



City of Chicago



SO2015-3705

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/6/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-F at 2014-2122 S Clark St and 2017-2023 S Archer Ave - App no. 18380T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18380 TI
INTRO DATE:
MAY 06, 2015

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 M1-3 Limited Manufacturing/Business 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 C2-3 Commercial, Manufacturing and Employment District.

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

SUBSTITUTE NARRATIVE – ZONING
(TYPE 1 REZONING APPLICATION)

Re: 2014–2122 S. Clark St.; 2017–2023 S. Archer Ave.

The Applicant seeks a change in zoning from M1-3 Limited Manufacturing/Business District to C2-3 Commercial, Manufacturing and Employment District, to allow non-accessory retail sales.

The Applicant proposes to build a one story commercial building (approximately 11,400 s.f.), and a six story office building (approximately 24,600 s.f.), with a combined parking lot with approximately 29 parking spaces.

Maximum Floor Area Ratio:	1.21
Minimum Lot Area Per Dwelling Unit:	Not applicable
Off-Street Parking:	29 parking spaces
Front Setback (East / Clark St.):	0'
Side Setback (North / Archer Ave.):	0'
Side Setback (South):	10'
Rear Setback (West / Railroad):	3'
Building Height (per § 17-17-0311-A): North Building: South Building:	24' 8" 60'

FINAL FOR PUBLICATION

[illegible]

SOUTH CLARK STREET ELEVATION

FINAL FOR PUBLICATION

RAILROAD

PROPOSED
ONE STORY
11,400 SQ.FT.
COMMERCIAL

PROPOSED SIX
STORY OFFICE
BUILDING 24,600
SQUARE FEET.

29 PARKING SPACES

SOUTH CLARK STREET

SITE PLAN
INCHES TO SCALE

