



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2018-3185
Type: Ordinance **Status:** Passed
File created: 4/18/2018 **In control:** City Council
 Final action: 5/25/2018
Title: Zoning Reclassification Map No. 10-G at 4522-4528 S McDowell Ave - App No. 19621T1
Sponsors: Misc. Transmittal
Indexes: Map No. 10-G
Attachments: 1. O2018-3185 (V1).pdf, 2. O2018-3185.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/18/2018	1	City Council	Referred	

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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 MI-2, Limited Manufacturing/Business Park District symbols as shown on Map No. 10 - G in the area bounded by:

The public alley next northwest of and parallel to South McDowell Avenue; a line 211.8 feet southwest of and almost parallel to West 45th Street (as measured along the northwest boundary of South McDowell Avenue); South McDowell Avenue; a line 311.91 feet southwest of and almost parallel to West 45th Street (as measured along the northwest boundary of South McDowell Avenue).

To those of a B2-2, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common

address of property: 4522-28 South McDowell Avenue,, Chicago

ANAL FCR PUBLICATION

NARRATIVE FOR TYPE 1 REZONING FOR 4522-28 SOUTH MCDOWELL AVENUE, CHICAGO

The subject property is currently improved with a 2-story mixed-use building. The Applicant needs a zoning change to establish an artist live-work space within the existing building.

Project Description:	Zoning Change from an M1-2 to a B2-2
Use:	Mixed-use building / artist live-work space / one dwelling unit
Floor Area Ratio:	.33
Lot Area:	11,400 Square Feet
Existing Building Floor Area:	Approximately 3,800 Square Feet
Density:	11,400 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 2 car garage
Existing Set Backs:	Existing Front: 0 Feet Existing North Side: 2.16 Feet Existing South Side: 50 Feet Existing Rear: 15 Feet
Existing Building Height:	Existing 2-story / 22 Feet

FINAL FOR PUBLICATION PLAT OF SURVEY of

LOTS 9, 10 AND 11 IN ULOCK 2 IN S. K. GROSS SURDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4522-4528 S. MCDOWELL AVENUE, CHICAGO, ILLINOIS P.I.N. 20-05-305-039 20-05-305-040

CORNER OF WOOD PLANTER 0.0 N'LY

FOUND CROSS 5.00 E'LY 1/4 ON LINE

SCALE: 1" = 20'

CENTER OF WOOD FENCE 0.5 N'LY to 0.5 W'LY

POUND IRON ROD 0.27 N'LY to 0.15 E'LY

GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS, WERE NOT SET PER CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

FINAL FOR PUBLICATION

STATE OF ILLINOIS)
COUNTY OF COOK)

S.

SURVEY ORDERED BY: ROLAND KULLA

Professional Design Registration 1184-002705

Preferred

SURVEY, INC

03/28/18

7845 W. 79TH STREET, BRIDGEVIEW, IL., 60-155 Phone 700-450-7845 / Fax 700-453-7855 www.paiiurvey.com <<http://www.paiiurvey.com>>

Field Work Compiled

Land Area Surveyed

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER M 29TH

Drawing Revised

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