



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2019-1359  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/13/2019 **In control:** City Council  
**Final action:** 6/12/2019  
**Title:** Zoning Reclassification Map No. 12-E at 4901-4959 S Indiana Ave, 200-208 E 50th St, 201-233 E 49th St and 4900-4926 S Prairie Ave - App No. 19974T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 12-E  
**Attachments:** 1. O2019-1359.pdf, 2. SO2019-1359.pdf

Date	Ver.	Action By	Action	Result
6/12/2019	1	City Council	Passed as Substitute	Pass
3/13/2019	1	City Council	Referred	

### 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 RM-5, Residential Multi-Unit District symbols and indications as shown on Map Number 12-E in the area bounded by:

East 50<sup>th</sup> Street; South Indiana Avenue; East 49<sup>th</sup> Street; South Prairie Avenue; the alley next south of and parallel to East 49<sup>th</sup> Street; the alley next east of and parallel to South Indiana Avenue; a line approximately 150.00 feet north of and parallel to East 50<sup>th</sup> Street; and a line 104.30 feet east of and parallel to South Indiana Avenue,

to those of B3-2, Community Shopping District.

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

COMMON ADDRESS: 4901-4959 S. Indiana Avenue; 200-208 E. 50<sup>th</sup> Street; 201-233 E. 49<sup>th</sup> Street; and 4900-4926 S. Prairie Avenue

# fWfor Publication

## SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT AP FROM RM-5 TO B3-2

Project Narrative: The Applicant seeks approval for a Type 1 zoning amendment from RM-5 to B3-2 to renovate and improve existing buildings and expand on the existing annex building for commercial purpose including office and communication service establishment and specifically music studios, audio and video editing suites, merchandising, booking, and management services for musicians. Project will also offer free programs for kids, apprenticeships with music professionals and training in a variety of skills: music production, graphic design, audio editing.

Lot Area: 138,406 square feet

Maximum F.A.R.: 2.20

Existing Building Area:

Principal Building:	approximately	60,000	SF	Annex:	Existing
8,564 SF; Proposed 9,455 SF					

Required Parking: approximately 128 spaces

\* Applicant will seek to reduce required parking pursuant to Section 17-10-0102-B, paragraph 2 (Transit-Served Location)

Existing Building Height: Principal Building: 33'-4" Annex:  
Existing: 14'-0"; Proposed 20'

Setbacks Existing Building:\*

Front: (E. 49<sup>th</sup> St.): 20'-5 1/2" Side: (Alley) 15'-1 1/2"  
Side: (S. Indiana Ave.): 14'-9" Rear: (E. 50<sup>th</sup> St.): 178'-  
2"

will seek relief if required

Applicant: Washington Park Development Group, LLC  
Address: 4901-4959 S. Indiana Avenue; 200-208 E. 50<sup>th</sup> Street; 201-233 E. 49<sup>th</sup> Street; and 4900-4926 S.  
Prairie Avenue Introduction Date: March 13, 2019

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