



Office of the City Clerk

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

Legislation Text

File #: O2020-1873, 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 RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 10-D in the area bounded by

East 42nd Place; South Berkeley Avenue; a line 176.50 feet south of and parallel to East 42nd Place; and the alley next west of and parallel to South Berkeley Avenue

to those of a BI-3 Community Shopping District.

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

Address: 4200 to 4214 South Berkeley Avenue, Chicago, Illinois

x\ for Publication

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 4200 TO 4214 SOUTH BERKELEY, CHICAGO, ILLINOIS ZONING: 131 -3

NEIGHBORHOOD SHOPPING DISTRICT, TYPE 1. LOT AREA: 21,356 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A SINGLE STORY, APPROXIMATELY 9,700 SF COMMERCIAL OFFICE BUILDING. APPLICANT IS SEEKING TO REZONE THE PROPERTY TO LEGALIZE THE NON-CONFORMING OFFICE USE OF THE PROPERTY.

- A) FLOOR AREA RATIO: 1.0; TOTAL FLOOR AREA IS 21,356 SQUARE FEET
- B) THE AMOUNT OF OFF-STREET PARKING: 0 (EXISTING). PARKING IS PROVIDED OFF SITE
- C) SETBACKS:
 - A. FRONT SETBACK: 9 FEET, 8 INCHES (EXISTING)
 - B. REAR SETBACK: 39 FEET, 8 INCHES (EXISTING)
 - C. SIDE SETBACKS: 35 FEET, 2 INCHES (SOUTH; EXISTING) AND 5 FEET (NORTH; EXISTING)
 - D. BUILDING HEIGHT: 14 FEET, 8 INCHES (EXISTING)

i

O

?5

JZjH

■ ■ 8-.H -

°5«

0a

X
o

d 6

3 X.

C-I
II

UJ
c 1

O
■ Si

-(
UJ

^{c-l}
||
s'x i-
o f2
5! S3
Ox]

"1 UJ
r-i II
UJ f-

m o
3 x.

JX
CO

UJ

UJ '
pa X,