



Office of the City Clerk

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

Legislation Text

File #: SO2019-1359, Version: 1

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RM-5, Residential Multi-Unit District symbols and indications as shown on Map Number 12-E in the area bounded by:

East 50th Street; South Indiana Avenue; East 49th Street; South Prairie Avenue; the alley next south of and parallel to East 49th Street; the alley next east of and parallel to South Indiana Avenue; a line approximately 150.00 feet north of and parallel to East 50th Street; and a line 104.30 feet east of and parallel to South Indiana Avenue,

to those of B3-2, Community Shopping District.

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

COMMON ADDRESS: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street;

and 4900-4926 S. Prairie Avenue

fWfor Publication

SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT AP FROM RM-5 TO B3-2

Project Narrative: The Applicant seeks approval for a Type 1 zoning amendment from RM-5 to B3-2 to renovate and improve existing buildings and expand on the existing annex building for commercial purpose including office and communication service establishment and specifically music studios, audio and video editing suites, merchandising, booking, and management services for musicians. Project will also offer free programs for kids, apprenticeships with music professionals and training in a variety of skills: music production, graphic design, audio editing.

Lot Area: 138,406 square feet

Maximum F.A.R.: 2.20

Existing Building Area:

Principal Building:	approximately	60,000	SF	Annex:	Existing
8,564 SF; Proposed 9,455 SF					

Required Parking: approximately 128 spaces

* Applicant will seek to reduce required parking pursuant to Section 17-10-0102-B, paragraph 2 (Transit-Served Location)

Existing Building Height: Principal Building: 33'-4" Annex:
Existing: 14'-0"; Proposed 20'

Setbacks Existing Building:*

Front: (E. 49th St.): 20'-5 1/2" Side: (Alley) 15'-1 1/2"
Side: (S. Indiana Ave.): 14'-9" Rear: (E. 50th St.): 178'-
2"

will seek relief if required

Applicant: Washington Park Development Group, LLC
Address: 4901-4959 S. Indiana Avenue; 200-208 E. 50th Street; 201-233 E. 49th Street; and 4900-4926 S.
Prairie Avenue Introduction Date: March 13, 2019

HTdS Hi6HSV3

t-t
.0-09

-e-
t
Q
-l-

-L-

QJ

PQ

b t i

tn
PO PO
rsi
rsi
rsi

cu cu
to
JC
O L0
o 13

Is

CU >
3 <

"if *
ro T3

O f>

.£ tn
SA
ro
u

•g to .- rsi
« ■ = £ of
to =
o

S «
ro i/i
U Q>
5.-D CL T3 < <

6 mp y
W* o
■ a o
c

ro 9
«1

pi E lo £
as N O
-t->

as

j-i QJ

as CQ
o u 5 S 5^z

I

0

©■« J---

« o
o o
ro ro rsi

O in
CL
o

4-
C
<u

ro"D
a. c

-c
ro *-i
> CT)

"5. TJ
a.-a < <

o
rsi

lo ~
LO Q.
£ <
8 TM
■ *e
TJ O
ro u
« |

NJ O

co
le> (N
cn
o' o
CD T3
c
oo
QJ QJ t-
4*

cn

m m

fm

o
CM
01 CU

oo

ULO
9r co
2 n
13 o
I o
e rsi cn c- qj cn
QJ >
> < -
Q c 5-

o

QJ +->
ro Q c o

ro <t

4→
u
3 T3 O ra l a. £

.E cn

i¹⁰b
| « ^
ra to „
O gj QJ

< < a.

03 N O +->
cd
i3 §

00
LO (N
cn
q' o
cn
T3 C
ro
+j* cu cu t_
4→ 00
cn

ro ro rsl
rsi
*H O
rsi
cu cu

U if)
O O
rsi cn

£■ oo 3 o

t3
4→
O
rsi
c
cu
E
cu
cu
cu Q

o

<

cu

< = ro c ro

c

ro

o ^ Q

ls.l

P Si-

ro h j > cn o

+>

£ " -

£=§ 2 < < a.