



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-823
Type: Ordinance
Status: Passed
File created: 2/5/2014
In control: City Council
Final action: 3/5/2014
Title: Zoning Reclassification 10-J at 4649-4659 S Spaulding Ave and 3246-3256 W 47th St - App No. 17931T1
Sponsors: Misc. Transmittal
Indexes: Map No. 10-J
Attachments: 1. O2014-823.pdf, 2. SO2014-823.pdf

Date	Ver.	Action By	Action	Result
3/5/2014	1	City Council	Passed as Substitute	Pass
2/27/2014	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
2/5/2014	1	City Council	Referred	

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 .

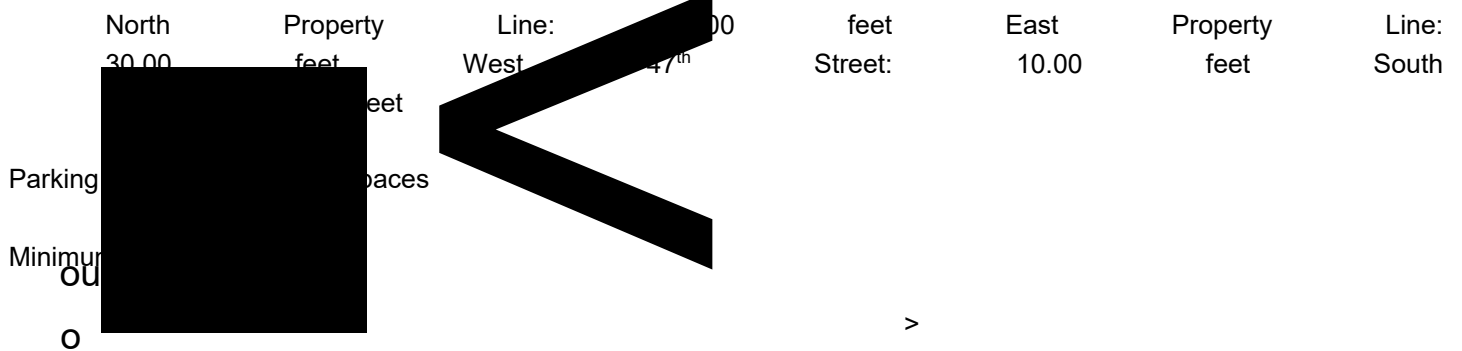
FAR: 2.48

FLOOR AREA: Approximately 39,000 sq. ft.

Units: 30

Height: 60 feet

Setbacks:



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