



# Office of the City Clerk

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

## Legislation Text

---

File #: SO2022-366, Version: 1

---

### 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 M2-2 Light Industry District symbols and indications as shown on Map Nb. 6-F in an area bound by \*

A line 75 feet north of and parallel to West 24<sup>th</sup> Place; South Canal Street; West 24<sup>th</sup> Place; And the public alley next west of and parallel to South Canal Street

to those of a CI-2 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2420-24 South Canal Street

### SUBSTITUTE NARRATIVE AND FLANS

Typc-1 ZONING MAP AMENDMENT: ADDRESS 2420 to 24

South Canal Street M2-2 to CI-3

#### A. Zoning Analysis:

The applicant seeks to reuse an empty former manufacturing building in an M2-2 by rezoning it to a CI-3, Neighborhood Commercial District and turn it into a Sports and Recreation, Participant-Children's Play Center. No structural or other changes will be necessary to the building itself. The applicant will provide onsite parking spaces.

|                    |                     |
|--------------------|---------------------|
| FAR                | 0.44                |
| Building Area      | 2966.83 Square Feet |
| Density (MLA)      | N/A                 |
| Lot Area           | 6700 Square Feet    |
| Building Height    | 16 Feet 0 Inches    |
| Front Setback      | 1 Feet 11.4 Inches  |
| Rear Setback       | 0 Feet 11.4 Inches  |
| North Side Setback | 27 Feet 4.2 Inches  |
| South Side Setback | 0 Feet 10.8 Inches  |
| Parking            | 8-10 Parking Stalls |