



City of Chicago



SO2016-6320

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/14/2016

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. Map No. 12-I at 2801-2833
W 47th St and 4700-4732 S California Ave - App No.
18928T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#18928-T1
INTRO. DATE:
SEPT. 14, 2016

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 the M2-2 Light Industry District and M2-3 Light Industry District symbols and indications as shown on Map No. 12-I in the area bounded by:

West 47th Street; South California Avenue; a line 415 feet south of and parallel to the south line of West 47th Street; a line 350 feet west of and parallel to South California Avenue; a line 311 feet south of and parallel to the south line of West 47th Street; a line 329 feet west of and parallel to South California Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 2801-2833 West 47th Street/
4700-32 South California Avenue

1892871

SUBSTITUTE NARRATIVE AND PLANS

- 1) **Project Description:** The existing building will be razed. The subject property will be re-developed with a new 3-story building which will contain medical-related uses and on-site exterior parking for 167 vehicles. The proposed height of the building is 52 feet.
- 2) **Lot Size:** 138,719 square feet (3.1846 acres)
- 3) **Zoning Amendment:** M2-2 Light Industry and M2-3 Light Industry Districts to a C3-3 Commercial, Manufacturing and Employment District
- 4) **FAR:** .35
- 5) **Building Square Footage:** 48,600 total square feet
- 6) **Minimum Lot Area:** 0
- 7) **Height:** 52 feet
- 8) **Front (North) Setback:** 7 feet 8 inches
Rear (South) Setback: 235 feet
Side (West) Setback: 78 feet 5 inches
Side (East) Setback: 8 feet 1 inch
- 9) **Parking:** 167 parking spaces
- 10) **Parking (Bike):** 16 bike spaces
- 11) **Loading Berth:** 1

FINAL FOR PUBLICATION

SITE PLAN

W 47TH STREET
(TWO-WAY TRAFFIC)

50'

EXISTING BUS STOP

FINAL FOR PUBLICATION

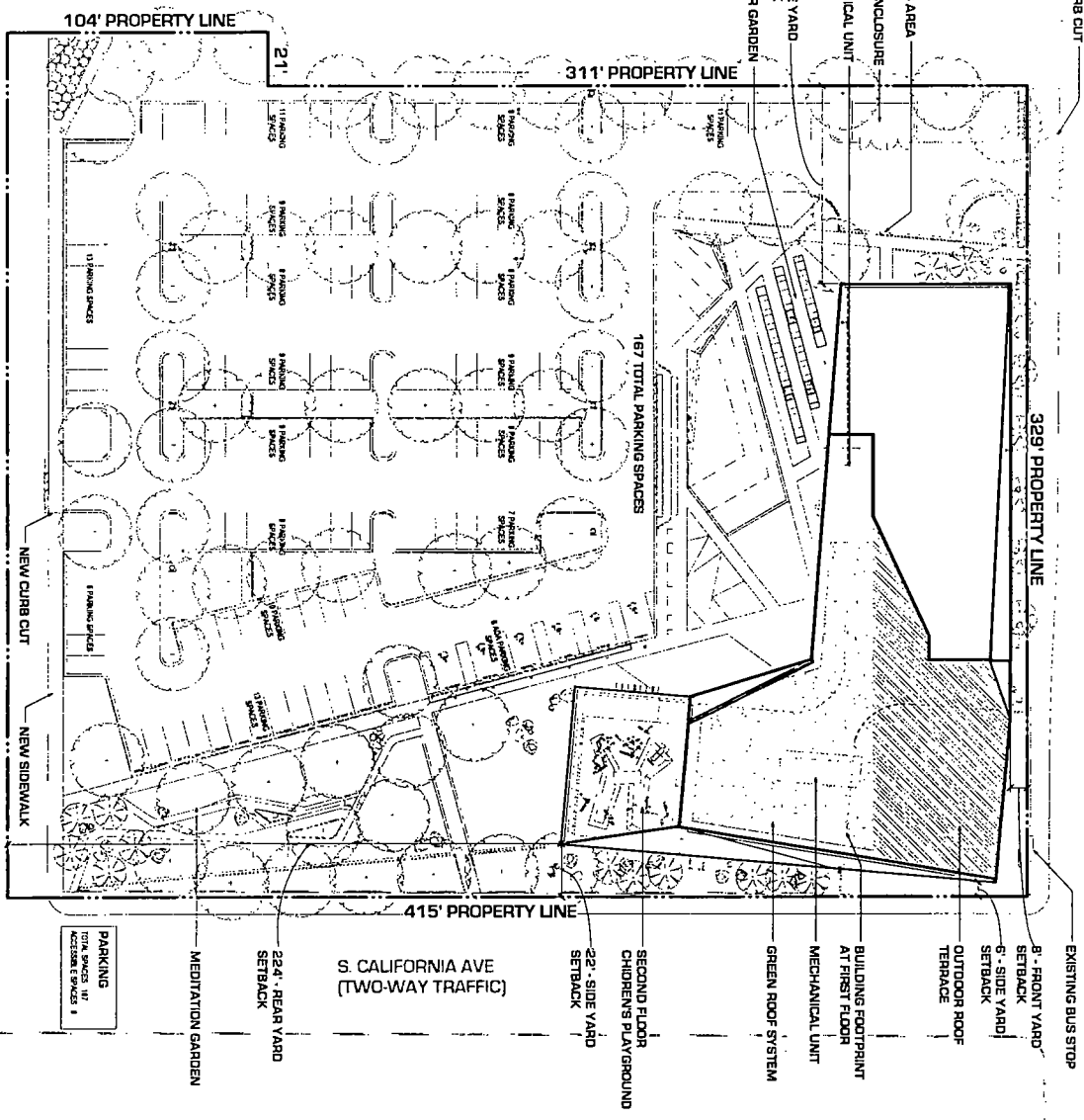
NOBLE CHARTER SCHOOL

W 47TH PLACE
(TWO-WAY TRAFFIC)

350' PROPERTY LINE

NEW CURB CUT

NEW SIDEWALK



104' PROPERTY LINE

311' PROPERTY LINE

329' PROPERTY LINE

415' PROPERTY LINE

S CALIFORNIA AVE
(TWO-WAY TRAFFIC)

22'-SIDE YARD
SETBACK

SECOND FLOOR
CHILDREN'S PLAYGROUND

GREEN ROOF SYSTEM

MECHANICAL UNIT

BUILDING FOOTPRINT
AT FIRST FLOOR

OUTDOOR ROOF
TERRACE

8'-SIDE YARD
SETBACK

8'-FRONT YARD
SETBACK

22'-REAR YARD
SETBACK

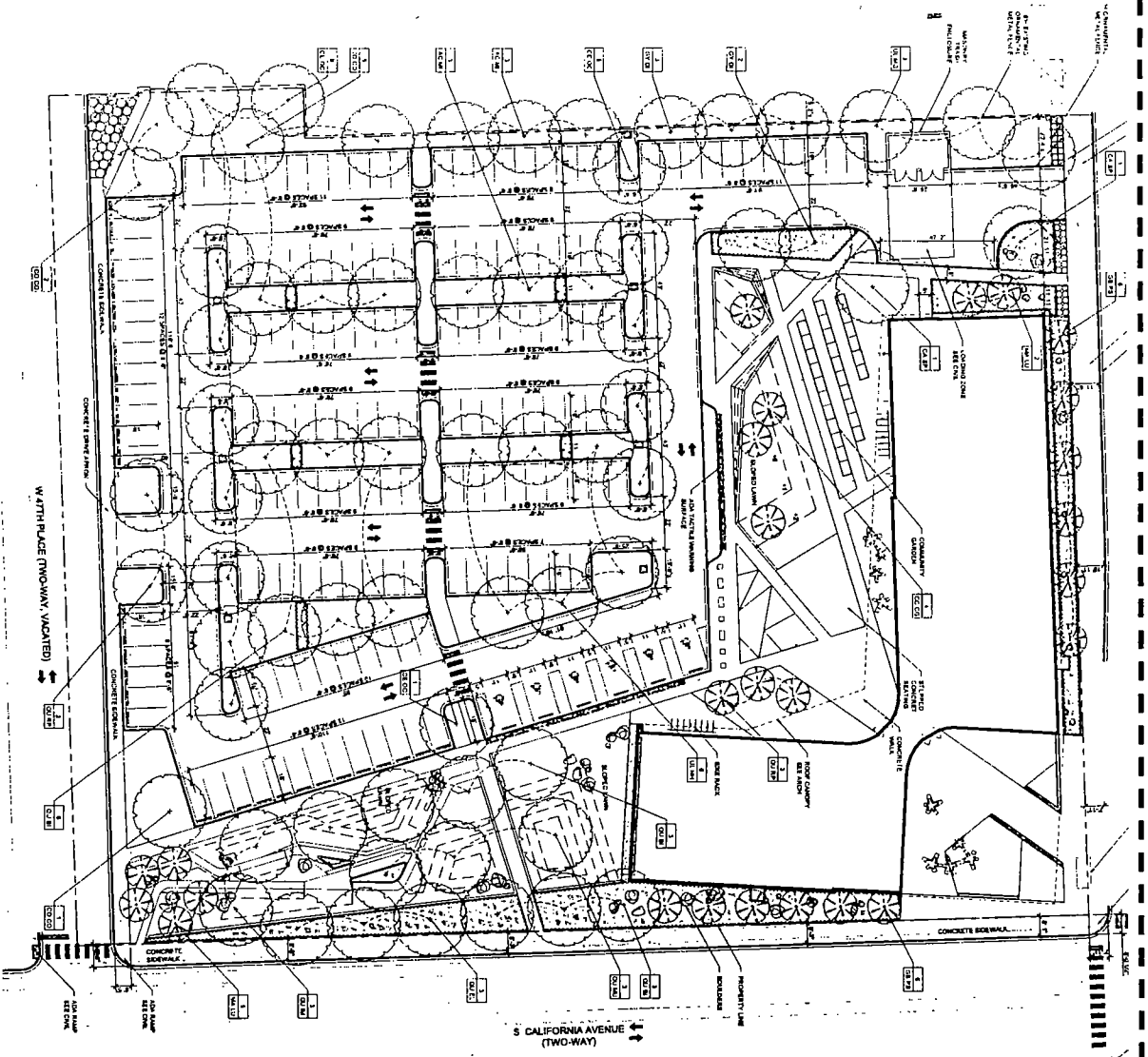
MEDITATION GARDEN

PARKING
TOTAL SPACES 187
ACCESSIBLE SPACES 8

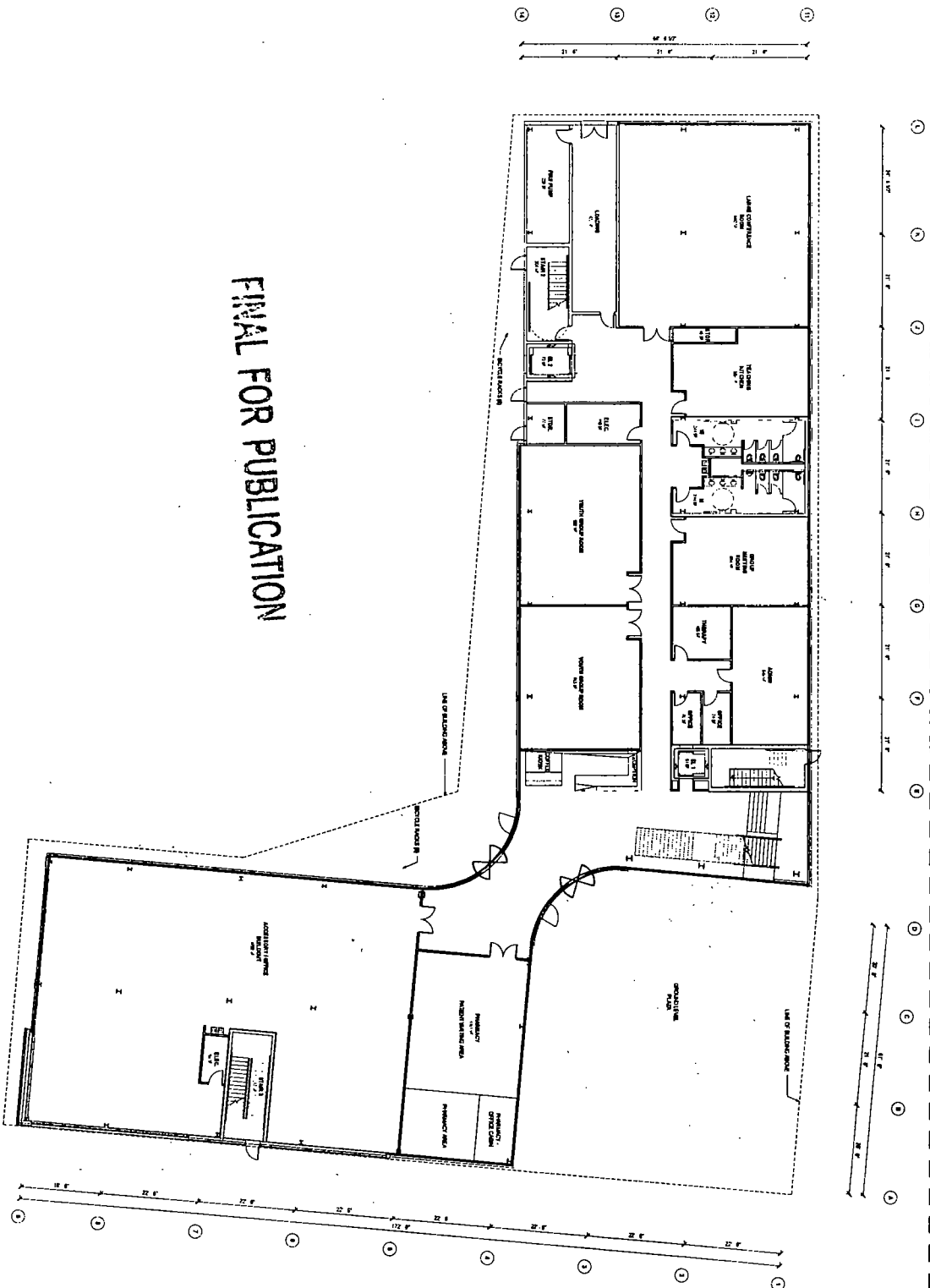


LANDSCAPE PLAN

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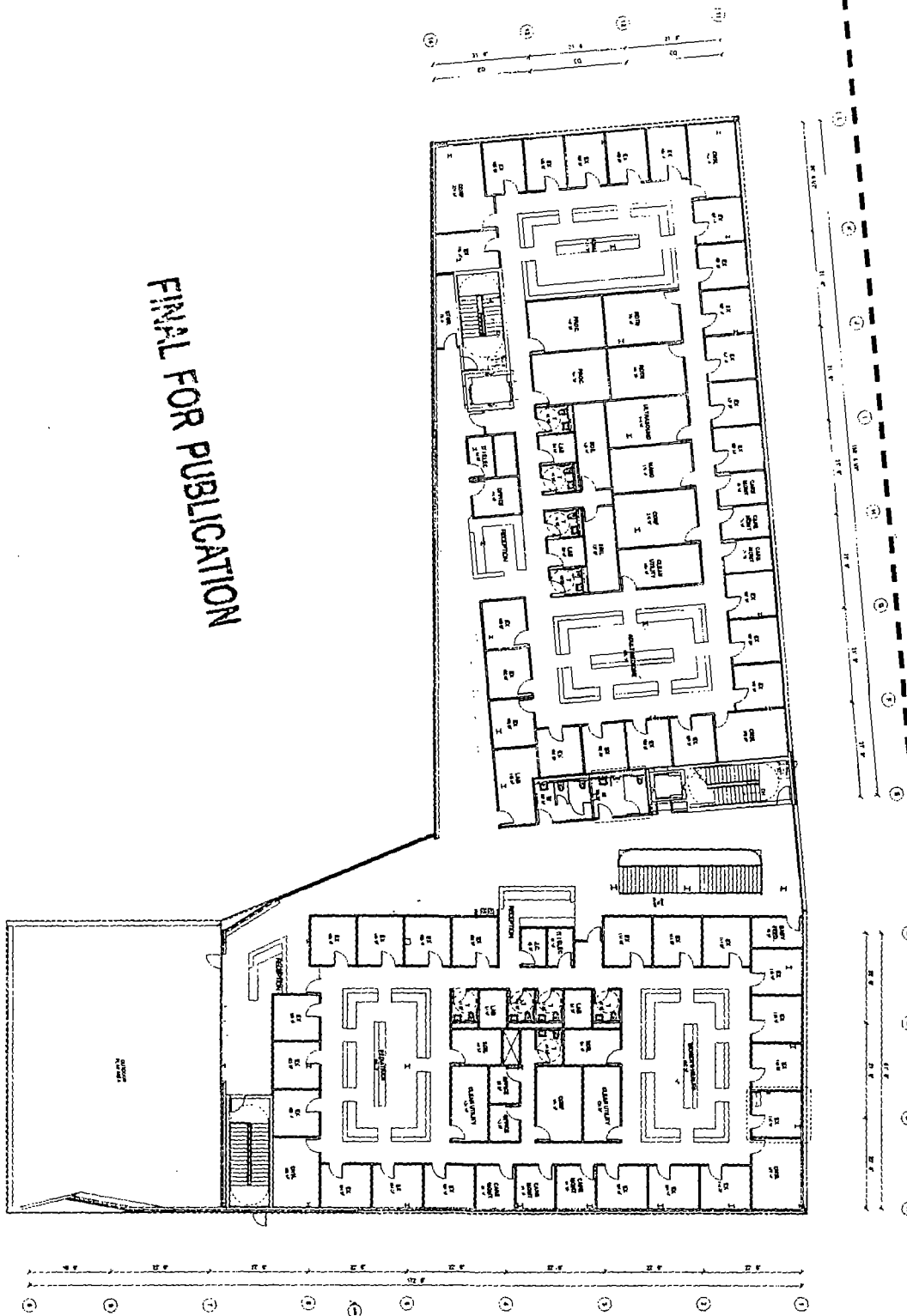
FIRST FLOOR PLAN



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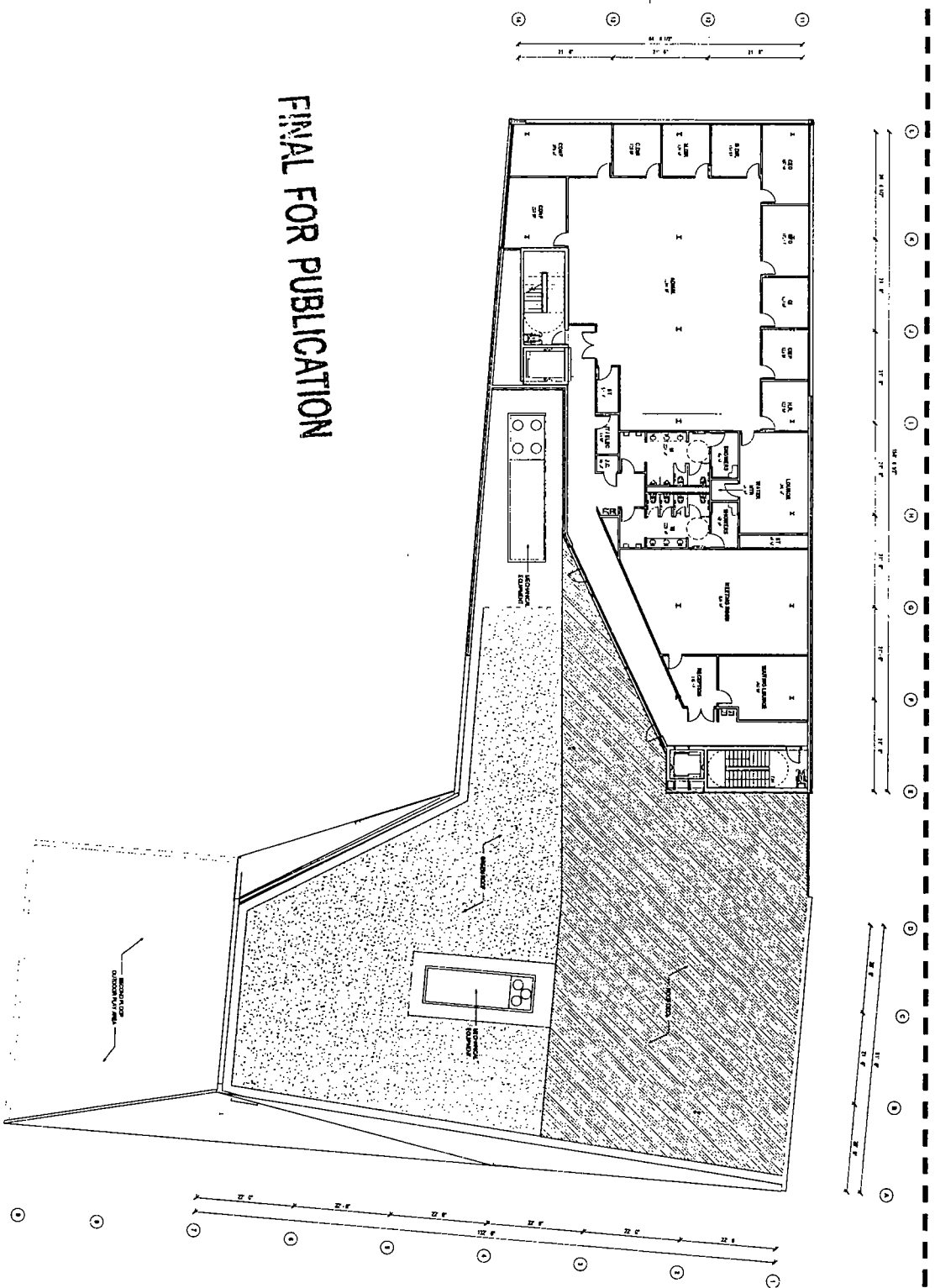


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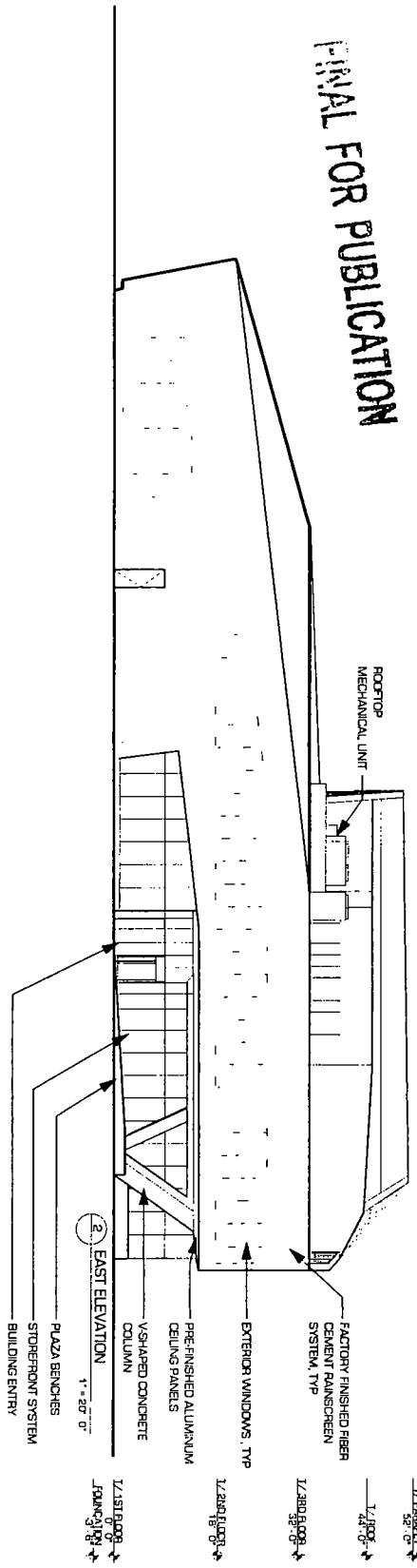
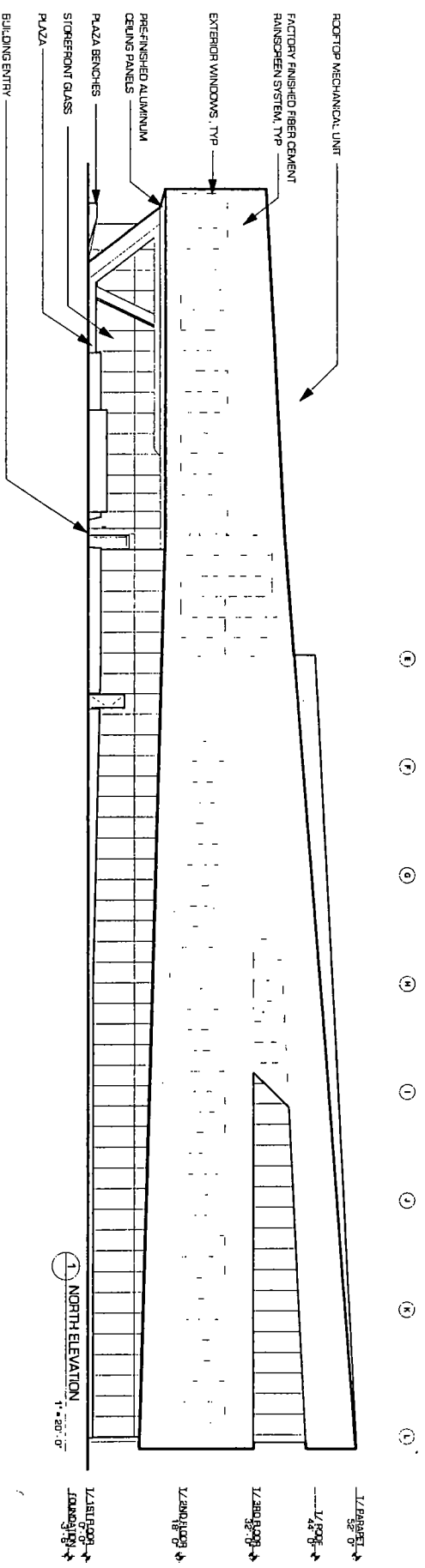
SECOND FLOOR PLAN

THIRD FLOOR PLAN



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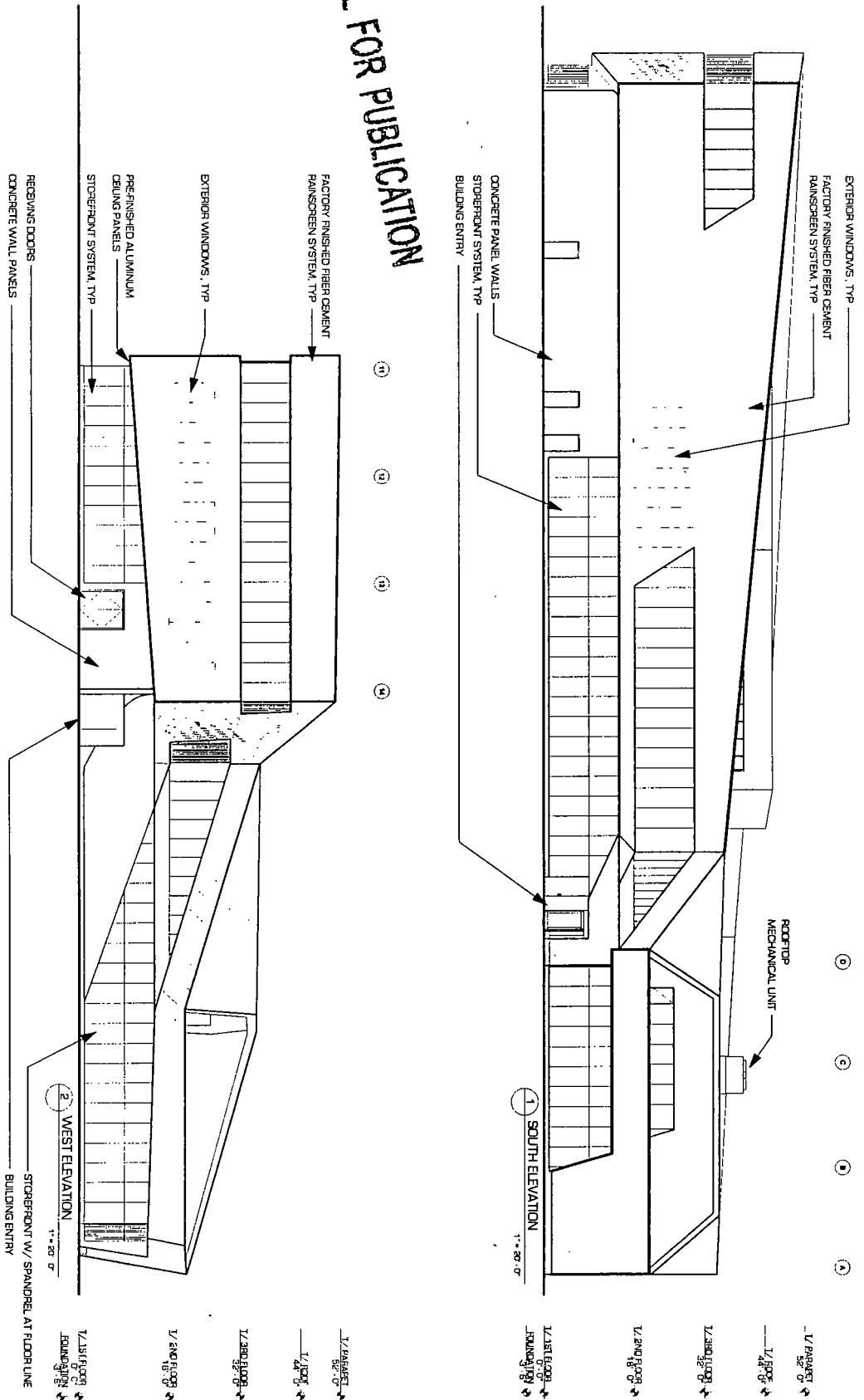
ELEVATIONS



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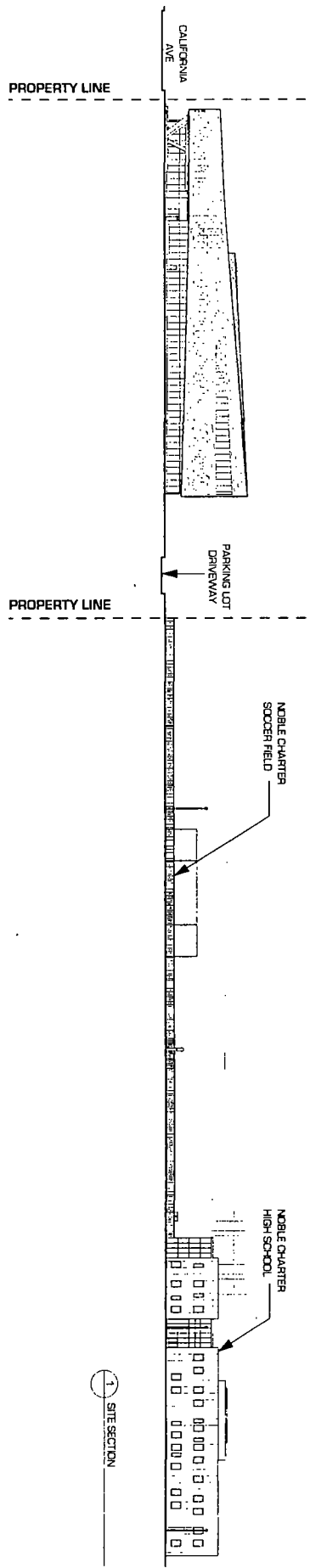
ELEVATIONS



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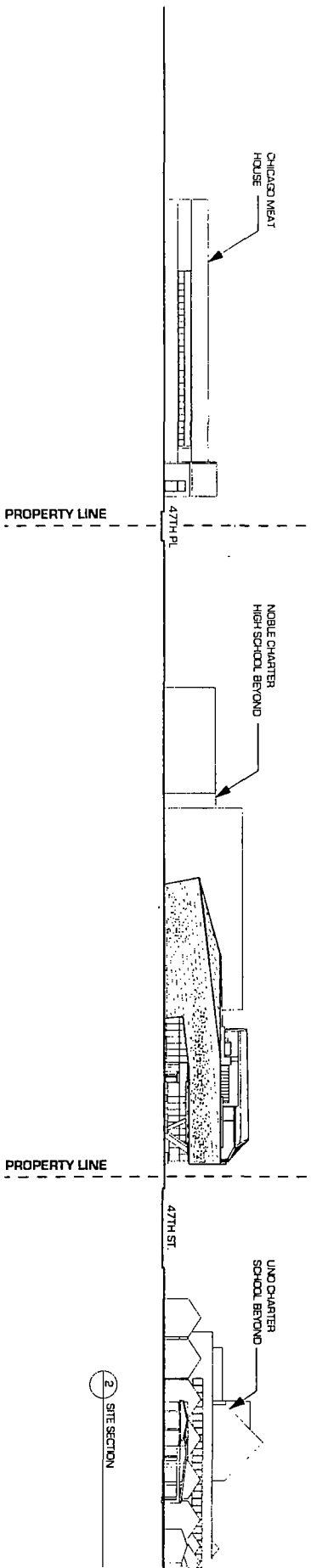


SITE SECTIONS



1 SITE SECTION

FINAL FOR PUBLICATION



2 SITE SECTION

