



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-366
Type: Ordinance
File created: 1/26/2022
Status: Passed
In control: City Council
Final action: 2/23/2022
Title: Zoning Reclassification Map No. 6-F at 2420-2424 S Canal St - App No. 20935T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-F
Attachments: 1. SO2022-366.pdf, 2. O2022-366.pdf

Date	Ver.	Action By	Action	Result
2/23/2022	1	City Council	Passed as Substitute	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	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 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 24th Place; South Canal Street; West 24th 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

Type-1 ZONING MAP AMENDMENT: ADDRESS 2420 to 24

South Canal Street M2-2 to C1-3

A. Zoning Analysis:

The applicant seeks to reuse an empty former manufacturing building in an M2-2 by rezoning it to a C1-3, 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