



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2022-2804

Type: Ordinance **Status:** Passed

File created: 9/21/2022 **In control:** City Council

Final action: 10/26/2022

Title: Zoning Reclassification Map No. 10-D at 4644-4658 S Drexel Blvd and 832-850 E 47th St - App No. 21151T1

Sponsors: Misc. Transmittal

Indexes: Map No. 10-D

Attachments: 1. O2022-2804 (V1).pdf, 2. O2022-2804.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|---------------------|--------|
| 10/26/2022 | 1 | City Council | Passed | Pass |
| 10/25/2022 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 9/21/2022 | 1 | City Council | Referred | |

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CI TY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 10-D in the area bounded by

a line 260.00 feet north ofand parallel to East 47th Street; South Drexel Boulevard, East 47th Street; the alley next west ofand parallel to South Drexel Boulevard;

to those ofthe BI-1 Neighborhood Shopping District and a corresponding use district is hereby established in the area above described.

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

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

Exiting building approximately 14 feet

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