

4834 S. Oakley Ave, Chicago IL 60609

**NARRATIVE AND PLANS 4834 South Oakley
Avenue Zoning Map Amendment Type - 1
From M2-2 to C3-2**

The Applicant, South Oakley Venture, LLC, requests a zoning change for a single story property located at 4834 South Oakley Avenue from M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District for a 44,000 SF professional art fabrication one story 20'-6" height building. The building will also include a 1,000 square foot business incubator for neighborhood artists, partly funded by the NOF awarded grant. The proposed incubator area will have five (5) workspaces and the potential for a small retail presence for those artists as well as meeting and coworking spaces.

The property located at 4834 S. Oakley Avenue is one block east of Western Avenue. The Average Daily Traffic Counts (per City of Chicago) of South Western Avenue at 49th Street is approximately 35,100 cars per day. The Applicant does not anticipate any significant increase of traffic to the area since their manufacturing business is similar in size to the previous owners (MPC Containment Products). The property is located two blocks from the CTA Orange Line at Western Ave as well as the #49 CTA Bus on Western Ave. The majority of The Applicant's employees and visitors will utilize public transportation.

The subject property located at 4834 S. Oakley will include a new parking lot for 6 vehicles as well as an off-street loading zone and ADA accessible parking.

Lot Area	79,800 Square Feet
Floor Area Ratio	.54 FAR
Building Area (for FAR Calculation only)	43,255 Square Feet
Off street parking	6 parking spaces total
Setbacks:	
Front	0
Side (north)	0
Side (south)	0
Rear	100 feet to 240 Feet (varies)
Building Height	18 Feet (to underside of first floor Ceiling)

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