



# Office of the City Clerk

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

## Legislation Text

---

File #: SO2019-8497, Version: 1

---

### 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 be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 10-D in the area bounded by

East 46<sup>th</sup> Street; the alley next east of and parallel to South Ellis Avenue; a line 179.50 feet south of and parallel to East 46<sup>th</sup> Street; and South Ellis Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common address of properties: 4601-4611 South Ellis Avenue

17-13-0303-C (1) Narrative Zoning Analysis

4601-4611 South Ellis Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

34,104.97 square feet

*Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to pennit the renovation and conversion of the existing three-story (with basement) church building into a mixed-use (community-commercial-residential) building, at the subject site. The existing church building is nonconforming, under the current Zoning Ordinance. Part of the renovation-conversion proposal calls for the establishment of shared office (co-op) space, within a portion the grade level (1<sup>st</sup> Floor) of the existing building. The proposal also calls for the location and establishment of twenty-nine*

*(29) dwelling units - on and between the basement thru 3<sup>rd</sup> Floor. Because the footprint of the existing church building spans almost the entirety of the site, there will be off-street (off-site) parking for up to sixty-one (61) vehicles, located at a surface parking lot - directly across the-street (west) from the subject property. The existing building, as renovated and converted, will continue to be predominantly masonry in construction, with stained-glass accents, which will be preserved. The building is, and will remain, 53 feet-0 inches in height, for all of the occupiable spaces. \*[The existing church steeple (tower) will NOT contain occupiable space.]*

- A) The Project's Floor Area Ratio: 44,226 square feet (approx.) (1.3 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 29 dwelling units (1,176 square feet per dwelling unit)
- C) The amount of off-street parking: 0 vehicular parking spaces (ONSITE)  
*\* The Applicant will be seeking a Special Use to establish up to 61 vehicular parking spaces, at an off-site surface parking lot, located directly across street (within 600 linear feet) of the subject property.*
- D) Setbacks: a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks: North: 0 feet-0 inches  
South: 0 feet-0 inches

Building Height:

53 feet-0 inches