



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-2771
Type: Ordinance **Status:** Passed
File created: 9/21/2022 **In control:** City Council
Final action: 10/26/2022
Title: Zoning Reclassification Map No. 6-E at 2635 S Wabash Ave - App No. 21145T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-E
Attachments: 1. O2022-2771 (V1).pdf, 2. O2022-2771.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|---------------------|--------|
| 10/26/2022 | 1 | City Council | Passed | Pass |
| 10/25/2022 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 9/21/2022 | 1 | City Council | Referred | |

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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 be amended by changing all the M1-3 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 6-E in the area bounded by

a line 500.31 feet north and parallel to East 26th Street; the alley next east of and parallel to South Wabash Avenue; a line 300.19 feet north of and parallel to East 26th Street; and South Wabash Avenue,

to those of a B3-3 Community Shopping District.

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

Common Address of Property:

Final for Publication

17-13-0303-C(1) Narrative & Plans - 2635 S. Wabash, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 38,100 square feet

Proposed Land Use: The Applicant is proposing to adapt and add onto the existing four-story manufacturing building located at the subject property and convert it to a mixed-use building containing approximately 2,900 sq. ft. of retail space at grade and a total of fifty-four (54) residential units above. The resulting mixed-use building with the partial fifth floor addition will measure 65 ft. in height. A total of seventy (70) off-street parking spaces will be provided to support the mixed-use building.

- A) The Project's Floor Area Ratio: 104,940 square feet (2.76 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 705.55 square feet per D.U.
(54 dwelling units proposed)
- C) The amount of off-street parking: 70 vehicle parking spaces
- D) Setbacks:
 - a. Front Setback: 0 feet (existing)
 - b. Rear Setback: 0 feet (existing)
 - c. Side Setbacks:
 - North: 75 feet (existing) South: 0 feet (existing)
- E) Building Height: 65 feet

*The Applicant will comply with Sec. 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provision(s) be determined applicable.

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