



City of Chicago



O2021-5681

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/15/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-E at 4009-4011 S Wabash Ave - App No. 20884T1
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. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-3 Limited Manufacturing/Business Park District symbols as shown on Map Number 10-E in the area generally bounded by:

a line 100 feet south of and parallel to the south line of East 40th Street; the public alley next east of and parallel to South Wabash Avenue; a line 125 feet south of and parallel to the south line of East 40th Street; and South Wabash Avenue.

to those of a B2-2 Neighborhood Mixed-Use District.

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

Common Address: 4009 - 4011 South Wabash Avenue, Chicago, Illinois

FINAL FOR PUBLICATION

NARRATIVE ZONING ANALYSIS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: LinQ Holdings LLC
Property Location: 4009 – 4011 South Wabash Avenue
Proposed Zoning: B2-2 Neighborhood Mixed-Use District
Lot Area: 4,014 square feet

LinQ Holdings LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 4009 - 4011 South Wabash from the M1-3 Limited Manufacturing/Limited Business Park District to the B2-2 Neighborhood Mixed-Use District.

The subject site is located just south of the intersection of East 40th Street and Wabash Avenue in the Grand Boulevard community area.

The subject site consists of approximately 4,014 square feet of site area and is vacant and unimproved. The subject site is adjacent to and south of 4007 South Wabash, which is owned by the Applicant. The Applicant operates a security contracting business within the existing building located at 4007 South Wabash.

The Applicant proposes to construct a parking lot containing five parking spaces to serve the Applicant’s growing business. The zoning change is a condition of the Applicant’s acquisition of the subject site from the City of Chicago and will eliminate a split-zoning condition by bringing the subject property into a unified and consistent zoning classification with the adjacent parcel to the north.

NARRATIVE ZONING ANALYSIS

- (a) Floor Area and Floor Area Ratio:
 - i. Lot Area: 4,014 square feet
 - ii. Total Building Area: N/A
 - iii. FAR: N/A
- (b) Density (Lot Area Per Dwelling Unit): N/A
- (c) Amount of off-street parking: Five (5) parking spaces
- (d) Setbacks:
 - i. Front setback: 0’
 - ii. Side setbacks: 0’
 - iii. Rear setback: 0’
- (e) Building height: N/A

FINAL FOR PUBLICATION

EXISTING TRAIN TRACKS ABOVE

ALLEY

EXISTING FIREHOUSE BUILDING
NOT IN SCOPE

ALLEY

WABASH AVE.

LANDSCAPED
PARKWAY 165 SF

15'-0" 14'-6" 15'-0"

EXISTING
DRIVEWAY

17'-7"

25'-0" LOT WIDTH

13'-8" LOT SETBACK

PROPERTY LINE

160'-4" LOT DEPTH

ANDERSON DESIGN
STUDIO

DRAFTED BY

LINQ

OWNER

4009 - 4011 S. WABASH
CHICAGO, IL 60653

PROJECT



PLAN NORTH

SITE PLAN

01

1" = 30'-0"

11/17/2021

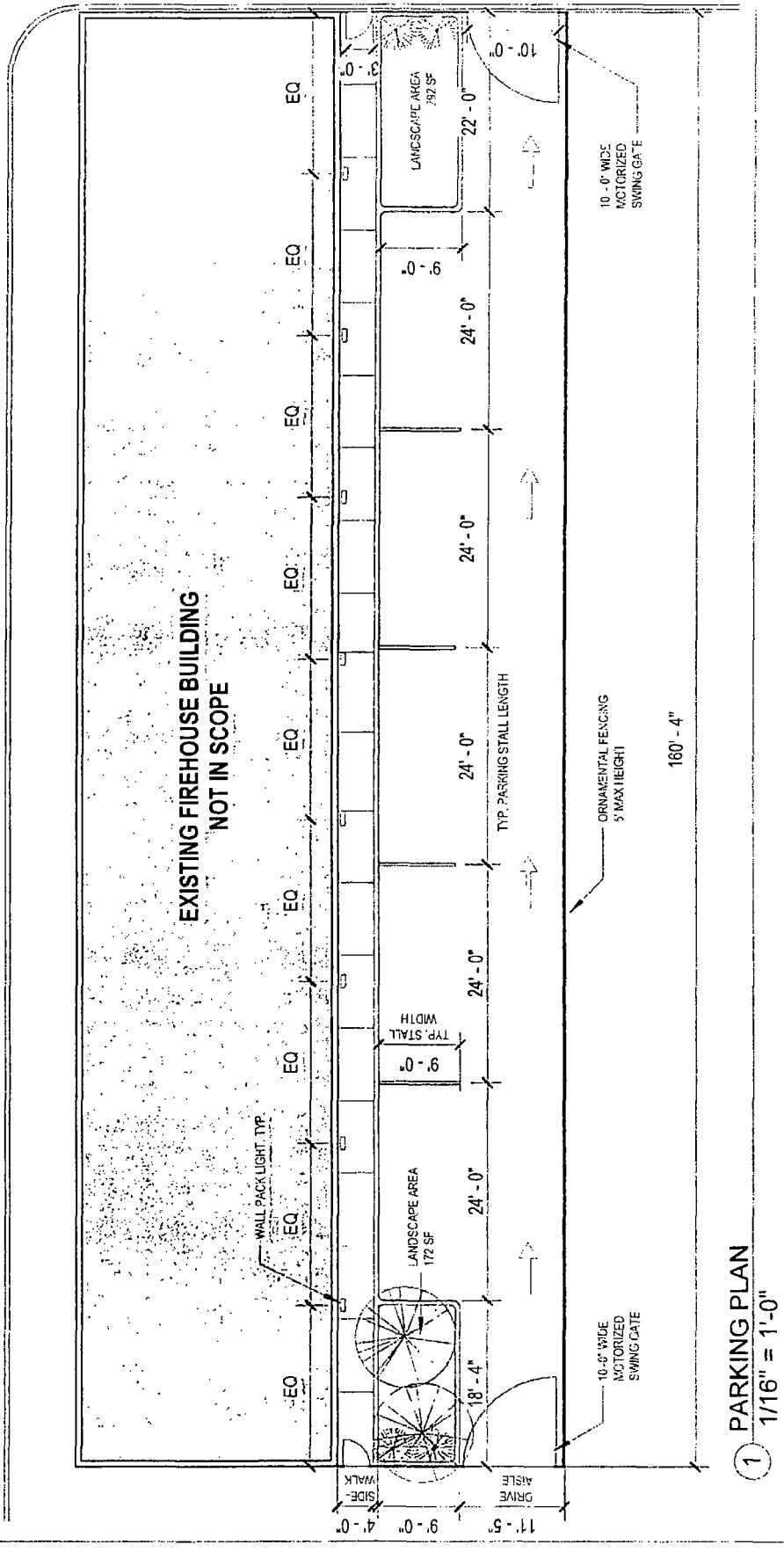
AREA CALCULATIONS

LOT AREA: 4,000 SF
 TOTAL LANDSCAPED AREA: 484 SF
 SIDEWALK AREA: 640 SF
 VEHICULAR USE AREA: 2,896 SF

FINAL FOR PERMITTING

EXISTING TRAIN TRACKS ABOVE

EXISTING FIREHOUSE BUILDING
 NOT IN SCOPE



1 PARKING PLAN
 1/16" = 1'-0"

<p>ANDERSON DESIGN STUDIO</p>	<p>LIHQ</p>	<p>4009 - 4011 S. WABASH CHICAGO, IL 60653</p>	<p>PARKING PLAN</p>
<p>DRAFTED BY</p>	<p>OWNER</p>	<p>PROJECT</p>	<p>As indicated</p>
<p>11/17/2021</p>			<p>02</p>