



# City of Chicago



SO2017-908

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/22/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-F at 2014-2122 S Clark St and 2017-2023 S Archer Ave - App No. 19132T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19132 TI  
INTRO. DATE:  
FEB. 27, 2017

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 C2-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map No. 4-F in the area bounded by:

South Archer Avenue;

South Clark Street;

a line from a point 542.07 feet south of South Archer Avenue measured along the westerly right-of-way line of South Clark Street, to a point 388.81 feet south of South Archer Avenue and 52.57 feet west of South Clark Street;

a line from a point 388.81 feet south of South Archer Avenue and 52.57 feet west of South Clark Street, to a point 289 feet south of South Archer Avenue and 52.57 feet west of South Clark Street;

a line from a point 289 feet south of South Archer Avenue and 52.57 feet west of South Clark Street, to a point 289 feet south of South Archer Avenue and 66.0 feet west of South Clark Street;

a line from a point 289 feet south of South Archer Avenue and 66.0 feet west of South Clark Street, to a point 171.71 feet south of South Archer Avenue and 79.0 feet west of South Clark Street;

a line from a point 171.71 feet south of South Archer Avenue and 79.0 feet west of South Clark Street, to a point 171.71 feet south of South Archer Avenue and 80.65 feet west of South Clark Street;

a line 80.65 feet west of and parallel to South Clark Street;

to those of a DX-5 Downtown Mixed-Use District.

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

**SUBSTITUTE NARRATIVE AND PLANS**  
**(TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)**

**Re: 2014–2122 South Clark Street; 2017–2023 South Archer Avenue**

The Applicant seeks a change in zoning from C2-3 Commercial, Manufacturing and Employment District to DX-5 Downtown Mixed-Use District.

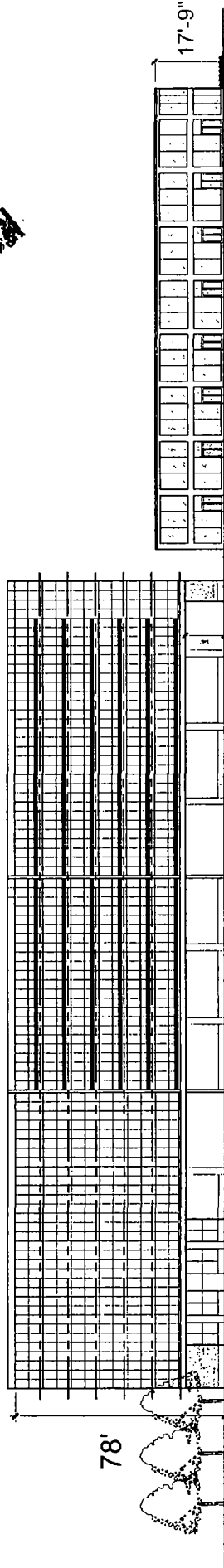
On a site with an existing one-story commercial building (approximately 11,467 square feet), which is to remain, the applicant proposes to build a seven-story hotel building (approximately 73,533 square feet), for a total site building area of approximately 85,000 square feet, with combined internal parking for approximately 28 parking spaces.

Lot Area:	30,015 square feet
Maximum Floor Area Ratio (entire site):	5.0
Minimum Lot Area Per Dwelling Unit:	Not applicable
Off-Street Parking (combined / south building):	28 parking spaces
Front Setback (East / Clark St.) (perimeter):	0 feet
Side Setback (North / Archer Ave.) (perimeter):	0 feet
Side Setback (South) (perimeter):	6 feet
Rear Setback (West / Railroad) (perimeter):	4 feet 2 inches (north building) 6 feet (south building)
Building Height (per § 17-17-0311, and excluding allowable rooftop features):	17 feet 9 inches (north building) 78 feet (south building)

**FINAL FOR PUBLICATION**



**FINAL FOR PUBLICATION**



**CLARK STREET ELEVATION**