



City of Chicago



SO2022-366

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-F at 2420-2424 S Canal St - App No. 20935T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 M2-2 Light Industry District symbols and indications as shown on Map No. 6-F in an area bound by

A line 75 feet north of and parallel to West 24th Place; South Canal Street; West 24th Place; And the public alley next west of and parallel to South Canal Street

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2420-24 South Canal Street

SUBSTITUTE NARRATIVE AND PLANS

Type-1 ZONING MAP AMENDMENT:

ADDRESS 2420 to 24 South Canal Street

M2-2 to C1-3

A. Zoning Analysis:

The applicant seeks to reuse an empty former manufacturing building in an M2-2 by rezoning it to a C1-3, Neighborhood Commercial District and turn it into a Sports and Recreation, Participant-Children's Play Center. No structural or other changes will be necessary to the building itself. The applicant will provide onsite parking spaces.

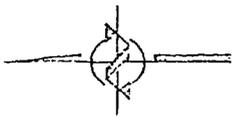
FAR	0.44
Building Area	2966.83 Square Feet
Density (MLA)	N/A
Lot Area	6700 Square Feet
Building Height	16 Feet 0 Inches
Front Setback	1 Feet 11.4 Inches
Rear Setback	0 Feet 11.4 Inches
North Side Setback	27 Feet 4.2 Inches
South Side Setback	0 Feet 10.8 Inches
Parking	8-10 Parking Stalls

PLAT OF SURVEY
of

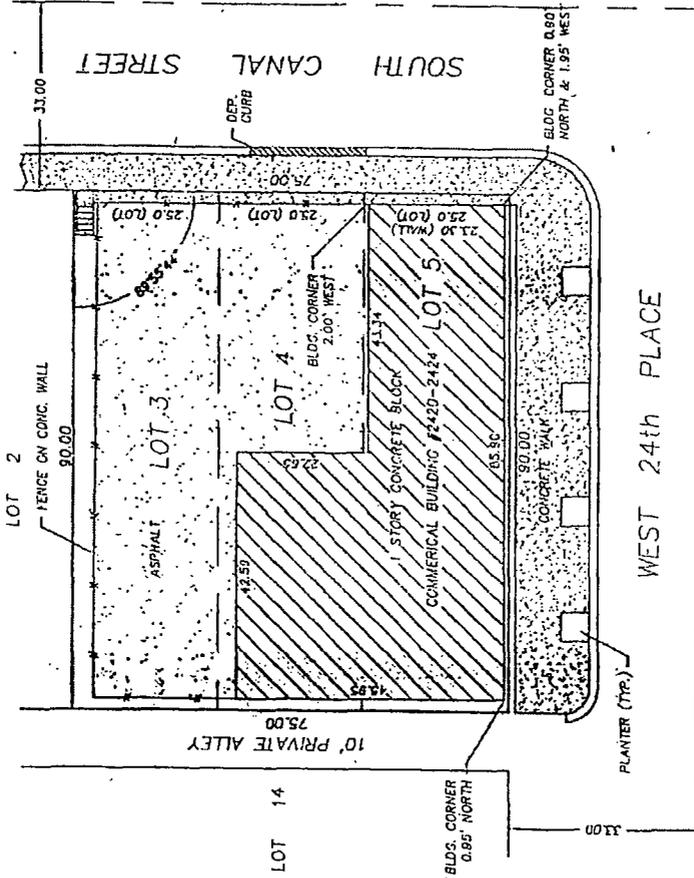
R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX: (708) 371-3222

R.H. GRANATH
SURVEYING SERVICE, P.C.
6026 W. 158th STREET #500 3
OAK FOREST, ILL 60452

LOTS 3, 4 AND 5 IN ZIGLER'S SUBDIVISION OF LOT 5, 15 AND 16 IN BLOCK 19 IN THE SOUTH BRANCH ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'



SITE PLAN

DATE: OCTOBER 5, 2021

CLIENT: HOWARD MUI

P.H.G. ORDER NO. MS 2021-03-127



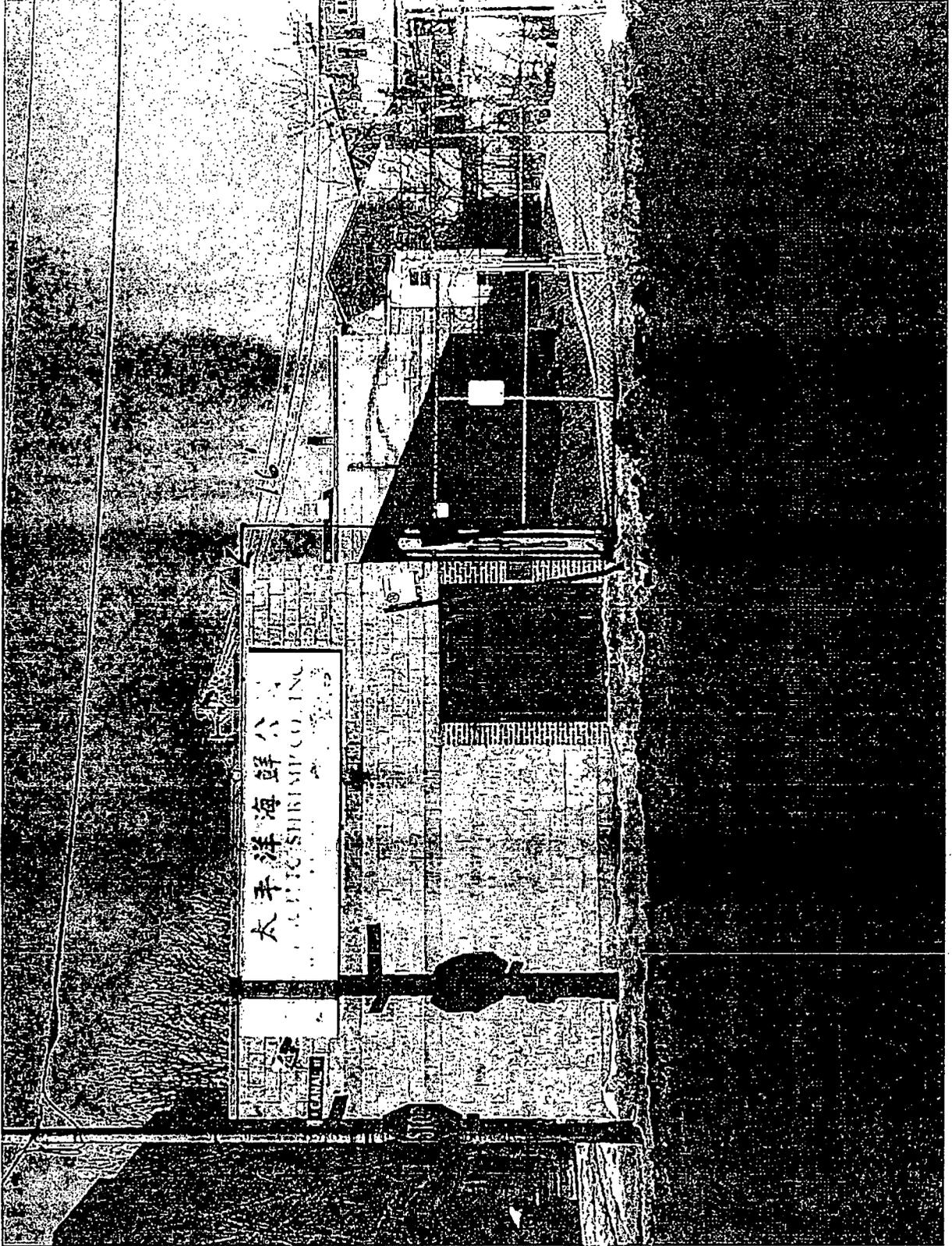
STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MEASUREMENT STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY PER TITLE 80 PROFESSIONAL SURVEYING, CHAPTER 12-20.06, THE RULES FOR THE ILLINOIS SURVEYING BOARD, SECTION 12-20.06, AND THE RULES FOR THE ILLINOIS SURVEYING BOARD, SECTION 12-20.06, AND THE RULES FOR THE ILLINOIS SURVEYING BOARD, SECTION 12-20.06. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

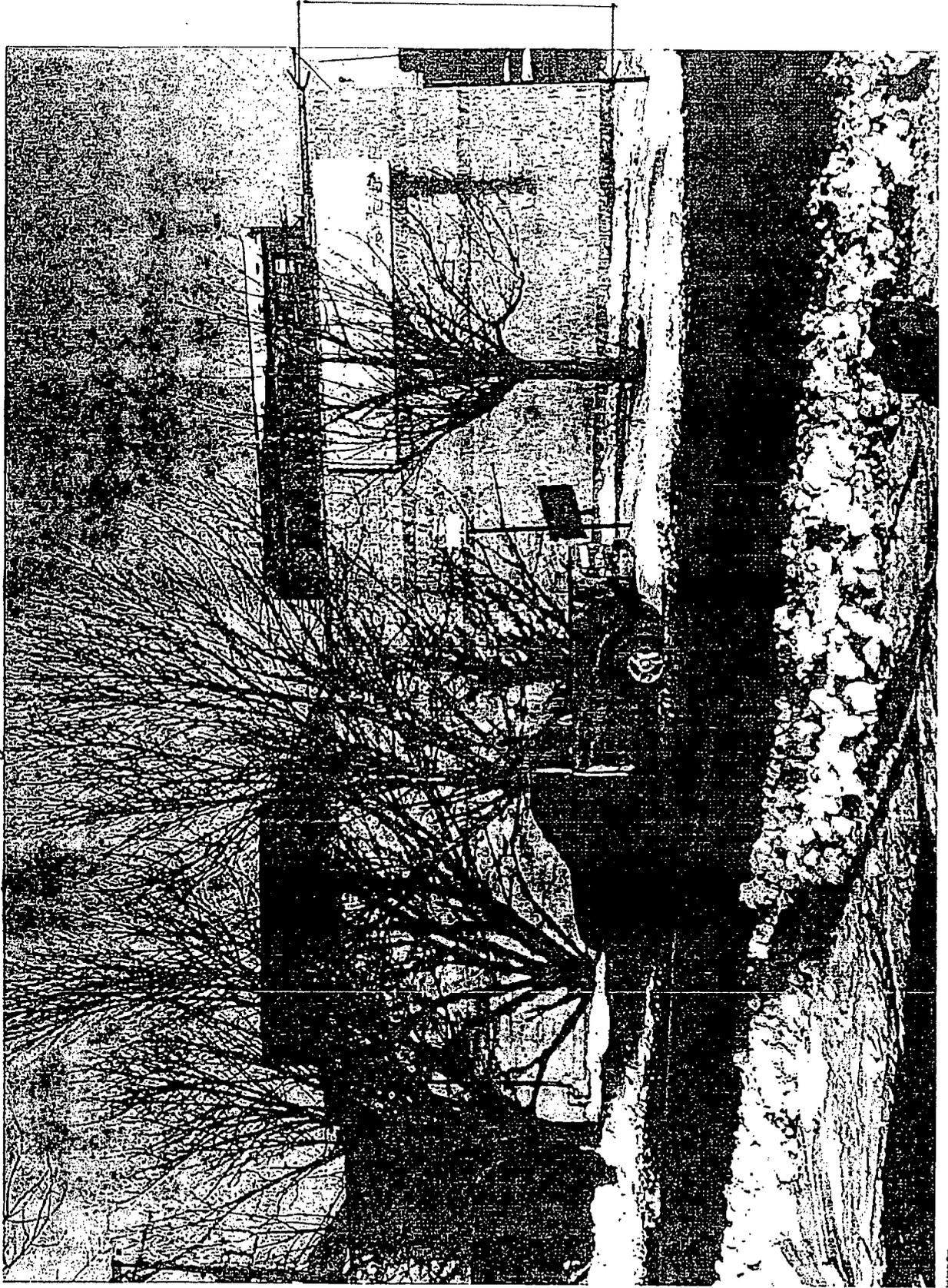
STEVEN R. GRANATH, Surveyor No. 3169
VALID ONLY IF ENGROSSED SEAL IS AFFIXED

view from east looking west

Photo taken
by
202-243-2441
London, Ontario L7R 1K8



view from south looking north



16'