



City of Chicago



O2019-1340

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-D at 4644-4659 S Drexel Blvd and 832-850 E 47th St - App No. 19951-T1
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.

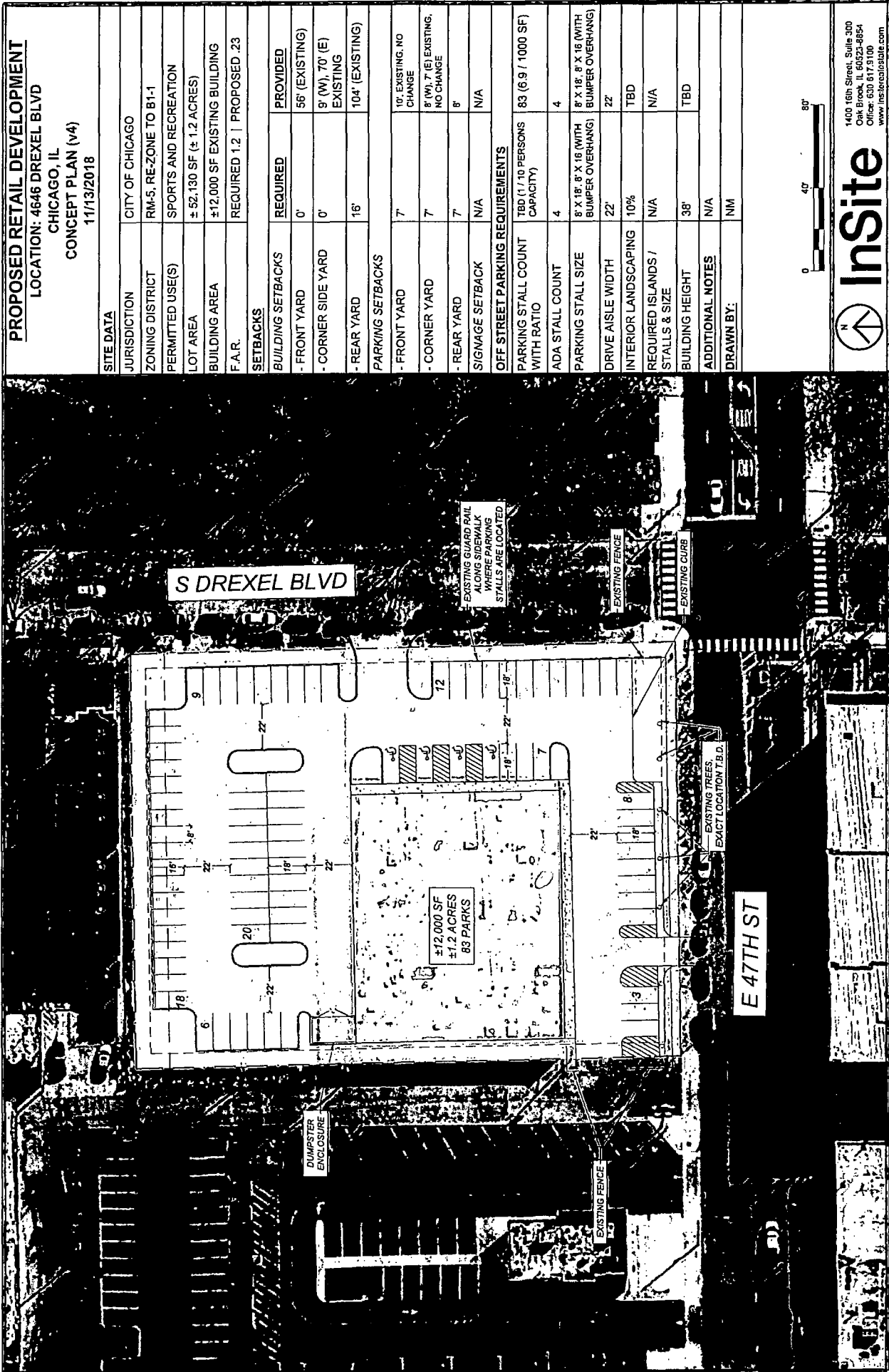
SECTION 2: This Ordinance shall be in force and effect from and after its passage and due publication.

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

Project Narrative and Plans

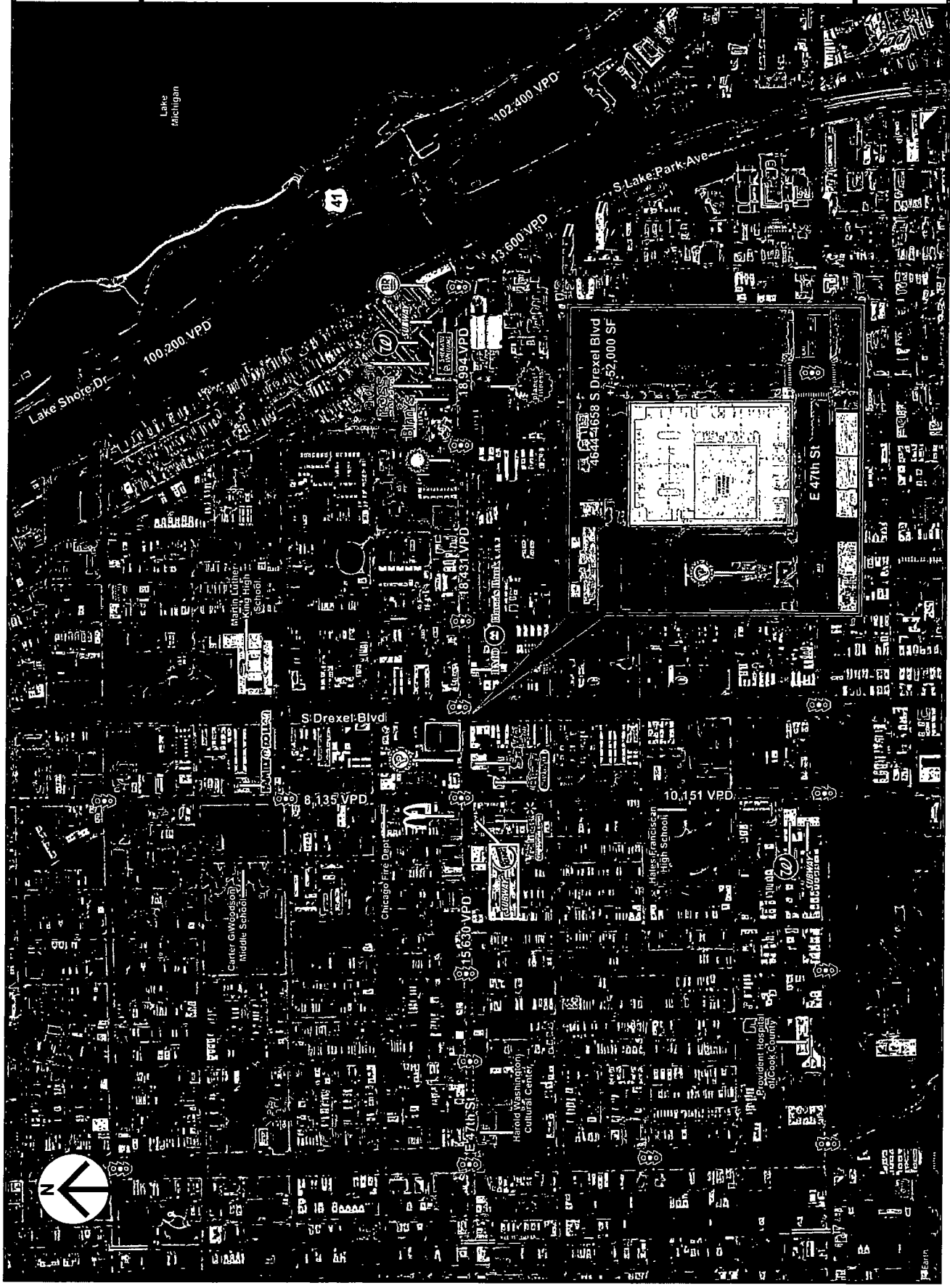
Chicago, IL (4644-4658 S. Drexel) LLC, is the applicant, for the property located at 4644-4658 S. Drexel Blvd., Chicago, IL 60653. They seek a zoning map amendment to change the zoning district from RM-5 Zoning District to B1-1. The applicant intends to use the subject property as a physical fitness center, 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

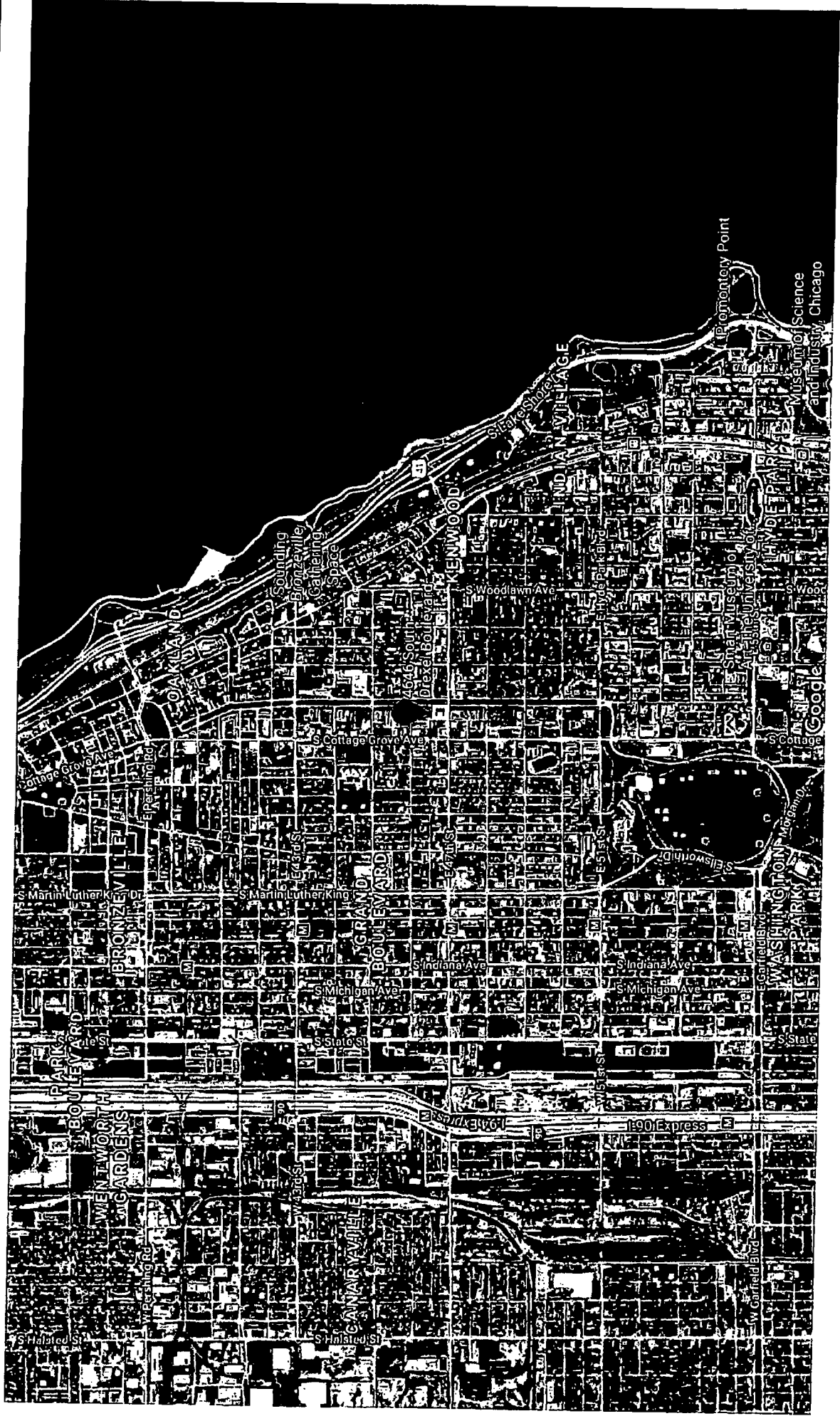


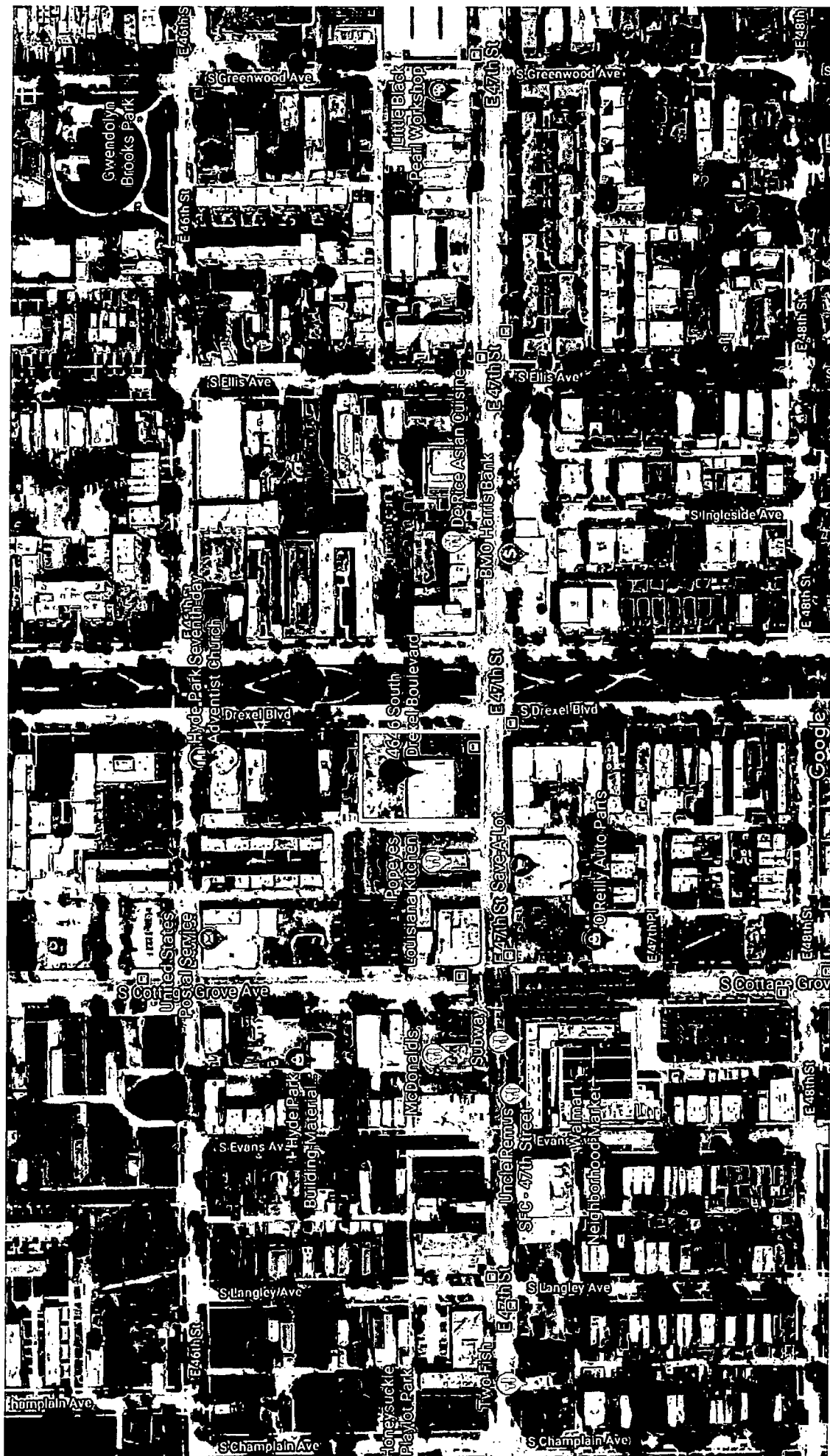
Chicago, IL
N Kenwood
4646 S Drexel

InSite



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





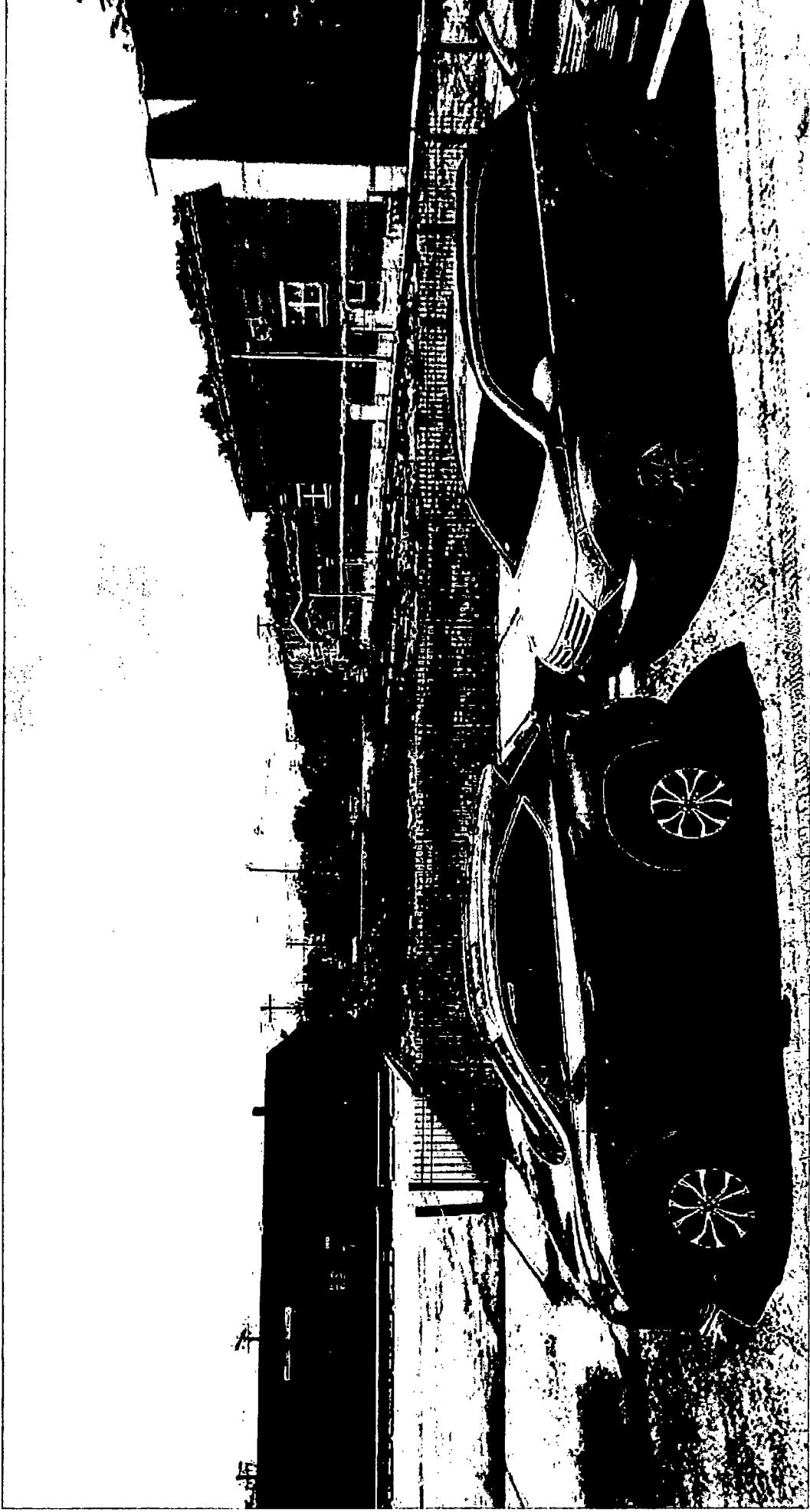


SE Perspective looking NW from Intersection

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



SW Perspective looking NE from 47th



View from East looking West from Drexel Blvd.