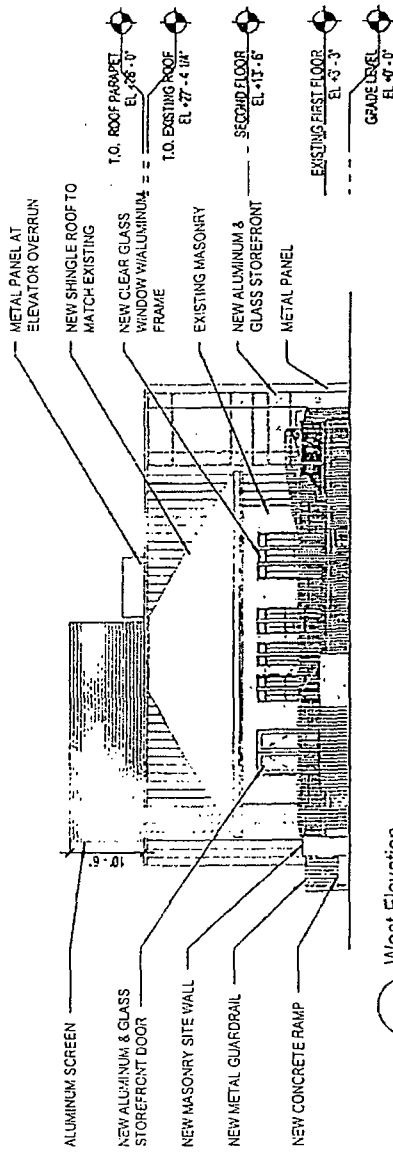
LANDSCAPE PLAN

SOUL CITY KITCHENS
 5021 S. WABASH AVE, CHICAGO, IL

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1 East Elevation
SCALE: 1/16" = 1'-0"



2 West Elevation
SCALE: 1/16" = 1'-0"



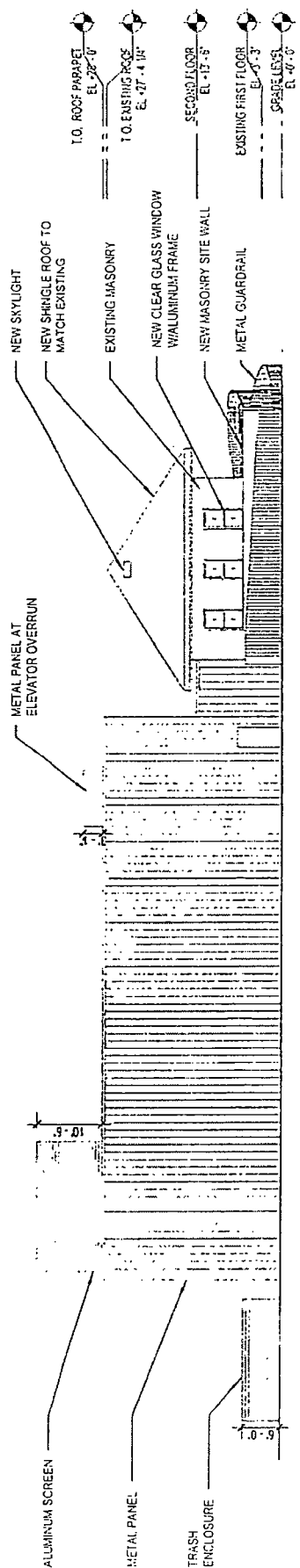
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EAST AND WEST ELEVATIONS

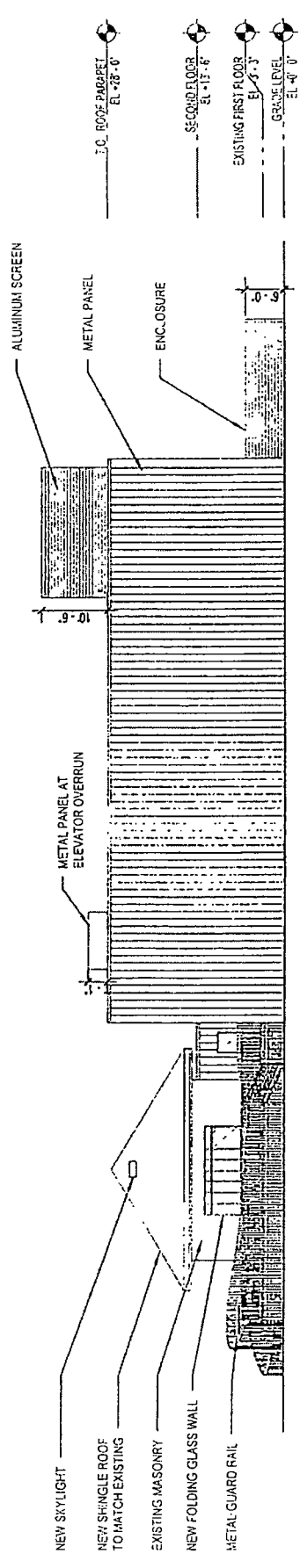
SOUL CITY KITCHENS
5021 S. WABASH AVE, CHICAGO, IL

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1 North Elevation
SCALE: 1/16" = 1'-0"



2 South Elevation
SCALE: 1/16" = 1'-0"



11-4-2022

NORTH + SOUTH ELEVATIONS

SOUL CITY KITCHENS
5021 S. WABASH AVE, CHICAGO, IL

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