



# City of Chicago



O2020-6210

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 12/16/2020

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 12-H at 4834 S Oakley Ave  
- App No. 20579T1

**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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-2 Light Industry District symbols and indications as shown on Map No. 12-H in the area bounded by:

West 48<sup>th</sup> Place; South Oakley Avenue; West 49<sup>th</sup> Street; and the alley next west of and parallel to south Oakley Avenue

to those of a C3-2 Commercial, Manufacturing and Employment District.

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

Common Address of Property: 4834 S. Oakley Ave, Chicago IL 60609

**NARRATIVE AND PLANS**  
**4834 South Oakley Avenue**  
**Zoning Map Amendment Type – 1**  
**From M2-2 to C3-2**

The Applicant, South Oakley Venture, LLC, requests a zoning change for a single story property located at 4834 South Oakley Avenue from M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District for a 44,000 SF professional art fabrication one story 20'-6" height building. The building will also include a 1,000 square foot business incubator for neighborhood artists, partly funded by the NOF awarded grant. The proposed incubator area will have five (5) workspaces and the potential for a small retail presence for those artists as well as meeting and coworking spaces.

The property located at 4834 S. Oakley Avenue is one block east of Western Avenue. The Average Daily Traffic Counts (per City of Chicago) of South Western Avenue at 49th Street is approximately 35,100 cars per day. The Applicant does not anticipate any significant increase of traffic to the area since their manufacturing business is similar in size to the previous owners (MPC Containment Products). The property is located two blocks from the CTA Orange Line at Western Ave as well as the #49 CTA Bus on Western Ave. The majority of The Applicant's employees and visitors will utilize public transportation.

The subject property located at 4834 S. Oakley will include a new parking lot for 6 vehicles as well as an off-street loading zone and ADA accessible parking.

Lot Area	79,800 Square Feet
Floor Area Ratio	.54 FAR
Building Area (for FAR Calculation only)	43,255 Square Feet
Off street parking	6 parking spaces total
Setbacks:	
Front	0
Side (north)	0
Side (south)	0
Rear	100 feet to 240 Feet (varies)
Building Height	18 Feet (to underside of first floor Ceiling)

# Final for Publication

## LEGEND

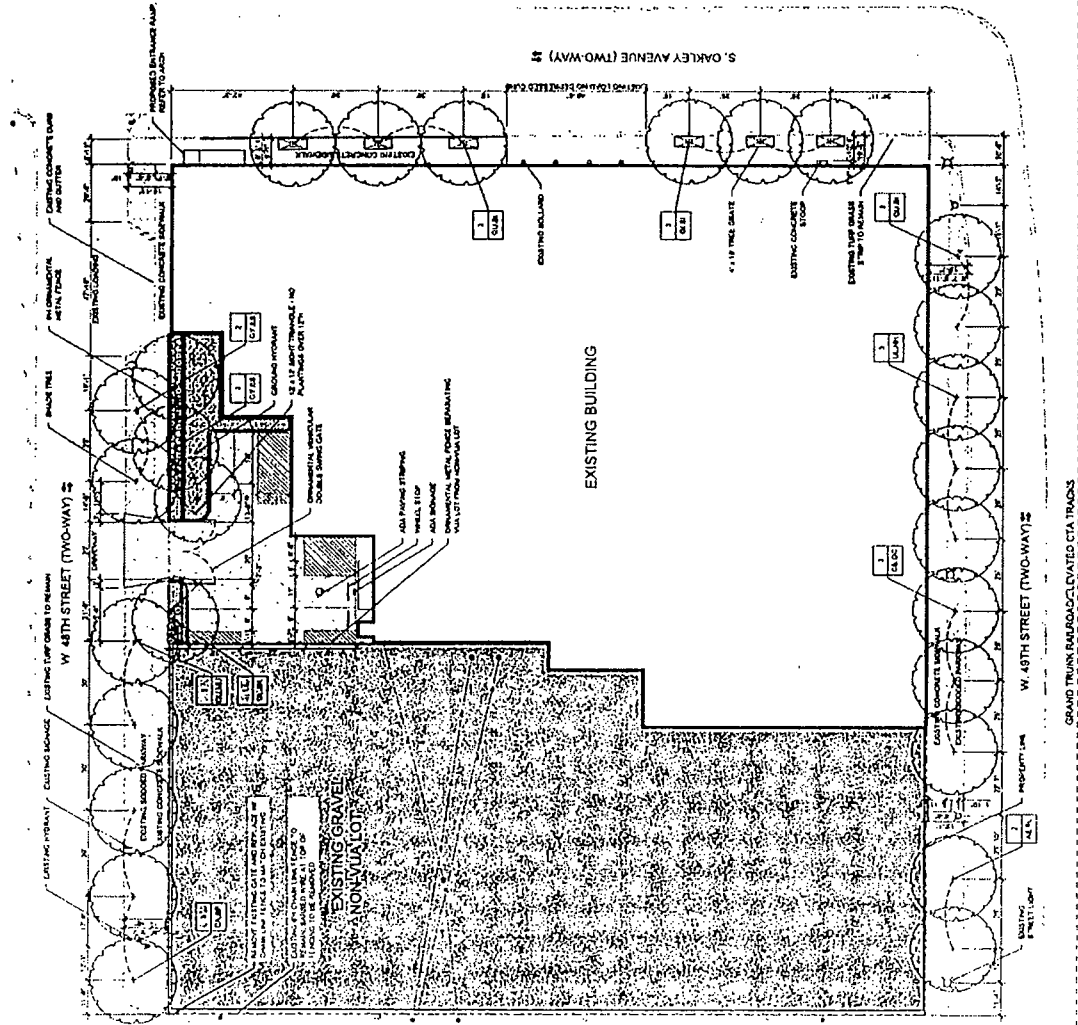
- PROJECT WORK LAMP
- PROPERTY LINE
- WINDUW CONCRETE PAVING
- EXISTING DRIVE, SIDEWALK, LOT
- EXISTING DRIVE, SIDEWALK, LOT
- CONCRETE CURB AND GUTTER
- P-F-METAL FENCE
- STREET TREE
- SHADE TREE
- ORANGEWOODS/SPRINGWATER
- EXISTING CURB AND TO REMAIN

**Bridgewater Studio**

400 Lake Street, Suite 200  
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1000 North Dearborn Street  
Chicago, Illinois 60610  
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www.thesite.com

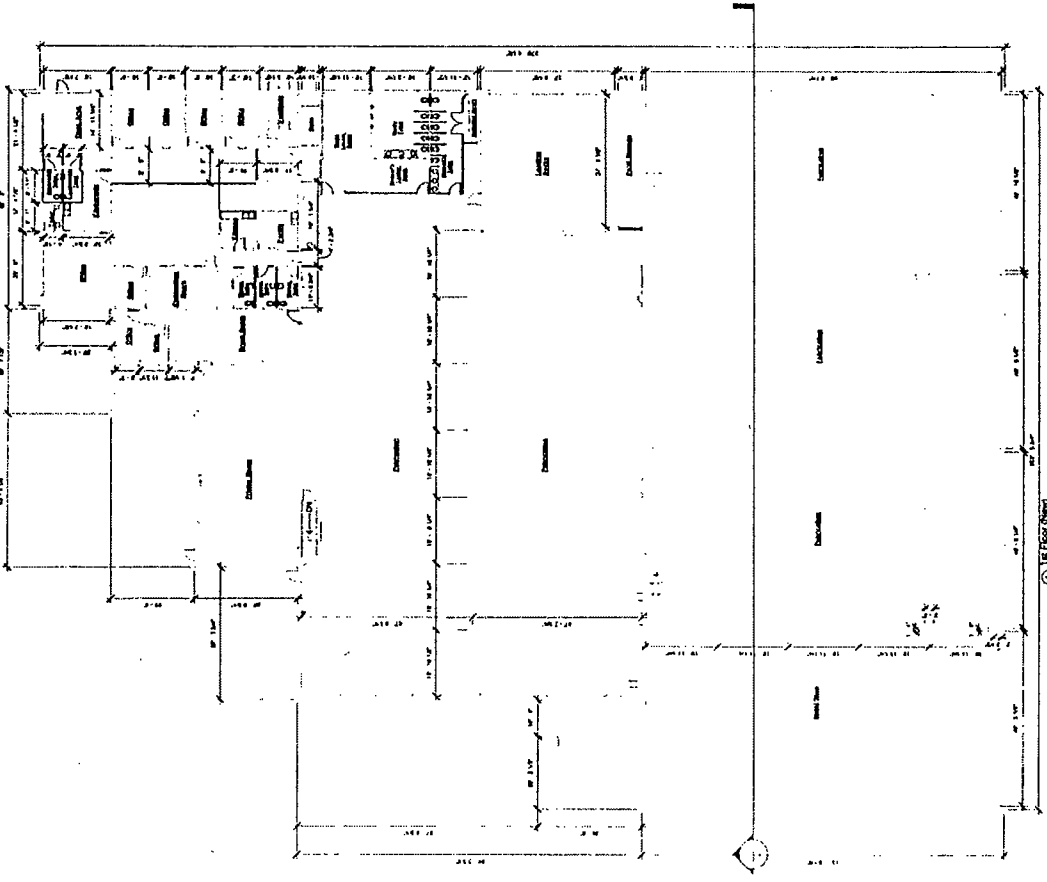


ADDRESS LIST (NON-VULNERABLE) (SEE LEGEND)

NO.	ADDRESS	DATE	STATUS
1	1000 N. DEARBORN ST.	12/21	EXISTING
2	1000 N. DEARBORN ST.	12/21	EXISTING
3	1000 N. DEARBORN ST.	12/21	EXISTING
4	1000 N. DEARBORN ST.	12/21	EXISTING
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49	1000 N. DEARBORN ST.	12/21	EXISTING
50	1000 N. DEARBORN ST.	12/21	EXISTING

ISSUANCES

NO.	DATE	DESCRIPTION
1	12/21/11	ISSUED
2	12/21/11	ISSUED
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48	12/21/11	ISSUED
49	12/21/11	ISSUED
50	12/21/11	ISSUED



① 1st Floor (New)  
1/8" = 1'-0"

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Bridgewater Studio

Shop Build-out  
4834 S Oakley Ave.  
Chicago, IL 60609

10/20/19 THAT I AM A LICENSED PROFESSIONAL ARCHITECT, NOT A LICENSED CONTRACTOR, AND I AM NOT PROVIDING CONTRACT DOCUMENTS OR CONSTRUCTION ADMINISTRATION SERVICES. MY SERVICES ARE LIMITED TO ARCHITECTURAL DESIGN AND I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. MY SERVICES ARE LIMITED TO ARCHITECTURAL DESIGN.

DATE: 09.25.19  
BY: [Signature]



10/20/19 THAT I AM A LICENSED PROFESSIONAL ARCHITECT, NOT A LICENSED CONTRACTOR, AND I AM NOT PROVIDING CONTRACT DOCUMENTS OR CONSTRUCTION ADMINISTRATION SERVICES. MY SERVICES ARE LIMITED TO ARCHITECTURAL DESIGN AND I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. MY SERVICES ARE LIMITED TO ARCHITECTURAL DESIGN.

DATE: 09.25.19  
BY: [Signature]



PROJECT: 19012  
NO. 19012  
DATE: 09.25.19

Plans (New)	
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A1.01