



City of Chicago



O2018-5992

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 2705 S Archer Ave - App No. 19740T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 6-G in area bound by

SOUTH ARCHER AVENUE; A LINE 55 FEET EAST OF AND PARALLEL TO SOUTH POPLAR AVENUE; SOUTH HOEY STREET; AND SOUTH POPLAR AVENUE

To those of a C1-5 Neighborhood Commercial District, and a corresponding use district is hereby established in the area above described.

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

FINAL FOR PUBLICATION

2705 South Archer Avenue

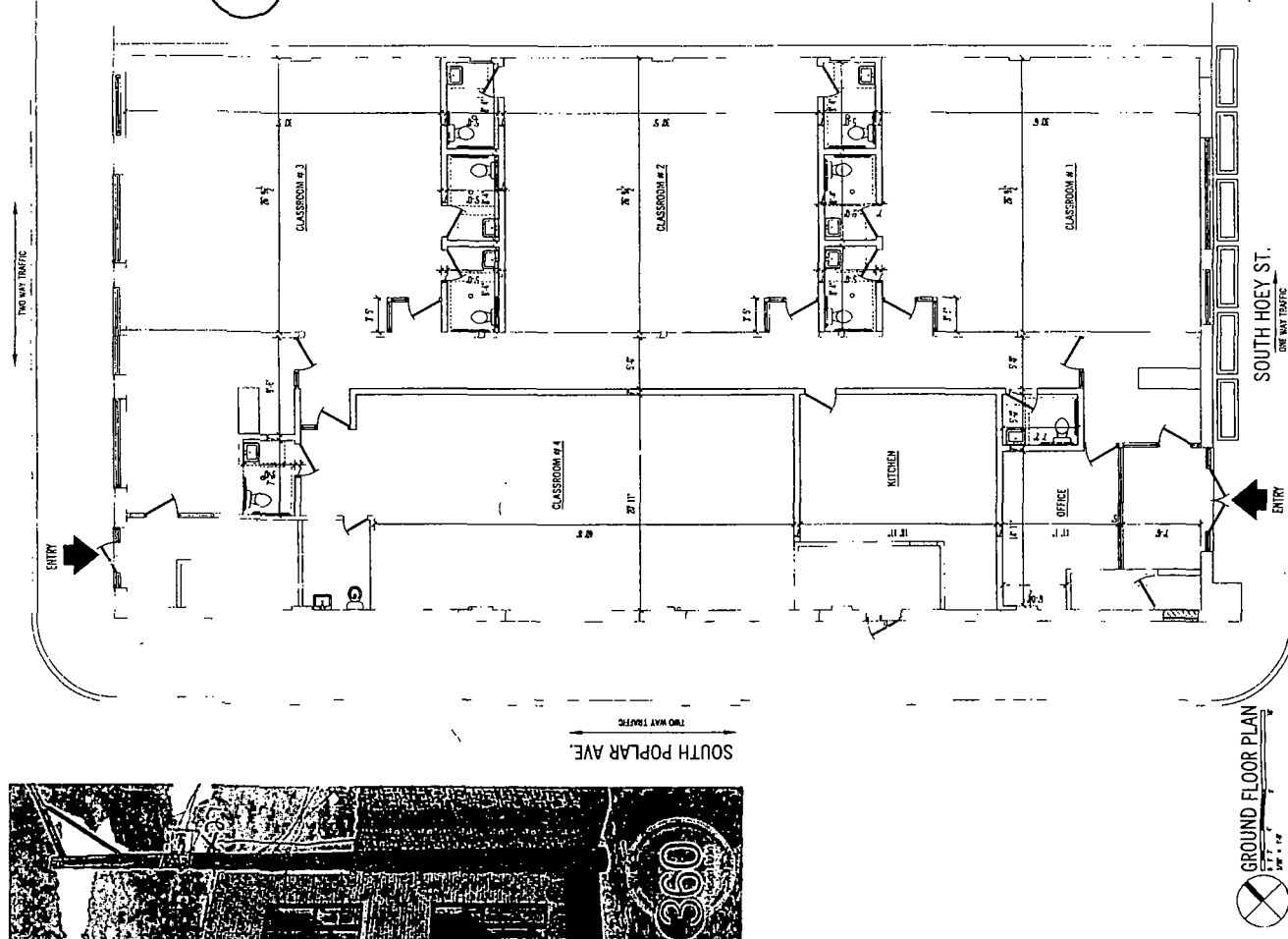
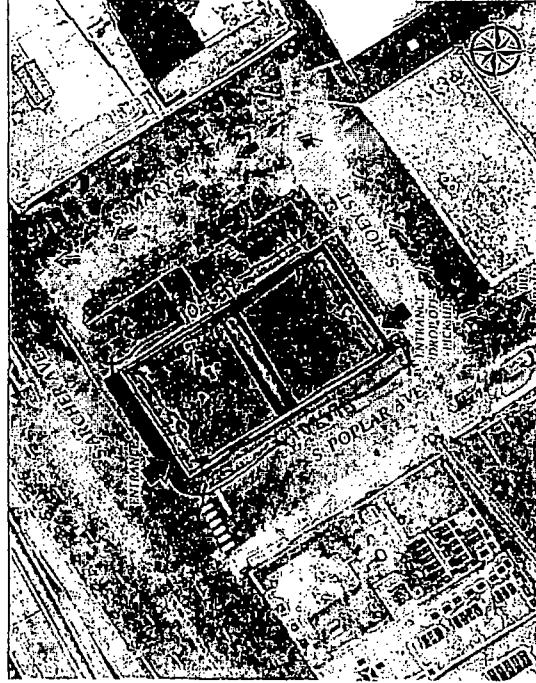
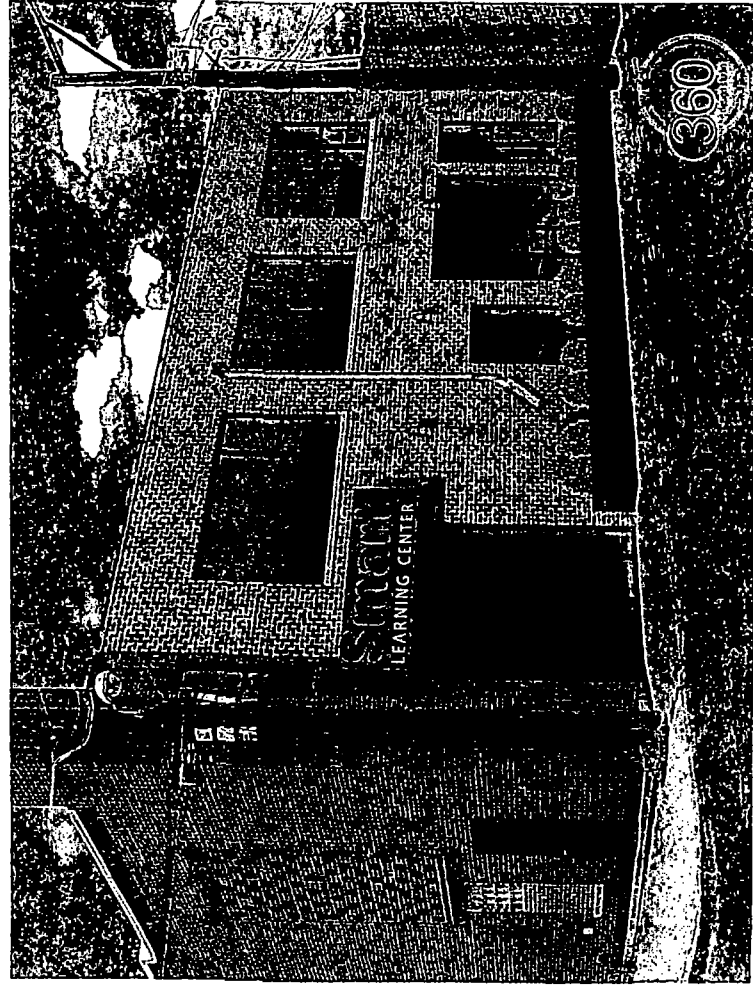
**ZONING AND DEVELOPMENT NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 2705 SOUTH ARCHER AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-2 District to that of a C1-5 District for the property commonly known as 2705 South Archer Avenue. The total lot area of the subject site is 5,905 square feet. Applicant seeks to operate a Children's Play Center in the existing building located at the subject site. No expansion of the existing building is proposed through the present application.

The following is a list of the proposed (existing) dimensions of the development:

Density:	0 residential dwelling units
Lot Area Per Unit:	no residential proposed
Off Street Parking:	0 spaces proposed or provided by existing building and none required for the building under C1-5 District
Height:	27 feet
Floor Area:	11,920 square feet
Floor Area Ratio:	2.01
Front (North) Setback:	0 feet
Rear (South) Setback:	0 feet
West Side Setback:	0 feet
East Side Setback:	0 feet

FINAL FOR PUBLICATION



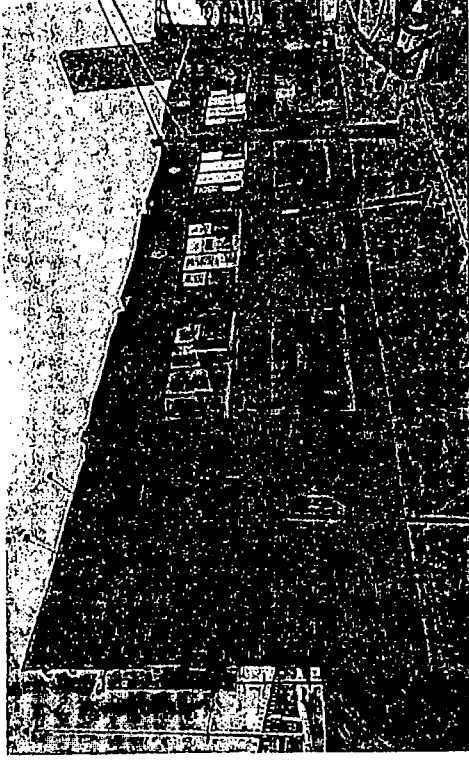
FINAL FOR PUBLICATION

Building 2705 S Archer

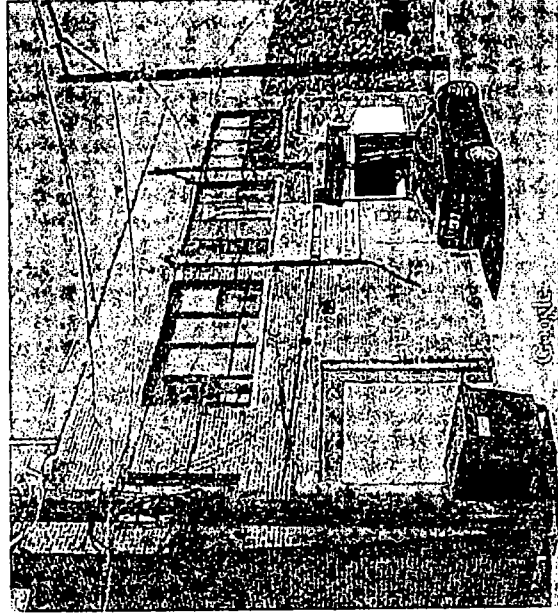
Front View



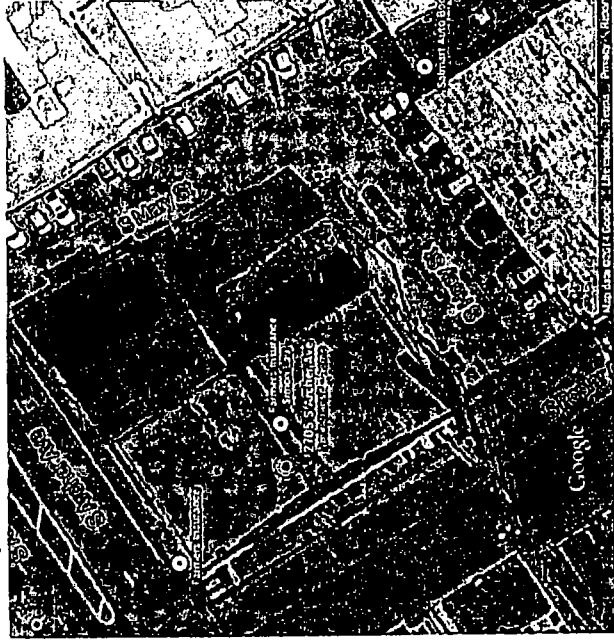
Side View



Back View



Top View



Abutting Properties

