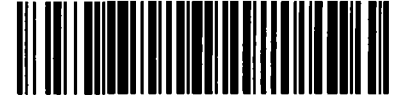




City of Chicago



SO2014-823

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17931T1 at 4649-4659 S Spaulding Ave and 3246-3256 W 47th St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Application No. 17931-T1

FINAL FOR PUBLICATION

SUBSTITUTE 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 the current B3-1 Community Shopping District symbols and indications as shown on Map No. 10-J in the area bounded by:

a line 127.85 feet north of West 47th Street; the public alley next east of South Spaulding Ave.; West 47th Street; and South Spaulding Ave.

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

Application No. 17931-T1

FINAL FOR PUBLICATION

NARRATIVE

4649 – 59 S. Spaulding Ave./3246-56 W. 47th St.
TYPE I REGULATIONS

Narrative: The subject property contains approximately 15,770.29 sq. ft. of land and is currently partially vacant and partially improved with a two story commercial building used for office uses and a 1.5 story residential structure. The Applicant proposes to demolish the existing structures and develop the property with a six-story building containing retail/personal service use on the ground floor and thirty residential units on the upper floors. One loading berth and twenty-two parking spaces will be provided .

FAR: 2.48

FLOOR AREA: Approximately 39,000 sq. ft.

Units: 30

Height: 60 feet

Setbacks:

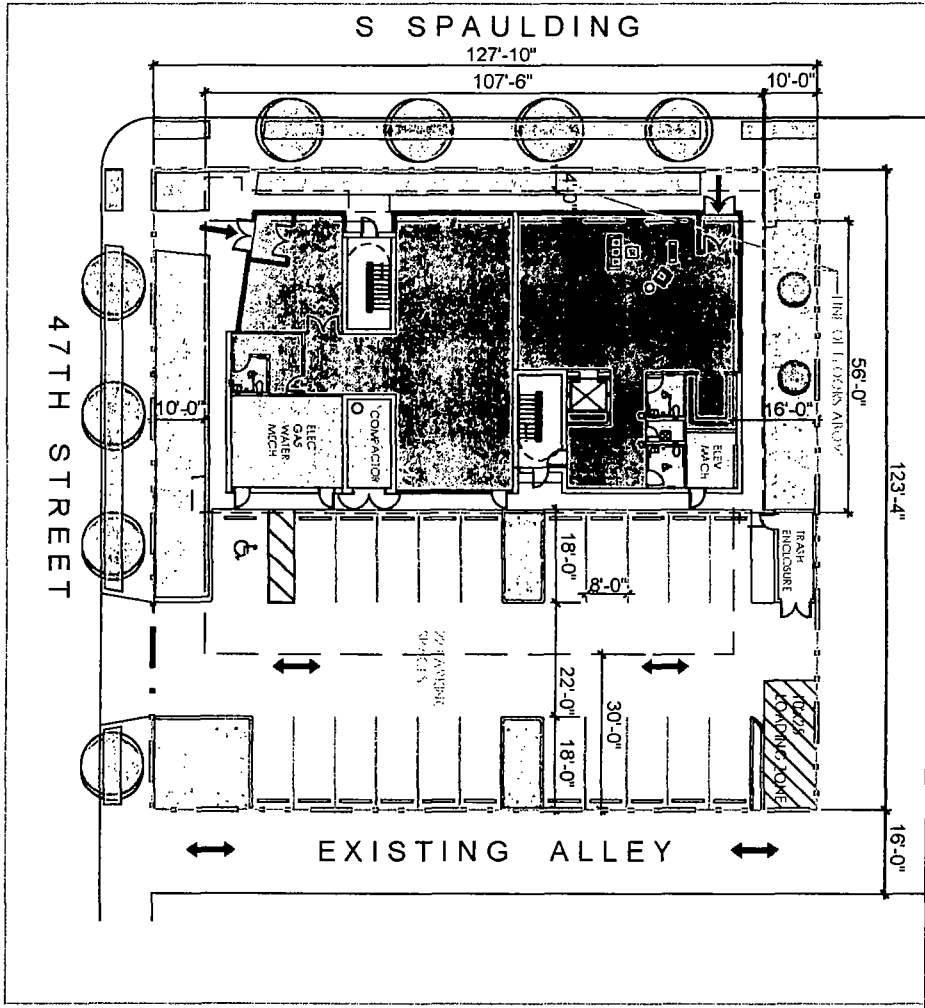
North Property Line: 16.00 feet
East Property Line: 30.00 feet
West 47th Street: 10.00 feet
South Spaulding Ave.: 4.00 feet

Parking Spaces: twenty-two spaces

Minimum Loading: One berth

FINAL FOR PUBLICATION

Application No. 17931-T1
APPLICANT: Back of the Yards Neighborhood Council
ADDRESS: 4649 - 59 S. Spaulding Ave./3246 - 56 W. 47th St.



SITE PLAN

JANUARY 29, 2014

SCALE: 1/32" = 1'-0"

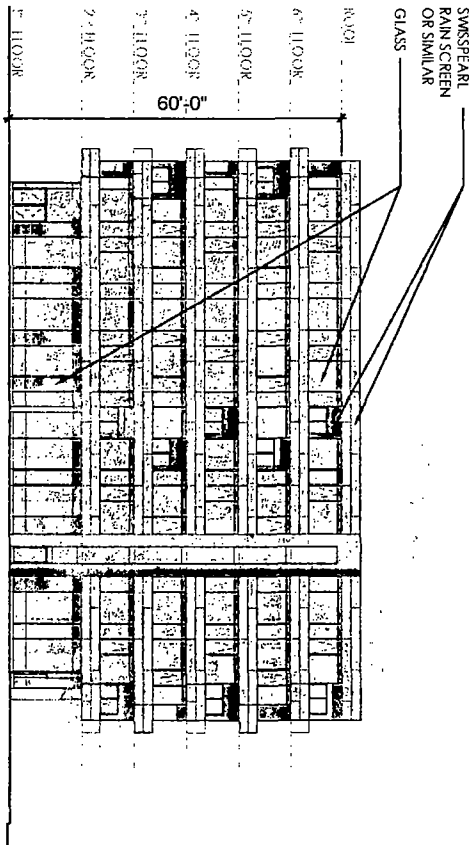


3246 W 47TH STREET
BACK OF THE YARDS RESIDENCES AND DANCE STUDIO
UPI AND BYNC

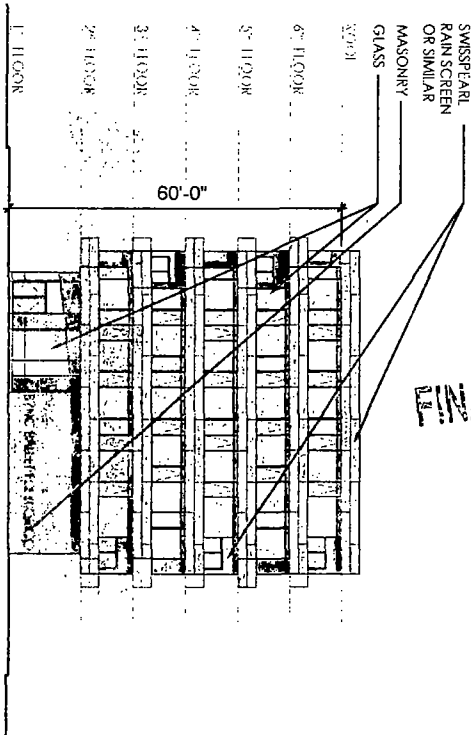
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S SPAULDING AVE ELEVATION



W 47TH ST ELEVATION

JANUARY 29, 2014

SCALE: 1/32" = 1'-0"

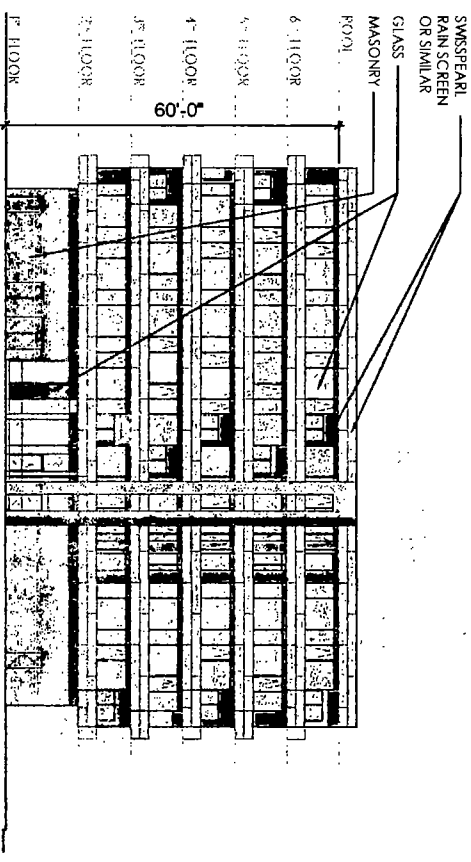


3246 W 47TH STREET
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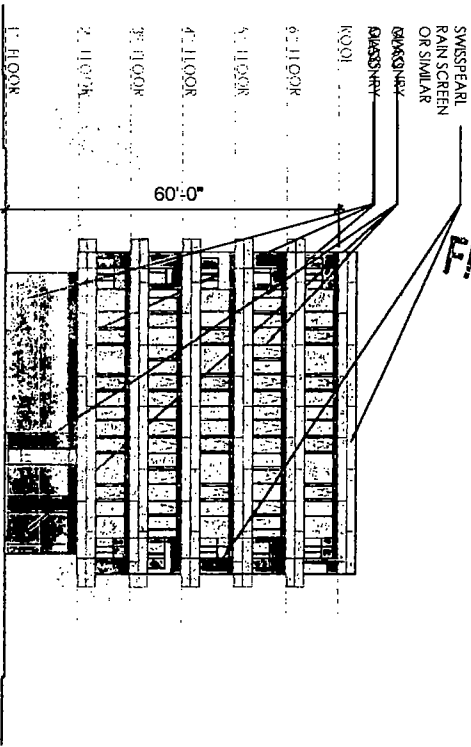
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East Elevation



North Elevation

JANUARY 29, 2014

SCALE: 1/32" = 1'-0"



3246 W 47TH STREET
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