



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-5681  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/15/2021 **In control:** City Council  
**Final action:** 1/26/2022  
**Title:** Zoning Reclassification Map No. 10-E at 4009-4011 S Wabash Ave - App No. 20884T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 10-E  
**Attachments:** 1. O2021-5681 (V1).pdf, 2. O2021-5681.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed as Substitute	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards		
12/15/2021	1	City Council	Referred	

### ORDINANCE

#### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the MJ-3 Limited Manufacturing/Business Park District symbols as shown on Map Number 10-E in the area generally bounded by:

a line 100 feet south of and parallel to the south line of East 40<sup>th</sup> Street; the public alley next east of and parallel to South Wabash Avenue; a line 125 feet south of and parallel to the south line of East 40<sup>th</sup> Street; and South Wabash Avenue.

to those of a B2-2 Neighborhood Mixed-Use District.

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

Common Address: 4009 - 4011 South Wabash Avenue, Chicago, Illinois

### NARRATIVE ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

**Applicant:** LinQ Holdings LLC  
**Property Location:** 4009 - 4011 South Wabash Avenue Proposed Zoning: B2-2 Neighborhood Mixed-Use District Lot Area: 4,014 square feet

Linq Holdings LLC is the "Applicant" for a Type I Zoning Map Amendment for the subject property located at 4009 - 4011 South Wabash from the MI-3 Limited Manufacturing/Limited Business Park District to the B2-2 Neighborhood Mixed-Use District.

The subject site is located just south of the intersection of East 40<sup>th</sup> Street and Wabash Avenue in the Grand Boulevard community area.

The subject site consists of approximately 4,014 square feet of site area and is vacant and unimproved. The subject site is adjacent to and south of 4007 South Wabash, which is owned by the Applicant. The Applicant operates a security contracting business within the existing building located at 4007 South Wabash.

The Applicant proposes to construct a parking lot containing five parking spaces to serve the Applicant's growing business. The zoning change is a condition of the Applicant's acquisition of the subject site from the City of Chicago and will eliminate a split-zoning condition by bringing the subject property into a unified and consistent zoning classification with the adjacent parcel to the north.

### NARRATIVE ZONING ANALYSIS

- a) Moor Area and Floor Area Ratio:
  - i. Lot Area: 4,014 square feet
  - ii. Total Building Area: N/A
  - iii. FAR: N/A
- b) Density (Lot Area Per Dwelling Unit): N/A
- c) Amount of off-street parking: Five (5) parking spaces
- d) Setbacks:
  - i. Front setback: 0'
  - ii. Side setbacks: 0'
  - iii. Rear setback: 0'
  - iii. (c) Building-height: N/A

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