Office of the City Clerk

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Legislation Text

File #: O2022-2771, **Version:** 1

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF TIIE CITY OF CHICAGO: SECTION 1. Title 17,

ofthe Municipal Code of Cliicago, the Chicago Zoning Ordinance be amended by changing all the Ml-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 ofand parallel
> to South Wabash Avenue; a line 300.19 feet north ofand parallel to East 26th Street; and
> South Wabash Avenue,

to those of a B3-3 Community Shopping District.

SECTION2. 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(l) 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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