



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2015-3705, Version: 1

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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, 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.

1 Addresses: 2014-2122 S. Clark St.; 2017-2023 S. Archer Ave.

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**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 (W 3' | |
| <u>Building Height (per § 17-17-0311-A): North Bu</u> 24' 8" 60' | |