



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2022-2805  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/21/2022  
**In control:** City Council  
**Final action:** 10/26/2022  
**Title:** Zoning Reclassification Map No. 12-E at 641-647 E 47th St - App No. 21152T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 12-E  
**Attachments:** 1. O2022-2805 (V1).pdf, 2. O2022-2805.pdf

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	1	City Council	Referred	

### ORDINANCE

#### HE 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 B1 -1 Neighborhood Shopping District symbols and indications as shown on Map No. 12-E in the area bounded by:

East 47th Street; a line 168.00 feet east of and parallel to South Champlain Avenue; the public alley next south of and parallel to East 47th Street; and a line 72.00 feet east of and parallel to South Champlain Avenue

to those of a B1-3 Neighborhood Shopping District.

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

641-647 East 47th Street Chicago, Illinois 60653

## TYPE 1 ZONING AMENDMENT APPLICATION

## PROJECT NARRATIVE AND PLANS 641-647 E. 47th

## Street

### B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

The Applicant restaurant Two Fish Crab Shack currently operates in a one-story commercial building at 641-643 E. 47th Street. The Applicant is acquiring the adjacent property at 647 E. 47th Street to redevelop the collective property as a five-story mixed use building (sixty-four feet in height) with three ground-floor commercial spaces. Two Fish Crab Shack will continue to operate in the new commercial space. The new mixed-use building will have eight dwelling units on the upper floors (two dwelling units per floor). The redevelopment will have 11 indoor garage parking spaces.

	PROPOSED
Lot Area	11,520 SF
Density - MLA	1 DU per 1,440 SF
Off Street Parking	11 spaces
Rear Setback	O'-O" for commercial floor 32'- 6" for residential floors
Side (east) Setback	O'-O"
Side (west) Setback	O'-O"
Front Setback	O'-O"
FAR	2.4
Building Height	64'-0"

o <

.»'-T..i

r<sup>11</sup>  
V;  
0

UJ

I  
3AV NivIdWVHO S