



City of Chicago



O2022-2804

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-D at 4644-4658 S Drexel Blvd and 832-850 E 47th St - App No. 21151T1
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 the Chicago Zoning Ordinance be amended by changing all RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 10-D in the area bounded by

a line 260.00 feet north of and parallel to East 47th Street; South Drexel Boulevard, East 47th Street; the alley next west of and parallel to South Drexel Boulevard;

to those of the B1-1 Neighborhood Shopping District and a corresponding use district is hereby established in the area above described.

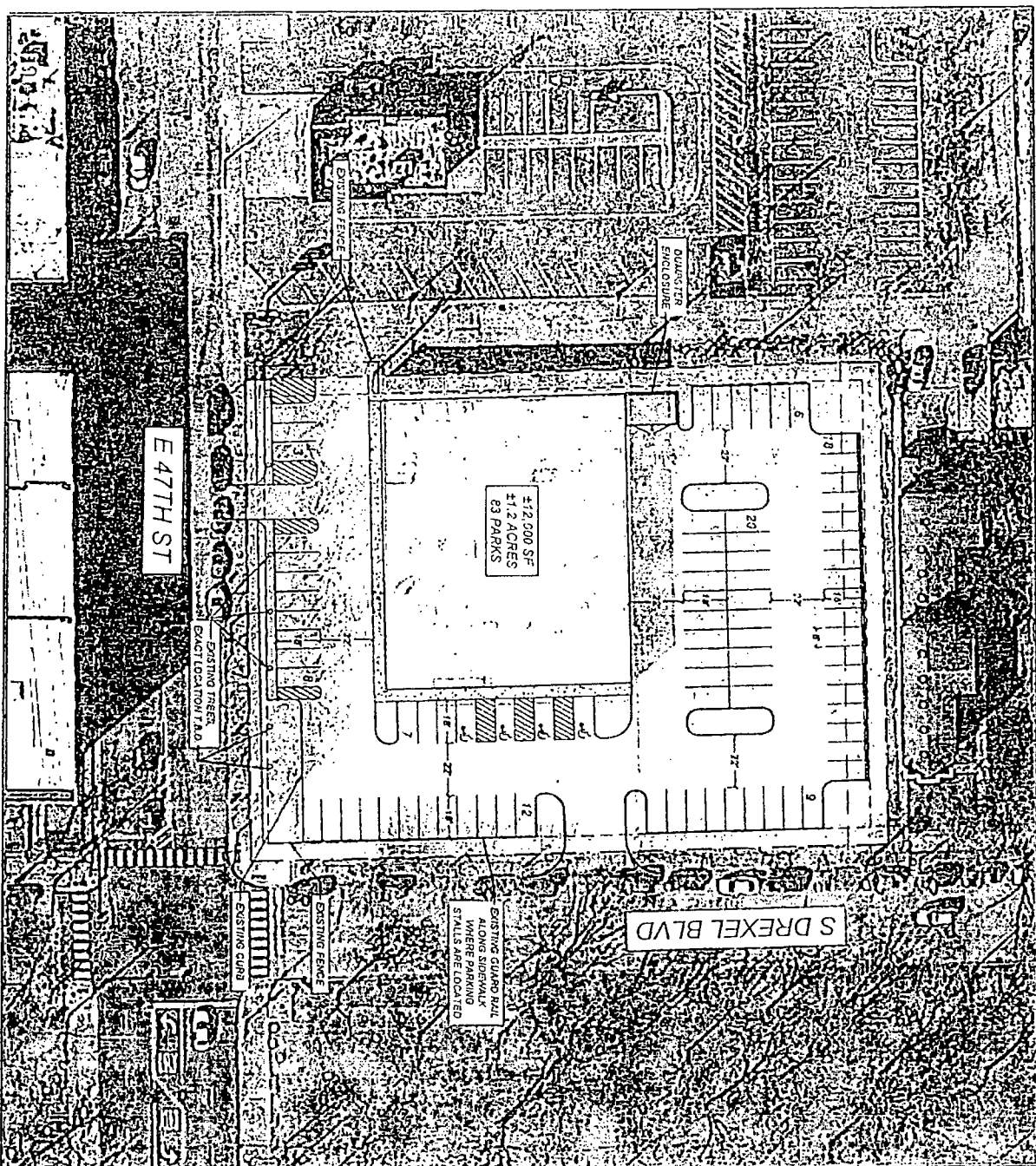
SECTION 2: This Ordinance shall be in force and effect from and after its passage and due publication.

4644-4658 S. Drexel Blvd. & 832-850 E. 47th Street

Project Narrative and Plans

Chicago, IL (4644-4658 S. Drexel) LLC, is the applicant, for the property located at 4644-4658 S. Drexel Blvd., Chicago, IL 60653. They seek a zoning map amendment to change the zoning district from RM-5 Zoning District to B1-1. The applicant intends to convert the existing building on the subject property into a new medical clinic, renovating the existing 12,000 square foot building with a building height of approximately 14 feet. The current zoning district for this property does not allow the proposed use. Additionally, the current zoning does not impose a height limitation, but the proposed zoning district does have a height limitation.

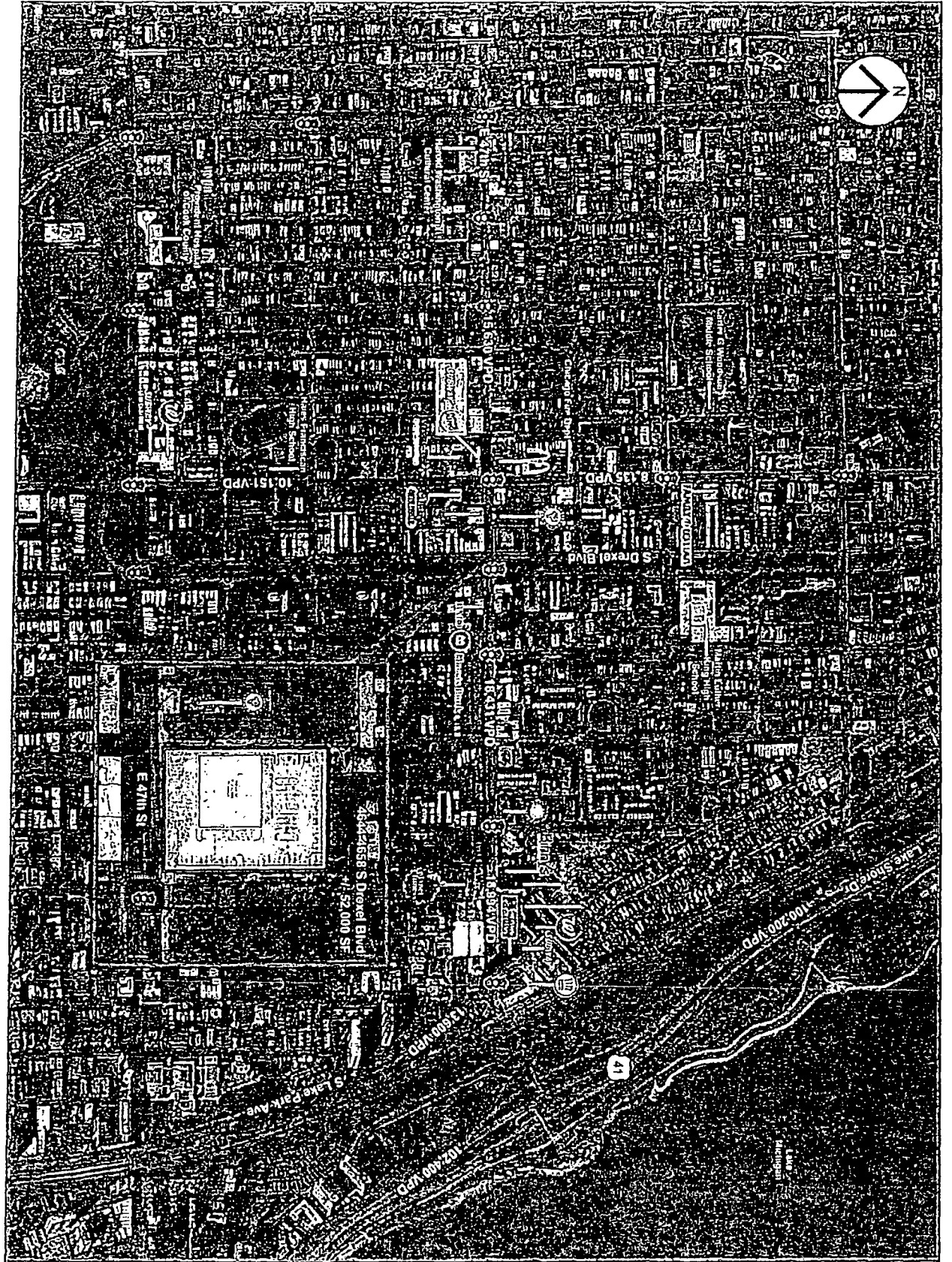
- A. Floor Area Ratio: 0.23.
- B. Density: 20.826 minimum lot area per dwelling unit; N/A for this site.
- C. Off-street Parking: 83 parking spaces in the attached lot.
- D. Setbacks: Front: 56 feet
Side: West: 9 feet
East: 70 feet
Rear: 104 feet
- E. Building Height: Existing building approximately 14 feet



PROPOSED RETAIL DEVELOPMENT		
LOCATION: 4648 DREXEL BLVD CHICAGO, IL CONCEPT PLAN (v4) 1/13/2018		
SITE DATA		
JURISDICTION	CITY OF CHICAGO	
ZONING DISTRICT	RM-5, RE-ZONE TO B1-1	
PERMITTED USE(S)	SPORTS AND RECREATION	
LOT AREA	± 52,130 SF (± 1.2 ACRES)	
BUILDING AREA	± 12,000 SF EXISTING BUILDING	
F.A.R.	REQUIRED : 2.1 PROPOSED: 2.3	
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
- FRONT YARD	0'	56' (EXISTING)
- CORNER SIDE YARD	0'	9' (VA), 7' (E) EXISTING
- REAR YARD	15'	104' (EXISTING)
PARKING SETBACKS		
- FRONT YARD	7'	16' EXISTING NO CHANGE
- CORNER YARD	7'	11' (VA), 7' (E) EXISTING NO CHANGE
- REAR YARD	7'	2'
- SIGNAGE SETBACK	N/A	N/A
OFF STREET PARKING REQUIREMENTS		
PARKING STALL COUNT WITH RATIO	180 (1/10 PERSONS CAPACITY)	83 (0.9 / 1050 SF)
ADA STALL COUNT	4	4
PARKING STALL SIZE	8' X 18' 9" (18' W/TH) SUMMER OVERHANG	8' X 16' 6" (16' W/TH) SUMMER OVERHANG
DRIVE AISLE WIDTH	22'	22'
INTERIOR LANDSCAPING	10%	TBD
REQUIRED ISLANDS / STALLS & SIZE	N/A	N/A
BUILDING HEIGHT	36'	TBD
ADDITIONAL NOTES	N/A	
DRAWN BY:	NMI	

InSite

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 www.insitearchitect.com

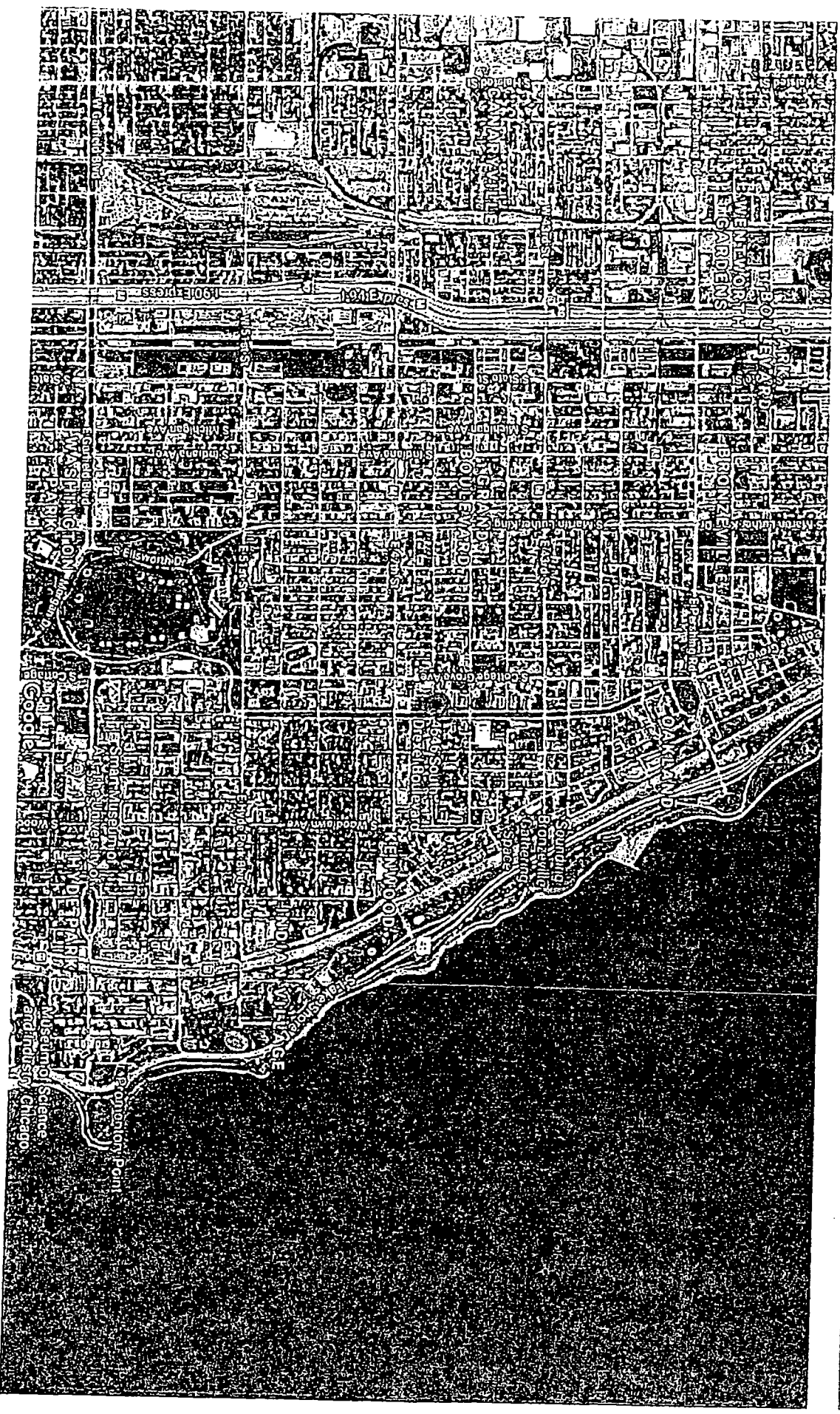


Final for Publication

Chicago, IL
N Kenwood
45-5 S Dir. det.

InSite

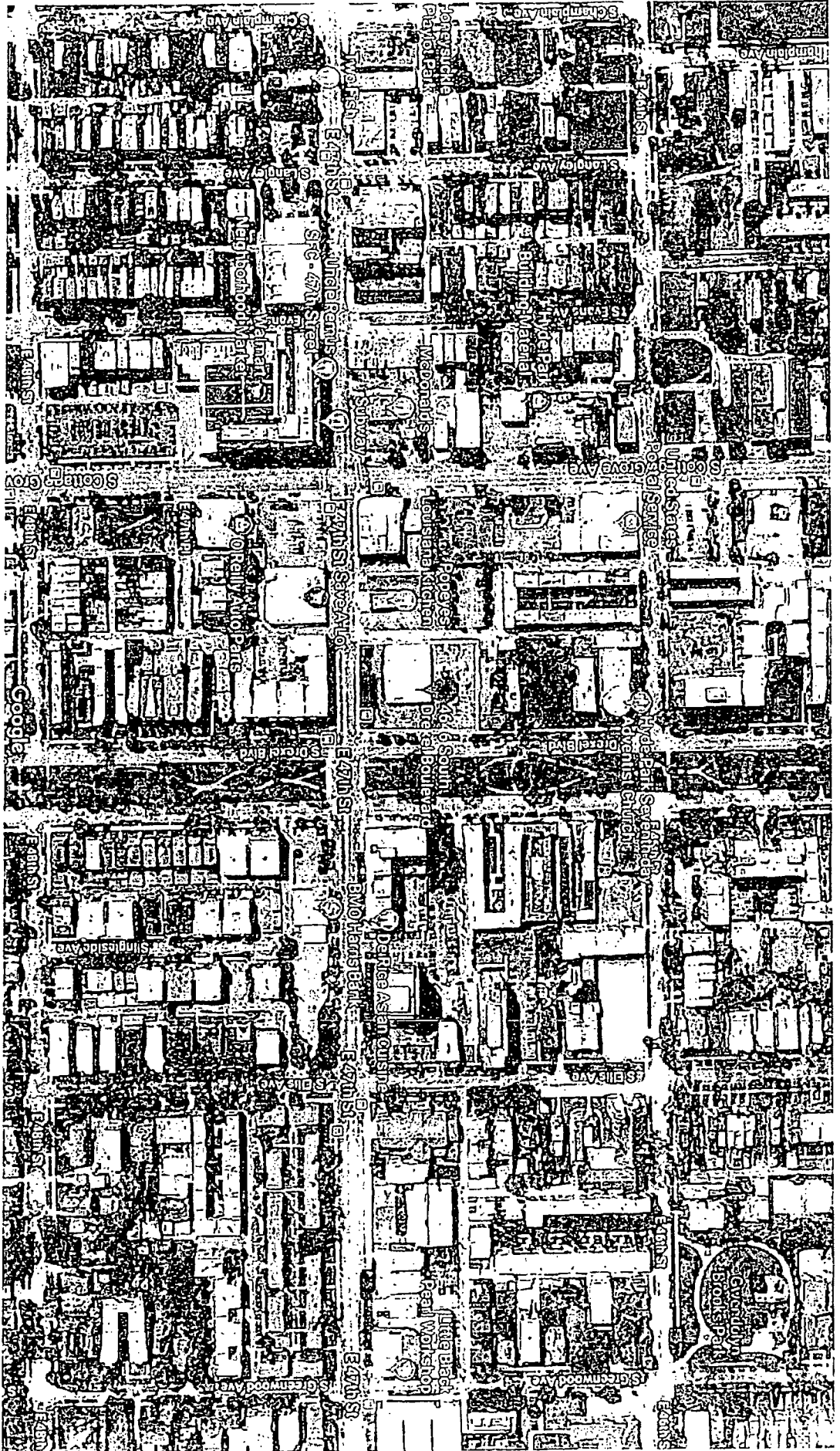
4646 S. Drexel Boulevard (Drexel & 47th Street - Chicago)

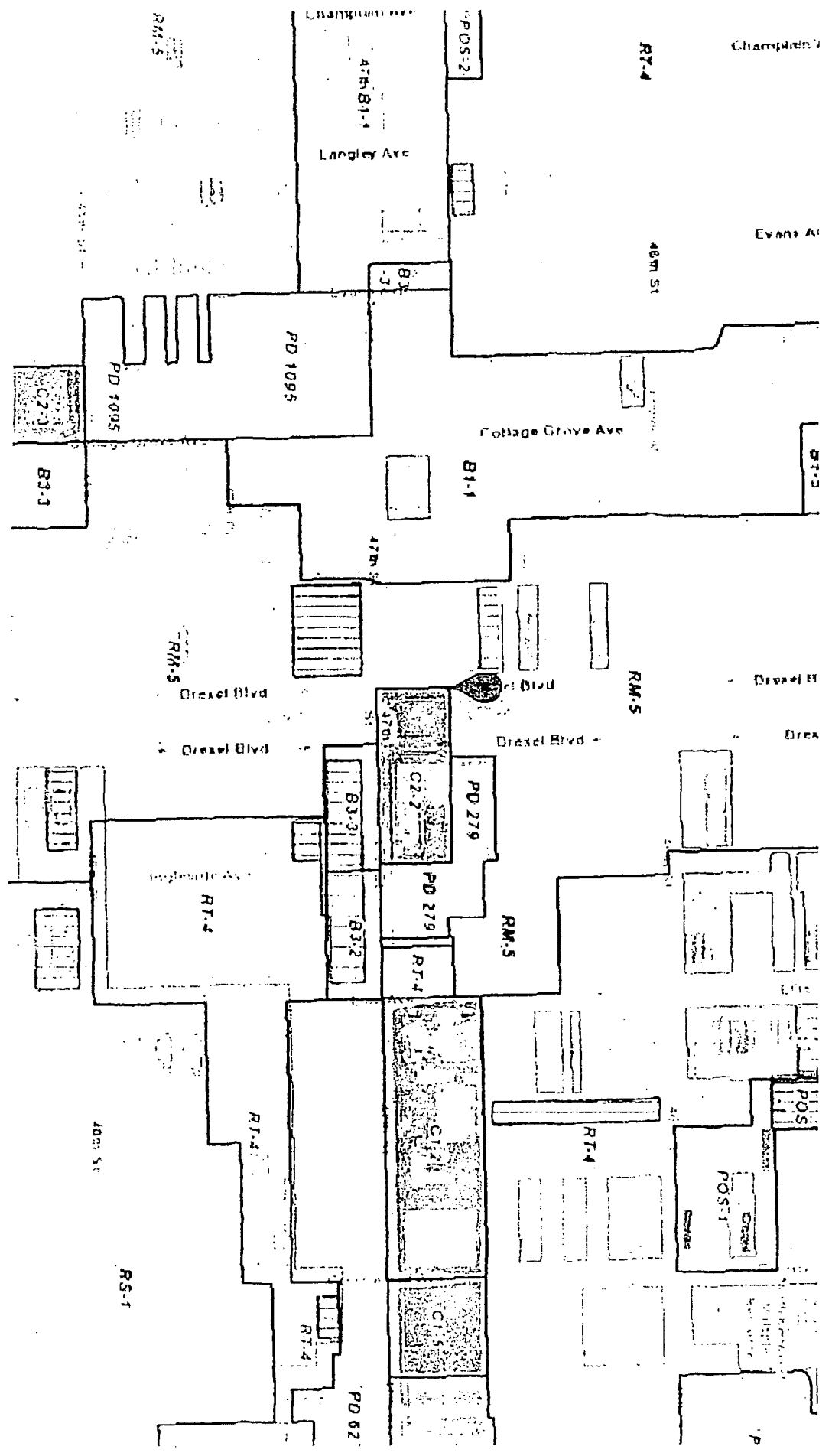


InSite

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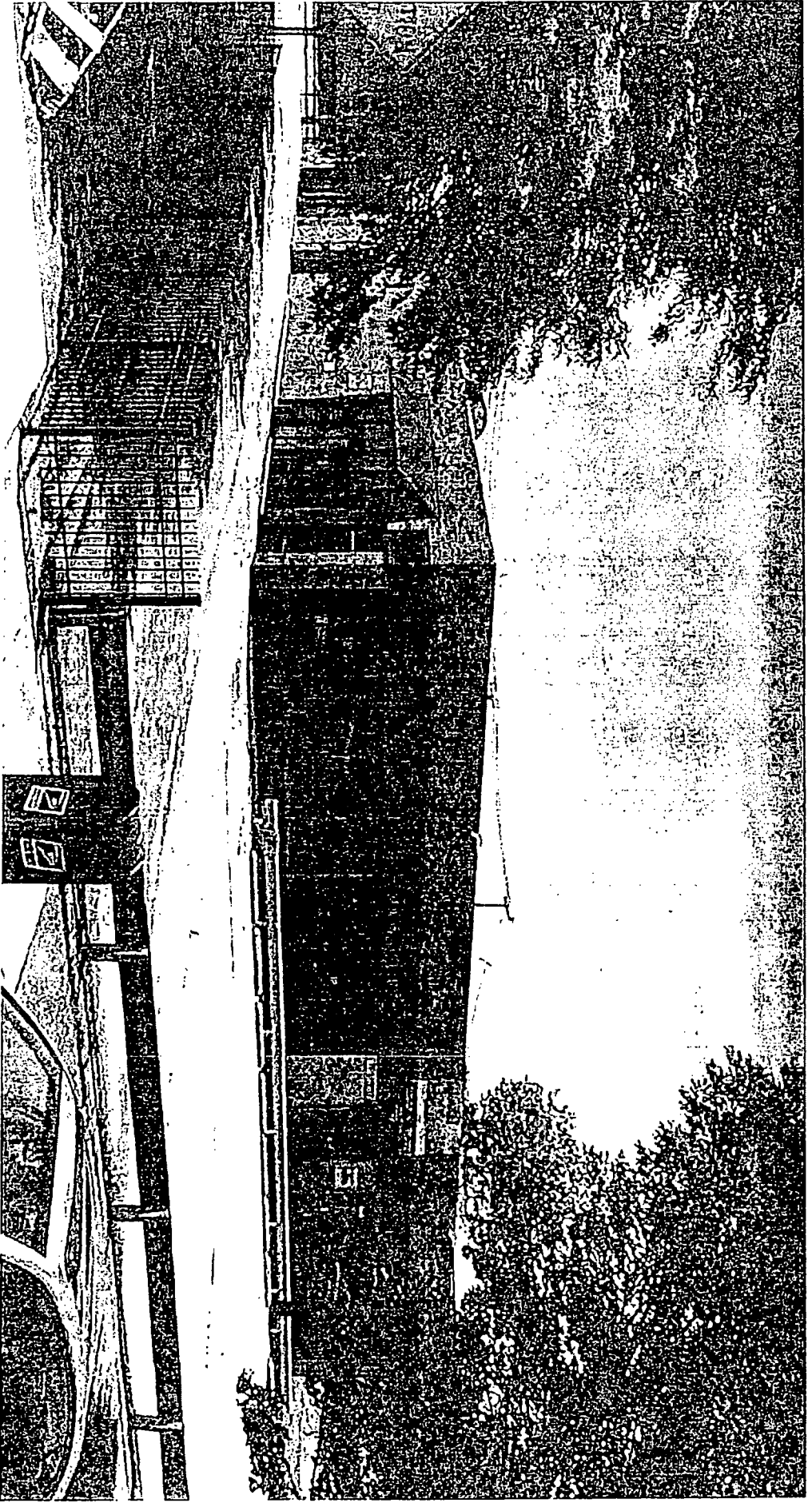




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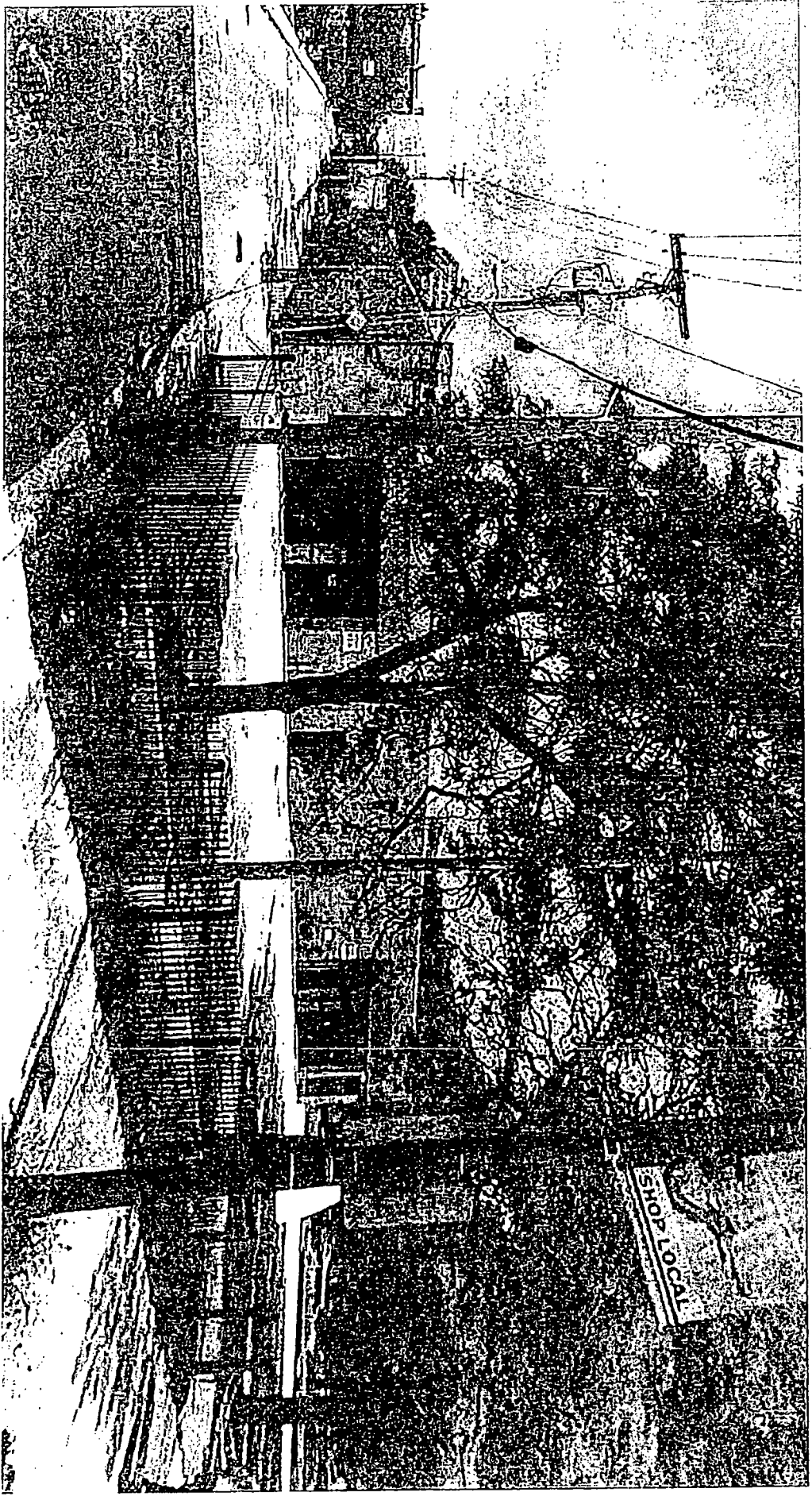


SE Perspective looking NW from Intersection

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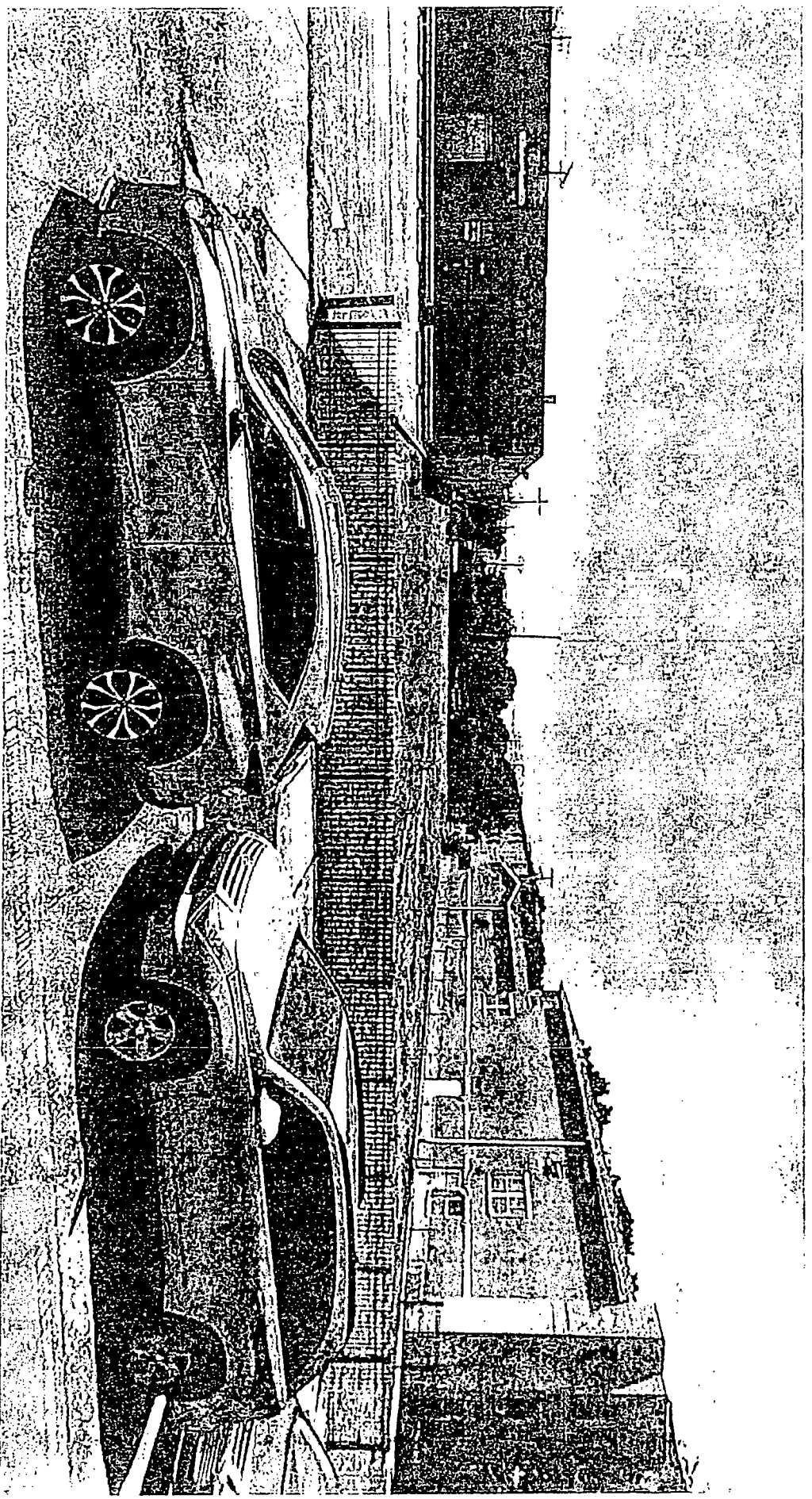


SW Perspective looking NE from 47th

Final for Publication

4646 S. Drexel Boulevard (Drexel & 47th Street - Chicago)

InSite



View from East looking West from Drexel Blvd.