



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2014-823, Version: 1

Application No. 17931-T1

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

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 .

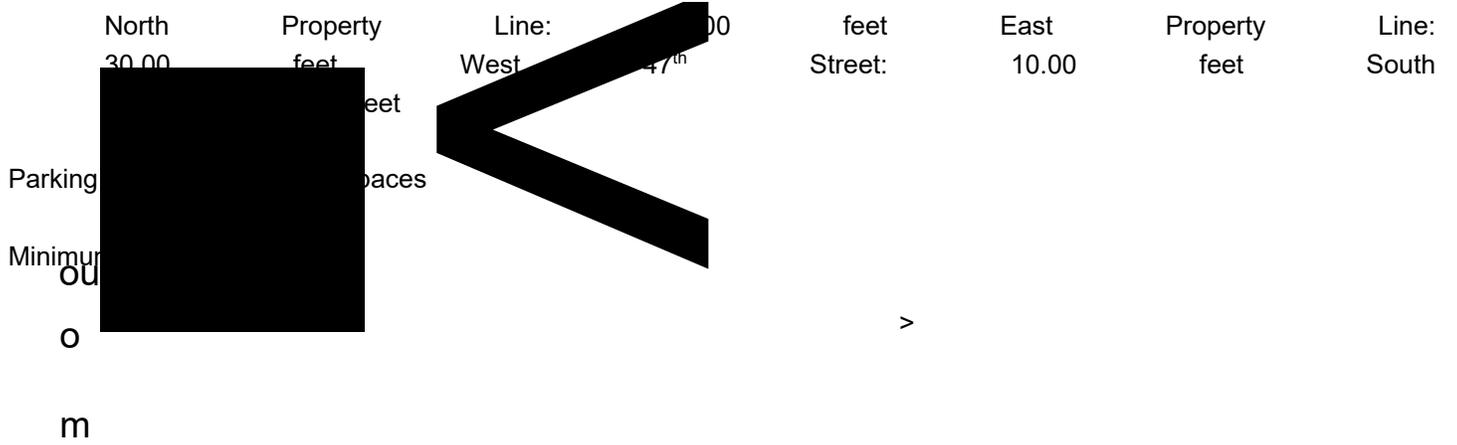
FAR: 2.48

FLOOR AREA: Approximately 39,000 sq. ft.

Units: 30

Height: 60 feet

Setbacks:



"° 32 « - m «
> w ^
2 O ^
o m :
CD Z"
< o w z m zj
° 2 s
o
o >
o m
CO
-i
o o

m

TI r->

f f4/ i-Yj^m*

S SPAULDING

107'-6"

127'-10"

EXISTI NG ALLEY

3
O

O O 50 M CO CO

I
i-3

to

CO

pi C

a h-
53

?

(D

CTI

ft

tr

CD ft

F i-1
H H-
O O a ft O
CD

O O
hh
ft 53*
CD

Ki
&> H & CO

a
CD, H, Q 53*
Cf O

53*
O O &

O O
C
53 O H-h-1

CF
QJ Z3

8°>

CO

m

CD > O

O

m
3D
O ro
_ W *

CF <*o > w t,

mZ
<ow 2 m -j

m
o
o >

co
-l
o o

CT" 3

\7T :00

>
33 -< to ■5° ro o

CO O >
CO

CO

CO "0

> C

CD

> <

m

m r~ m <> -i

O

CO H

m r-m <>

O

r+ H-0 ts

£3 O

CO O Q
CO

W o

i?? m o

CO |> I

h3

4 H

CO

CO pl

r(D
P>

3

ro

ro

E3-
tr 0 0

o o
c
o

(+ co
ft

is
13

ai > o

o

m
co
10
-<>
3D
a co

> CO
5= o
m Z
z m

>

CO
-l
52 o

cr

QJ Z3

7^

>
3J -< 10
to
to 0

co o >

co
ro

M 0) CO rt

M fD <

rt H-0
a o n
rt tr

M M (D < P> rt
F-O 3

> > > O >ti 13 DUD W tr¹ h
p) (+
H-
0 13

O
M H H-WOO
CO

td
IX) P)
o
i **
»E> Co i-1
i-3

Ul o <E> H)
CO
13 P>

CO (+

CD

Hi fu

a

Cl en

CD

< CD
E3"
Co to
cr o

O
0
CTI d