# Legislation Details (With Text)

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| **File #:** | SO2019-8497 | | |
| **Type:** | Ordinance | **Status:** | Passed |
| **File created:** | 11/13/2019 | **In control:** | City Council |
| | | **Final action:** | 1/15/2020 |
| **Title:** | Zoning Reclassification Map No. 10-D at 4601-4611 S Ellis Ave - App No. 20264T1 | | |
| **Sponsors:** | Misc. Transmittal | | |
| **Indexes:** | Map No. 10-D | | |
| **Attachments:** | 1. O2019-8497.pdf, 2. SO2019-8497.pdf | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 1/15/2020 | 1 | City Council | Passed as Substitute | Pass |
| 1/14/2020 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 11/13/2019 | 1 | City Council | Referred | |

## ORDINANCE

BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICA GO: 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 46th Street; the alley next east of and parallel to South Ellis Avenue; a line 179.50 feet south of and parallel to East 46th 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 (1st 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 3rd 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



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