

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 BI-1. The applicant intends to convert the existing building on the subject property into a new medical clinic, 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:

B. Density:

C. Off-street Parking:

D. Setbacks:

E. Building Height:

0.23.

20.826 minimum lot area per dwelling unit; N/A for this site.

83 parking spaces in the attached lot.

Front: 56 feet

Side: West: 9 feet

East: 70 feet

Rear: 104 feet

Existing building approximately 14 feet

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