



Common Address of Property. 5019-23 South Wabash Avenue

TYPE-1 ZONING MAP AMENDMENT AT 5021 SOUTH WABASH AVENUE

Proposed rezoning from RT4 to B3-3

Project Narrative: Soul City Kitchens  
5021 South Wabash Avenue, Chicago, Illinois

Proposed rezoning of lot at 5021 South Wabash Avenue from a RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-3 Community Shopping District for use as a commercial shared kitchen business to be known as Soul City Kitchens. The lot size is 12,008.025 square feet with an existing one-story building that is 2,356 gross square feet. The proposed addition is 12,214 gross square feet, 28'-0" total building height with two stories above ground, and (2) new on-site parking spaces.

- a) Proposed FAR:1.22
  - Lot size: 12,008.025 SF
  - Existing building gross sf: 2,356 SF
  - Building Addition gross sf: total = 14,570 sf
- b) Density (lot area per dwelling unit): N/A no dwelling units in proposed building use
- c) Off-street parking: (2) parking spaces.
- d) Setbacks:
  - Side setback North side of the property abutting residential: 5'-0"
  - Side setback South side of property abutting commercial 2.725
  - Rear setback: 22'-0"
  - Front setback-2'-5'
- e) Building height: 28'-0"

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