



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2019-5534, 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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. I0-F in the area bounded by:

A line 122 feet north of and parallel to the north line of West 47th Street; South Emerald Avenue; West 47th Street; the public alley next west of and parallel to South Emerald 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.

Common Address of Property: 734 West 47th Street.

236186

Substitute Narrative and Plans

Type 1 Zoning Narrative for 734
West 47th Street B1-1 to B1-3

The applicant proposes to rezone the subject property from B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District. The subject property is improved with an existing 2-story building. The purpose of the zoning amendment is to permit the applicant to construct an approximately 7,000 square foot addition to the existing building.

The following is the bulk table for the development which is in accordance with the plans that are attached hereto.

Lot Area	15,128 square feet
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FAR	1.1
Total Floor Area of the building addition	Not to exceed 7,500 square feet
Total Floor Area of the existing building and the building addition	Not to exceed 16,250 square feet
Building Height	Not to exceed 38 feet
East Side Setback for the building addition	10 feet
Rear Setback for the building addition	10 feet
Parking	16 parking spaces

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