



Office of the City Clerk

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Legislation Text

File #: O2018-1905, **Version:** 1

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 MI-3, Limited Manufacturing/Business Park District symbols as shown on Map
No. 10-E in the area bounded by:

A line 519 feet north of and parallel to East 41st Street; the public alley next east of and parallel to South
Wabash Avenue; a line 491 feet north of and parallel to East 41st Street; South Wabash Avenue.

To those of a B2-2, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of
property: 4007 South Wabash Avenue, Chicago IL.

FINAL rCR PUBLICATION FINAL FOR PUBLICATION

NARRATIVE FOR TYPE 1 REZONING FOR 4007 SOUTH WABASH AVENUE, CHICAGO, ILLINOIS

The subject property is currently improved with a two-story commercial building (offices on the second
floor and accessory storage on the ground floor). The Applicant needs a zoning change to establish a
dwelling unit on the second floor of the existing building, the existing offices with an accessory storage to

remain.

Project Description:	Zoning Change from an M1-3 to a B2-2
Use:	Mixed use building with one dwelling unit and offices on the second floor and an accessory storage and parking on the ground floor
Floor Area Ratio:	2.0
Lot Area:	4,495.96 square feet
Building Floor Area:	8,992 square feet
Density: N ^	
Off- Street parking	
Set Backs:	
Building height:	36 feet 2Vi inches

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