



City of Chicago



O2022-2805

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-E at 641-647 E 47th St - App No. 21152T1
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. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 12-E in the area bounded by:

East 47th Street; a line 168.00 feet east of and parallel to South Champlain Avenue; the public alley next south of and parallel to East 47th Street; and a line 72.00 feet east of and parallel to South Champlain Avenue

to those of a B1-3 Neighborhood Shopping District.

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

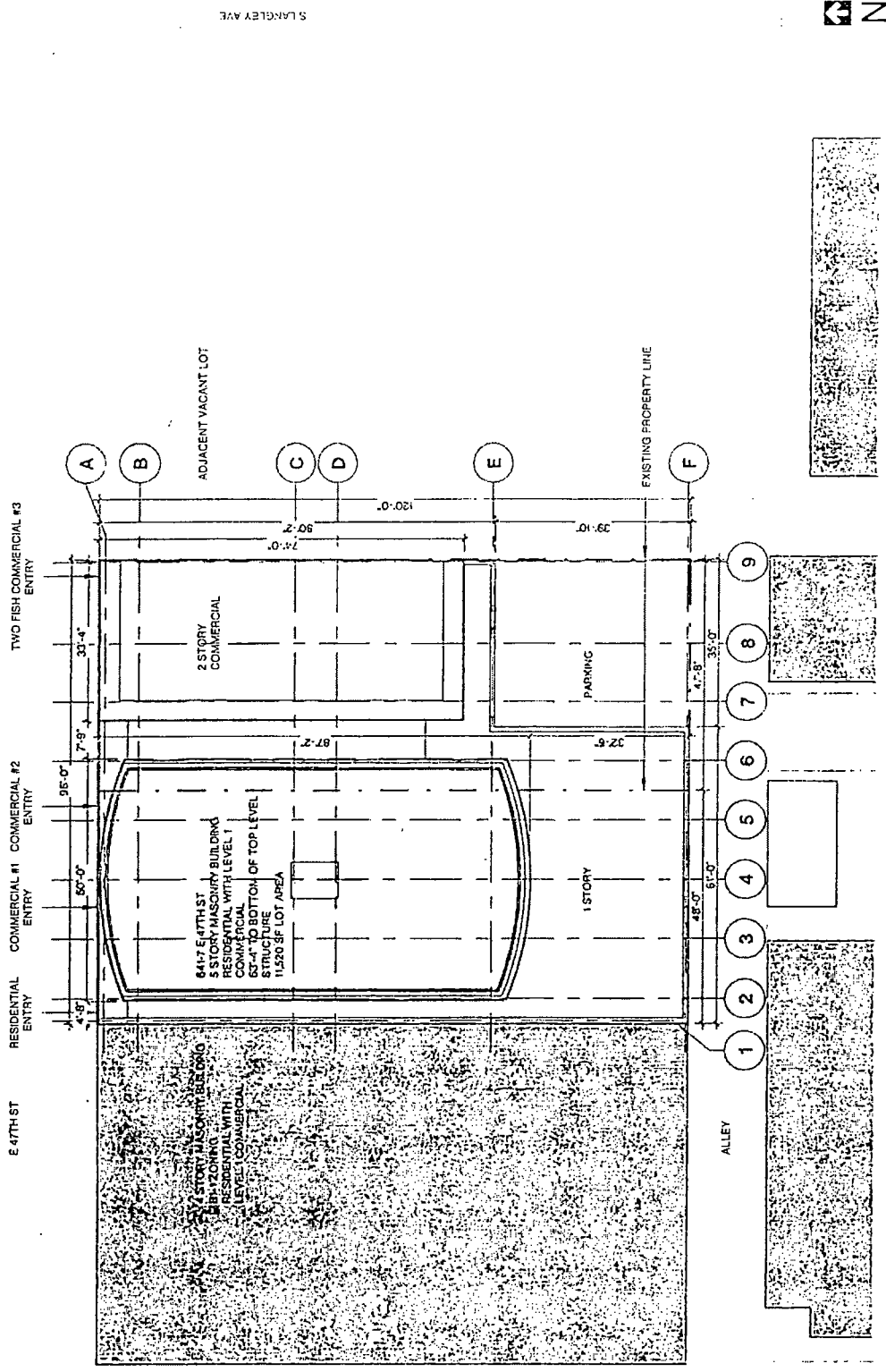
Common Address of Property: 641-647 East 47th Street
Chicago, Illinois 60653

TYPE 1 ZONING AMENDMENT APPLICATION
PROJECT NARRATIVE AND PLANS
641-647 E. 47th Street

B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

The Applicant restaurant Two Fish Crab Shack currently operates in a one-story commercial building at 641-643 E. 47th Street. The Applicant is acquiring the adjacent property at 647 E. 47th Street to redevelop the collective property as a five-story mixed use building (sixty-four feet in height) with three ground-floor commercial spaces. Two Fish Crab Shack will continue to operate in the new commercial space. The new mixed-use building will have eight dwelling units on the upper floors (two dwelling units per floor). The redevelopment will have 11 indoor garage parking spaces.

	PROPOSED
Lot Area	11,520 SF
Density – MLA	1 DU per 1,440 SF
Off Street Parking	11 spaces
Rear Setback	0'-0" for commercial floor 32'-6" for residential floors
Side (east) Setback	0'-0"
Side (west) Setback	0'-0"
Front Setback	0'-0"
FAR	2.4
Building Height	64'-0"



SITE PLAN
3/84 = 1'-0"

ARCHITECT
FUTURE FIRM
3148 S. MORGAN ST.
CHICAGO, ILLINOIS 60608
T: 312-487-1156

OWNER
TWO FISH CRAB BRACK

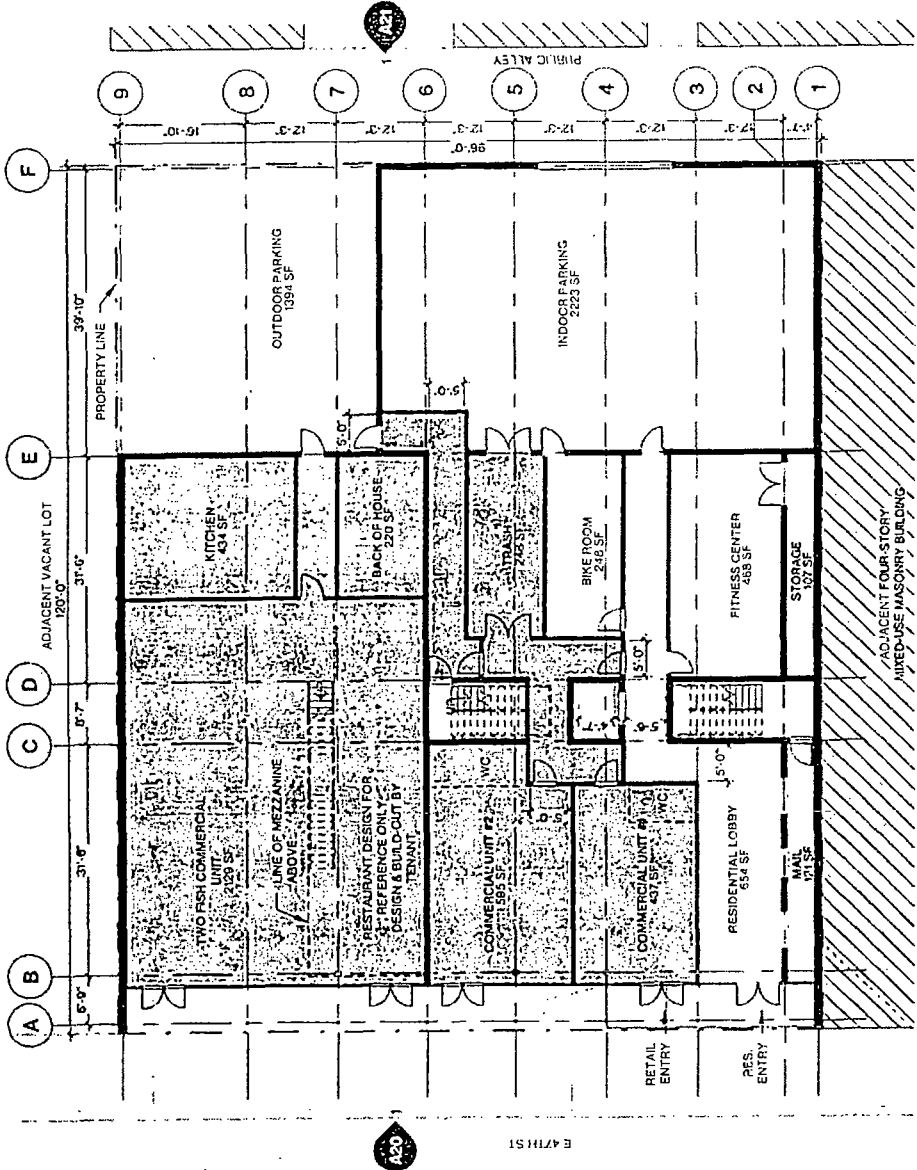
NOTES
Scale: 3/84 = 1'-0"
Date: 01/82

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SITE PLAN

A01





LEVEL 1 COMMERCIAL BUILD PLAN
1/8" = 1'-0"

ARCHITECT
FUTURE FIRM, LLC
CHICAGO, ILLINOIS 60606
T. 312.487.1459

OWNER
TWO FISH CRAB SHACK

NOTES
Scale: 1/16" = 1'-0"
Date: 08/15/22

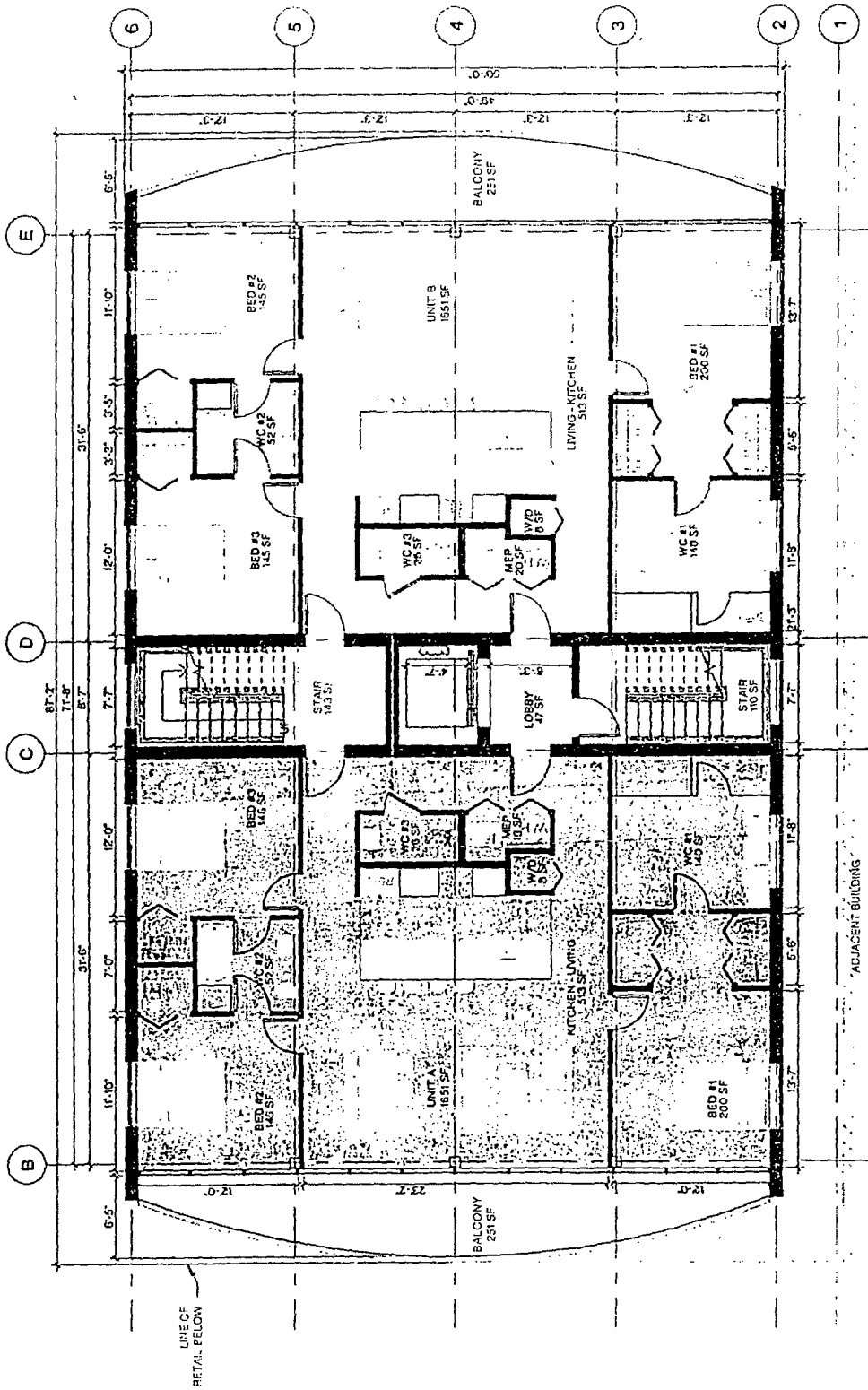
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LEVEL 1
COMMERCIAL PLAN

A10



NOTES:
ROOM DIMENSIONS ARE THE SAME TYPICAL UNITS



LEVEL 2 RESIDENTIAL BUILD PLAN
1/8" = 1'-0"



ARCHITECT
FUTURE FIRM
3110 S. MONROE ST.
CHICAGO, ILLINOIS 60608
TEL: 312.467.1100

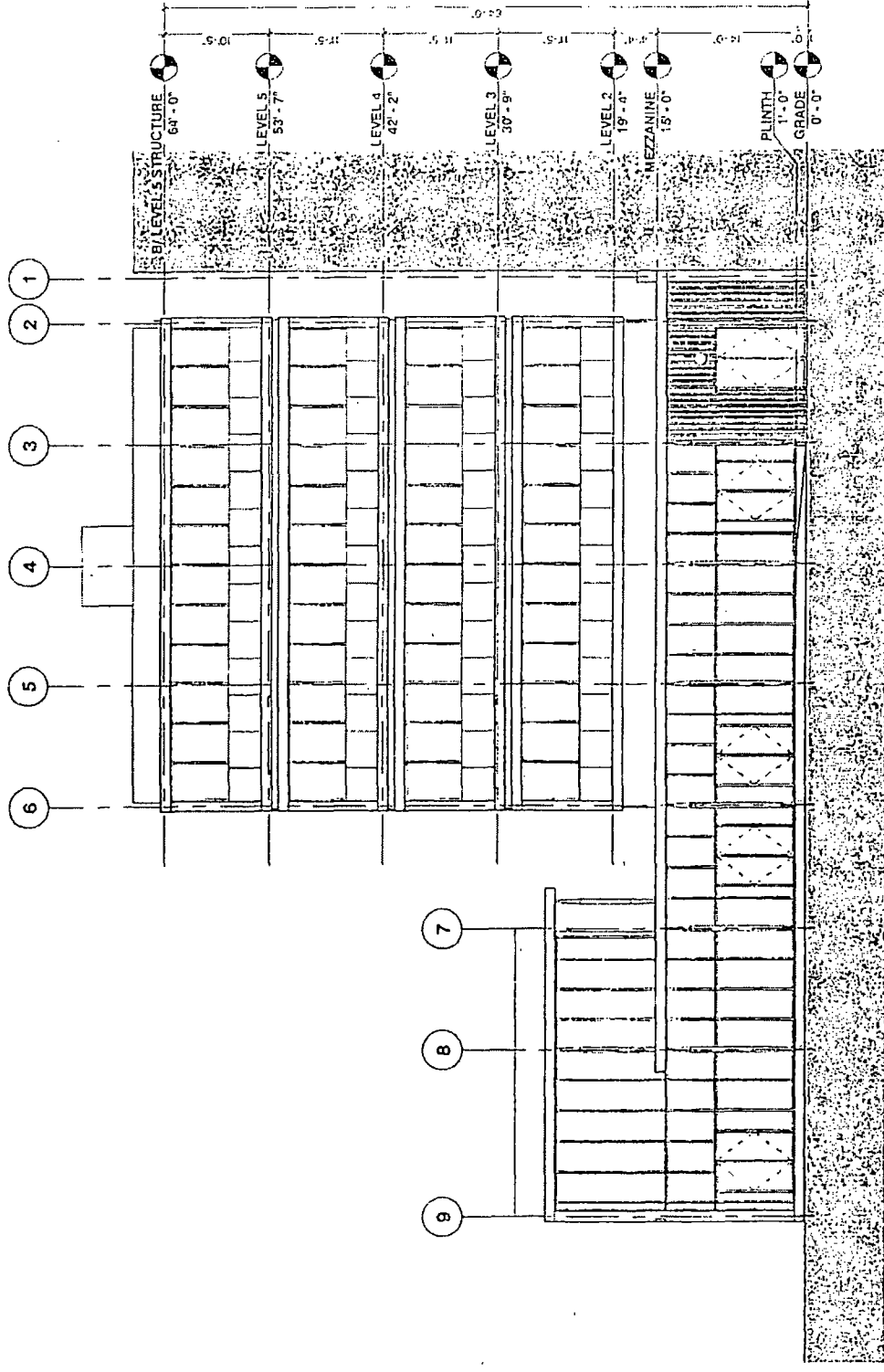
OWNER
O-xxxx

NOTES
Scale 1/8" = 1'-0"
Date 08/1/2022

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OPT 1 RESIDENTIAL
BUILD PLAN

A11



NORTH ELEVATION
3/32" = 1'-0"



ARCHITECT
FUTURE FIRM
1115 N. LAUREL ST.
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T. 312.467.1450

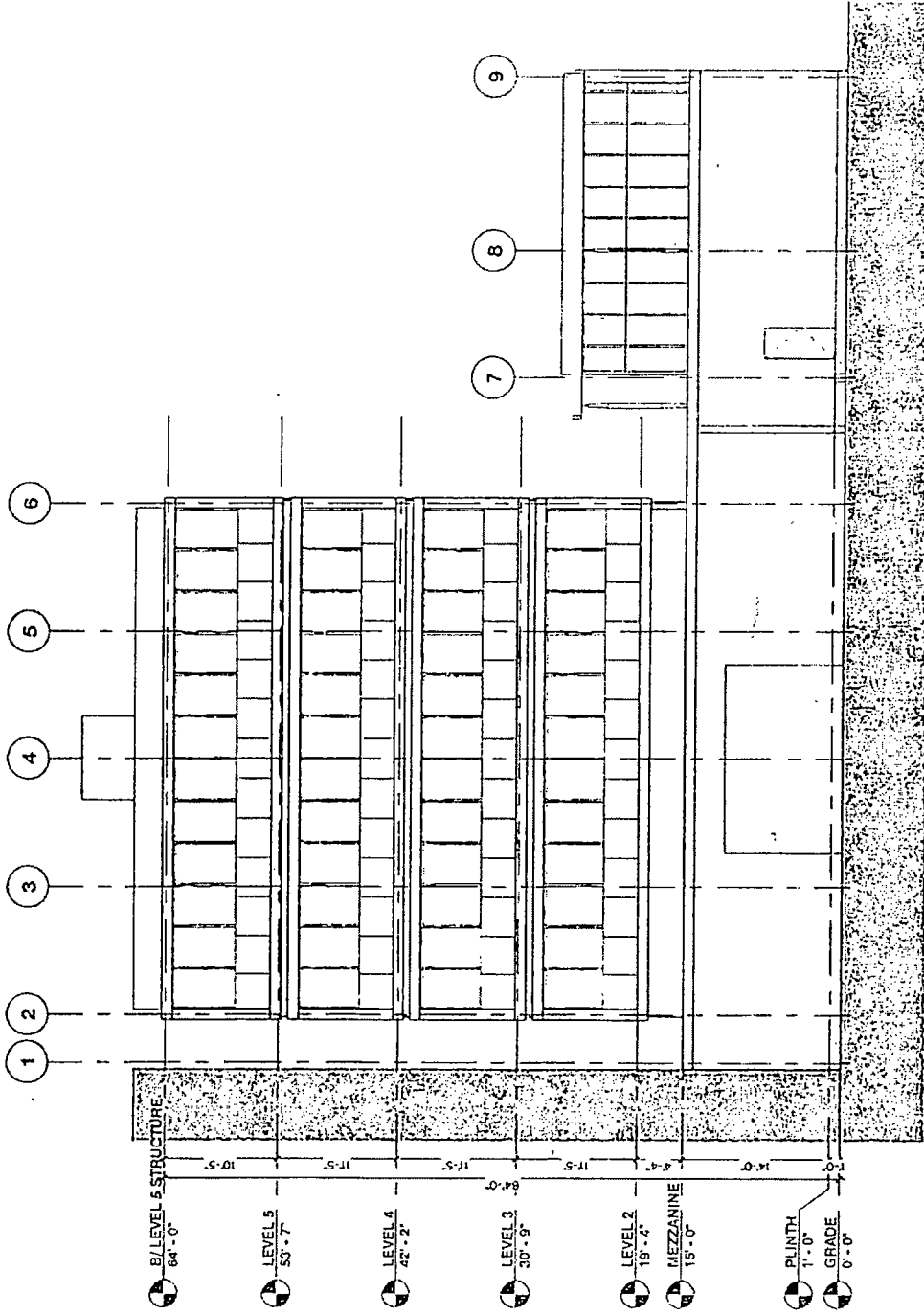
OWNER
TWO FISH STAB SHACK

NOTES
Scale: 3/32" = 1'-0"
Date: 01/10/22

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NORTH ELEVATION

A20



SOUTH ELEVATION
3/25" = 1'-0"

ARCHITECT
FUTURE FIRM
1111 N. LAKE ST.
CHICAGO, ILLINOIS 60606
P. 312.467.1122

OWNER
TWO FISH CRAB BRACK

NOTES
Scale: 3/25" = 1'-0"
Date: 08/19/22

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SOUTH ELEVATION

A21