



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2016-8650  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 12/14/2016              **In control:** City Council  
**Final action:** 6/28/2017  
**Title:** Zoning Reclassification Map No. 6-F at 2556 S Federal St - App No. 19072T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 6-F  
**Attachments:** 1. O2016-8650.pdf, 2. SO2016-8650.pdf

Date	Ver.	Action By	Action	Result
6/28/2017		City Council	Passed as Substitute	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/14/2016	1	City Council	Referred	

### 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 M1 -3 Limited Manufacturing/Business Park District symbols and indications as shown on Map, No, 6-F in the area bounded by:

a line 175.15 feet north of West 26<sup>h</sup> Street; South Federal Street; West 26<sup>th</sup> Street; and a line 100 feet west of South Federal Street

to those of a C2-3 Motor Vehicle-Related Commercial District and a corresponding use district is hereby established in the area above described.

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

### SUBSTITUTE PROJECT NARRATIVE AND PLANS

The property located at 2556 South Federal Street (the "Property") measures approximately 100 by 175.15 feet, contains approximately 17,510 square feet of site area and is improved with a vintage 3,4 and 6 story loft building originally constructed in 1928 for the Rapid Roller Company, a manufacturer of printing press rollers

and related equipment. The building is presently, and has been for some time, vacant. The building contains approximately 63,492 square feet of floor area, resulting in an existing floor area ratio ("FAR") of 3.63. As is often the case with buildings of this type and vintage, the building is built to its property lines on all sides. The Property is presently located in an M1-3 Limited Manufacturing/Business Park District, and the Applicant, Anaxis Development, LLC, proposes to change this designation to that of a C2-3 Motor Vehicle-Related Commercial District, which change requires the submittal of a Type I zoning amendment application.

The proposed zoning amendment application will allow the Applicant to renovate the existing, building on the Property to contain 24 dwelling units on the upper floors and approximately 12,000 square feet of retail/office space on the first and second floors. A 28 space parking garage and one off-street loading berth will be provided within the building that will be accessed from South Federal Street, interior amenity space and a roof deck will be provided for building occupants and a bicycle parking area will be created within the building adjacent to the parking garage. No additions to the existing structure are proposed.

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