



City of Chicago



O2019-3933

Office of the City Clerk Document Tracking Sheet

Meeting Date:	5/29/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-F at 2373 S Archer Ave - App No. 20043T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map No. 6-F in the area bounded by:

South Archer Avenue;

South Normal Avenue;

West 24th Place;

a line 235 feet northeast of and parallel with the northeast right-of-way line of South Wallace Street, as extended where no street exists;

to those of C1-2 Neighborhood Commercial District, which is hereby established in the area above described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

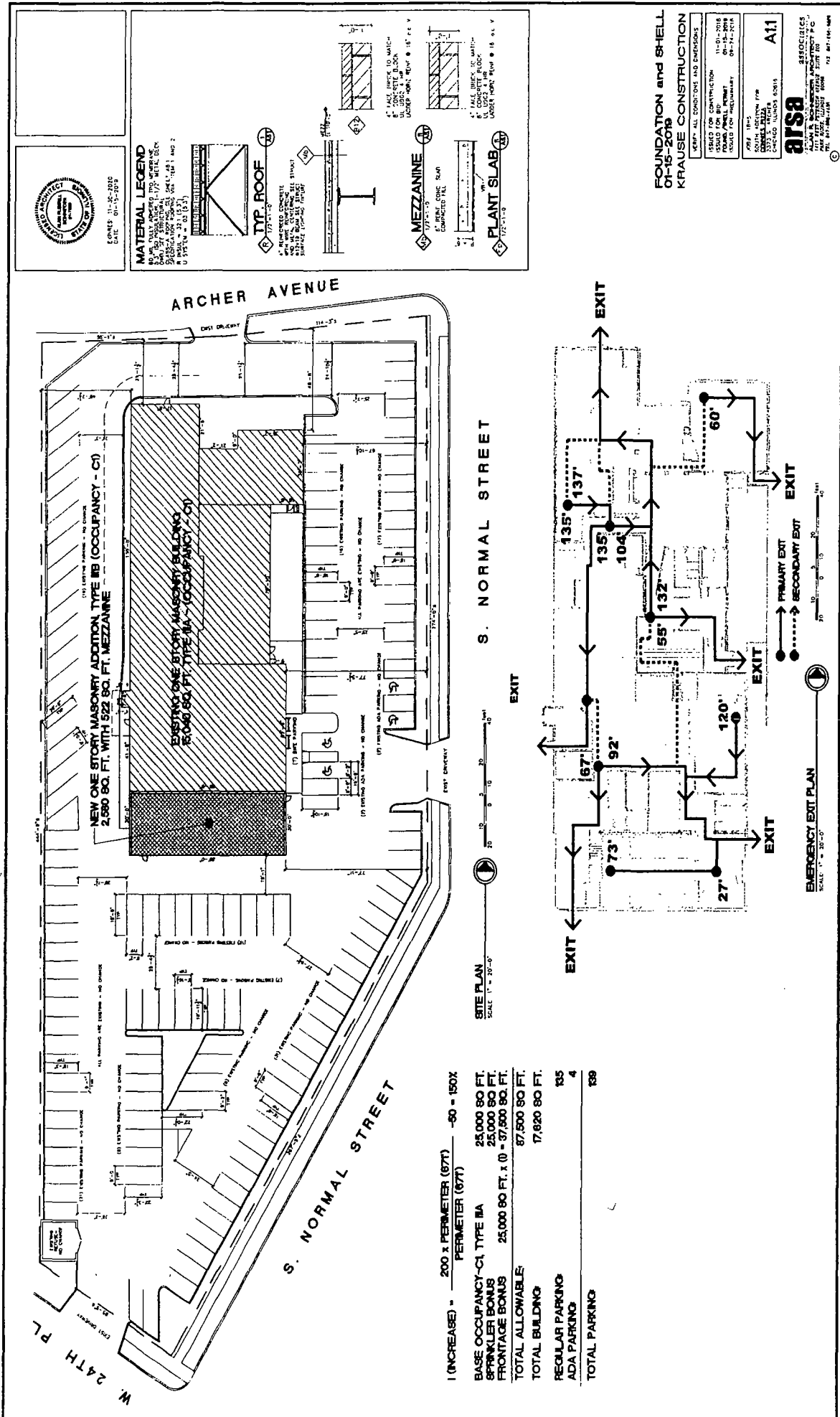
Common Address(es): 2373 S. Archer Avenue

NARRATIVE AND PLANS

Re: 2373 S. Archer Avenue

The Applicant seeks a change in zoning from M2-2 Light Industry District to C1-2 Neighborhood Commercial District (Type 1) to allow the restaurant use with an expansion for a froze pizza production area.

Lot Area:	86,145 square feet
Floor Area Ratio:	.3
Dwelling Units:	0
Off-Street Parking:	120 parking spaces
Front Setback (Archer):	25 feet 0 inches
Side Setback (drive thru):	45 feet 0 inches
Side Setback (Normal):	62 feet 0 inches
Rear Setback (24th Place):	200 feet 0 inches
Building Height:	22 feet 0 inches



1 (INCREASE) =	200 x PERIMETER (677)	-80 = 150X
PERIMETER (677)		
BASE OCCUPANCY-CI TYPE IIIA	25,000 SQ. FT.	
SPRINKLER BONUS	25,000 SQ. FT.	
FRONTAGE BONUS	25,000 SQ. FT. (0 = 87,500 SQ. FT.)	
TOTAL ALLOWABLE	87,500 SQ. FT.	
TOTAL BUILDING	17,820 SQ. FT.	
REGULAR PARKING	135	
ADA PARKING	4	
TOTAL PARKING	139	

FOUNDATION and SHELL
01-15-2018
KRAUSE CONSTRUCTION

KEEP ALL CONDITIONS AND DIMENSIONS

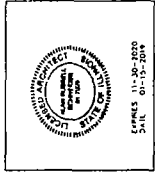
ISSUED FOR CONSTRUCTION 11-01-2018
 ISSUED FOR BID 09-27-2018
 REVISIONS 09-27-2018
 FOUNDATION AND SHELL

PREPARED BY: JEFFREY R. KRAUSE
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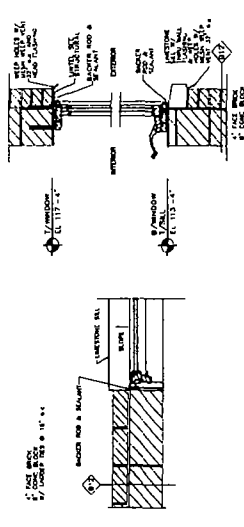
AT11

aisa ASSOCIATES
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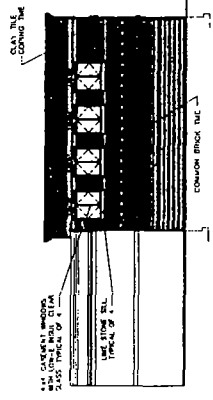


EXPIRES 01-15-2019
DATE 01-15-2019

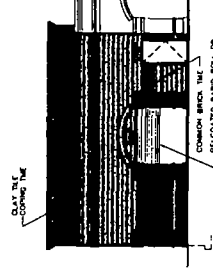


CASEMENT JAMB
SCALE 1/8" = 1'-0"

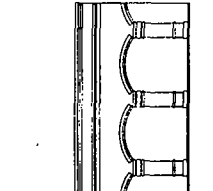
CASEMENT HEAD/SILL
SCALE 1/8" = 1'-0"



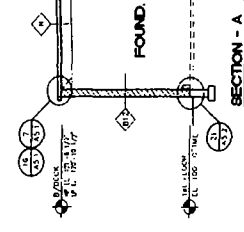
PARTIAL WEST ELEVATION
SCALE 1/8" = 1'-0"



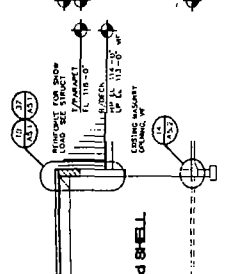
PARTIAL EAST ELEVATION
SCALE 1/8" = 1'-0"



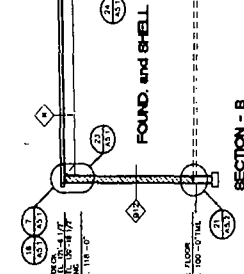
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



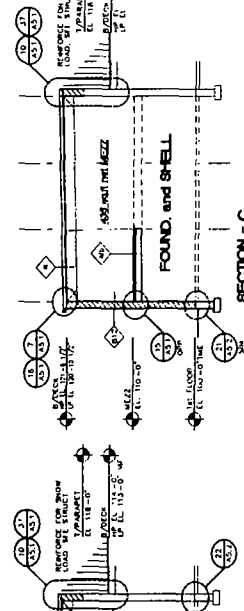
SECTION - A
SCALE 1/8" = 1'-0"



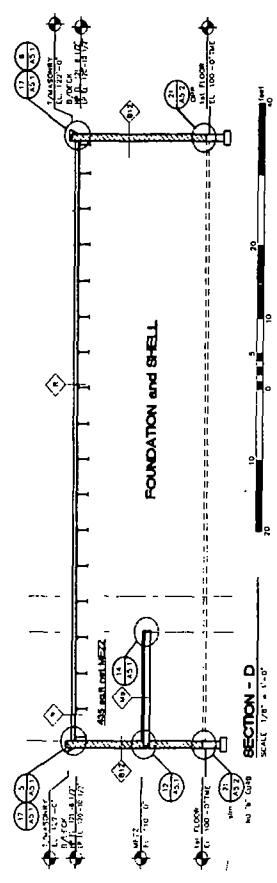
SECTION - B
SCALE 1/8" = 1'-0"



SECTION - C
SCALE 1/8" = 1'-0"



SECTION - D
SCALE 1/8" = 1'-0"



FOUNDATION and SHELL

FOUNDATION and SHELL
01-18-2019
KRAUSE CONSTRUCTION

VERIFY ALL CONDITIONS AND DIMENSIONS
DESIGNED FOR CONSTRUCTION
ISSUED FOR PERMIT
ISSUED FOR PERMIT

DATE: 01-18-2019
DRAWN: J. KRAUSE
CHECKED: J. KRAUSE
PROJECT: 18048

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A3

MAS. EXPANSION JOINT
SCALE 1/8" = 1'-0"

CONTROL JOINT
SCALE 1/8" = 1'-0"

FOUNDATION and SHELL
SCALE 1/8" = 1'-0"