



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2020-1873  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 4/22/2020  
**In control:** City Council  
**Final action:** 5/20/2020  
**Title:** Zoning Reclassification Map No. 10-D at 4200-4214 S Berkeley Ave - App No. 20369T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 10-D  
**Attachments:** 1. O2020-1873 (V1).pdf, 2. O2020-1873.pdf

Date	Ver.	Action By	Action	Result
5/20/2020	1	City Council	Passed	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/22/2020	1	City Council	Referred	

### 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, is hereby amended by changing all of the RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 10-D in the area bounded by

East 42<sup>nd</sup> Place; South Berkeley Avenue; a line 176.50 feet south of and parallel to East 42<sup>nd</sup> Place; and the alley next west of and parallel to South Berkeley Avenue

to those of a BI-3 Community Shopping District.

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

Address: 4200 to 4214 South Berkeley Avenue, Chicago, Illinois

# x\ for Publication

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 4200 TO 4214 SOUTH BERKELEY, CHICAGO, ILLINOIS ZONING: 131 -3

NEIGHBORHOOD SHOPPING DISTRICT, TYPE 1. LOT AREA: 21,356 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A SINGLE STORY, APPROXIMATELY 9,700 SF COMMERCIAL OFFICE BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO LEGALIZE THE NON-CONFORMING OFFICE USE OF THE PROPERTY.

- A) FLOOR AREA RATIO: 1.0; TOTAL FLOOR AREA IS 21,356 SQUARE FEET
- B) THE AMOUNT OF OFF-STREET PARKING: 0 (EXISTING). PARKING IS PROVIDED OFF SITE
- C) SETBACKS:
  - A. FRONT SETBACK: 9 FEET, 8 INCHES (EXISTING)
  - B. REAR SETBACK: 39 FEET, 8 INCHES (EXISTING)
  - C. SIDE SETBACKS: 35 FEET, 2 INCHES (SOUTH; EXISTING) AND 5 FEET (NORTH; EXISTING)
  - D. BUILDING HEIGHT: 14 FEET, 8 INCHES (EXISTING)

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