



# City of Chicago



O2018-3176

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 6-G at 2996 S Archer Ave - App No. 19614T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 6-G in the area bounded by

the Alley next Northwest of and parallel to South Archer Avenue; a line 52.0 feet Northeast of and parallel to South Lock Street; South Archer Avenue; and a line 27.0 feet Northeast of and parallel to South Lock Street

to those of a C1-3 Neighborhood District.

SECTION 2. This ordinance takes effect after its passage and approval.

Address of property 2996 S. Archer

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Type 1 Zoning Amendment  
Address 2996 S. Archer Avenue

Narrative

**Project:** The applicant intends to use the subject property to erect a 3-story addition to an existing 1-story building, adding 2 parking spaces within the building on the first floor at the rear adjacent to the alley, an office on the second floor of 2425 square feet and one duplexed dwelling unit on the third and fourth floors of 4850 square feet. The first floor will be a wholesale lighting business. The lot is 25.00 feet by 100.00 feet or 2500.00 square feet.

**Zoning:** from B1-1 to C1-3

**Lot area:** 2500.00 square feet

**Min Lot Area/Dwelling unit:** 400 (proposed)

**F.A.R.:** 3.0 (proposed)

**Building area:** 9700 square feet

**Setbacks:**

front (Southeast)	zero
side (Southwest)	zero
*rear (Northwest)	*zero
side (Northeast)	zero

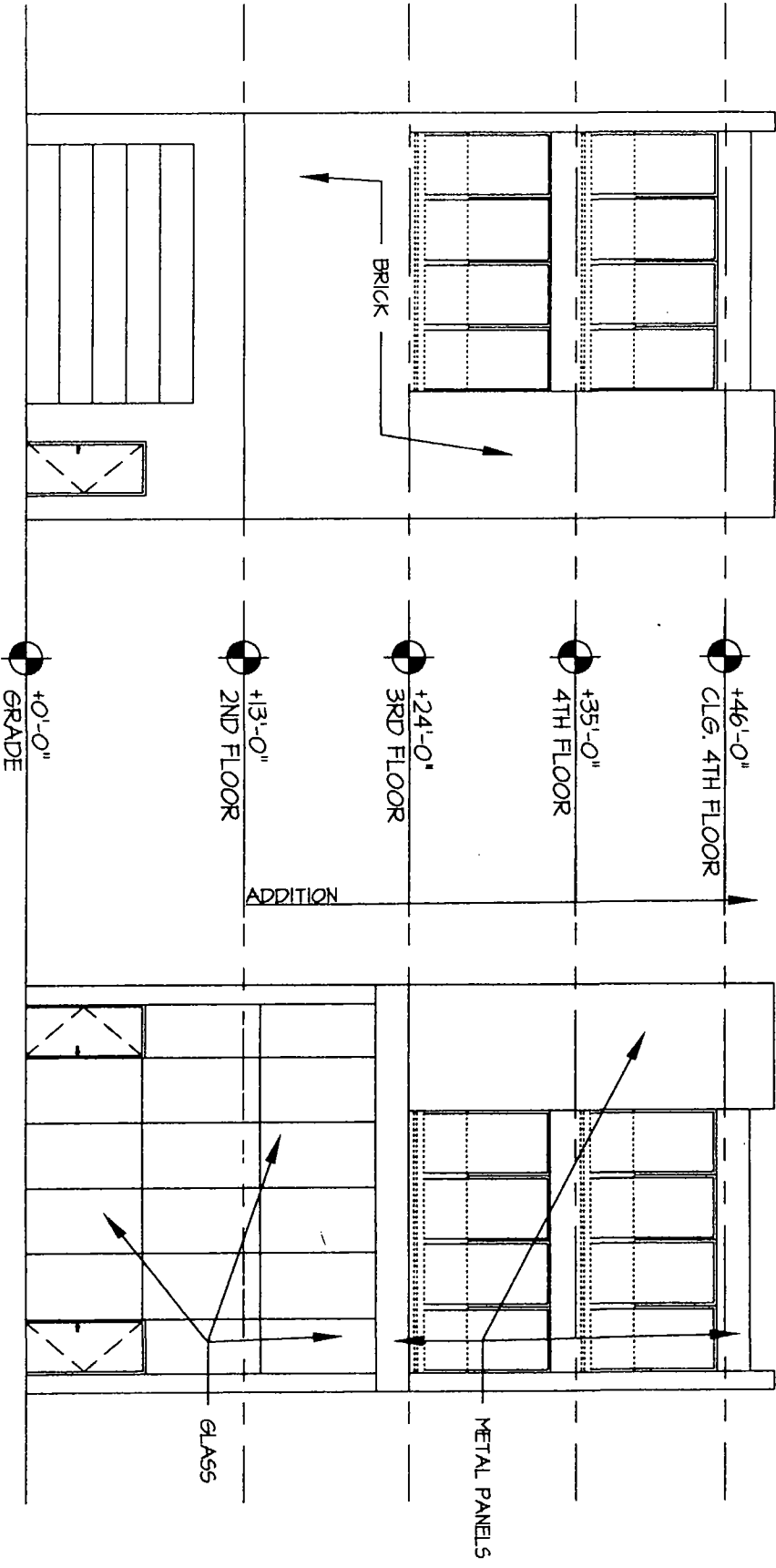
**Building Height:** 46.0 feet

**Off street parking:** 2 spaces within building at rear

**Off street loading:** n/a

\* Relief required for setback through administrative adjustment per municipal code Chapter 17-3-0405-A

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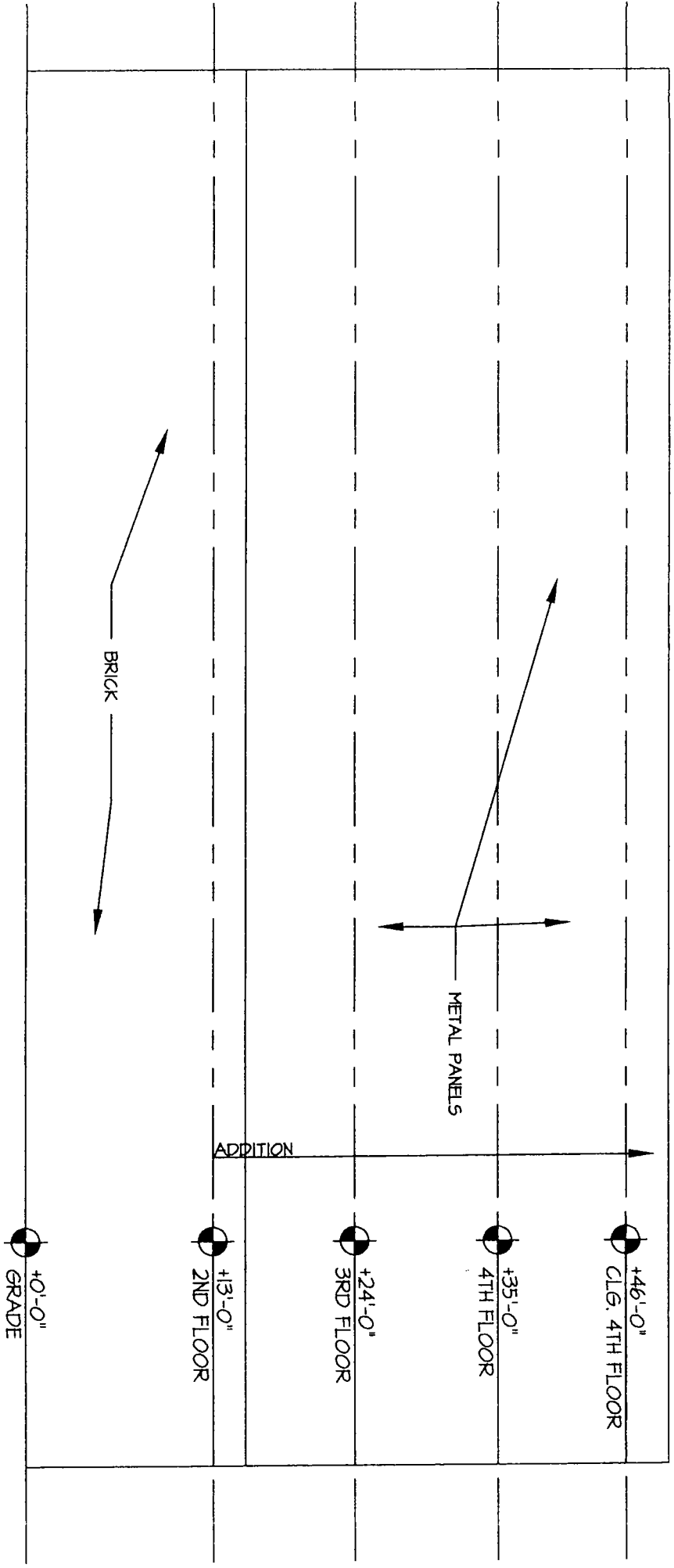


**REAR ELEVATION**

**FRONT ELEVATION**

2996 SOUTH ARCHER AVENUE

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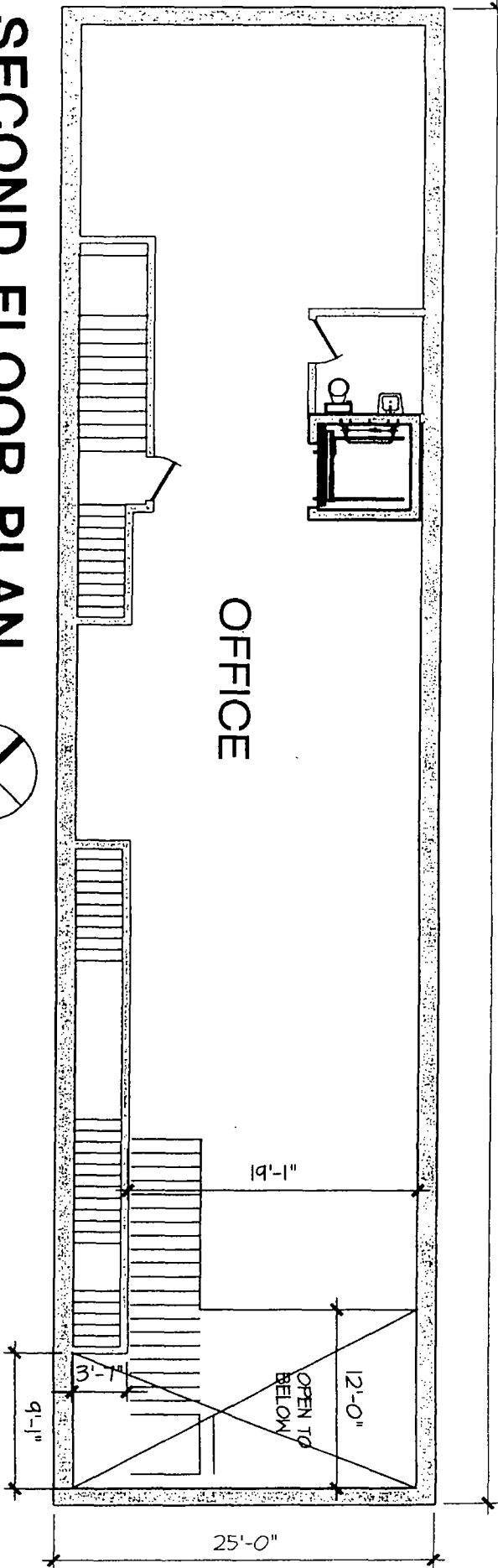


SIDE ELEVATIONS

2996 SOUTH ARCHER AVENUE

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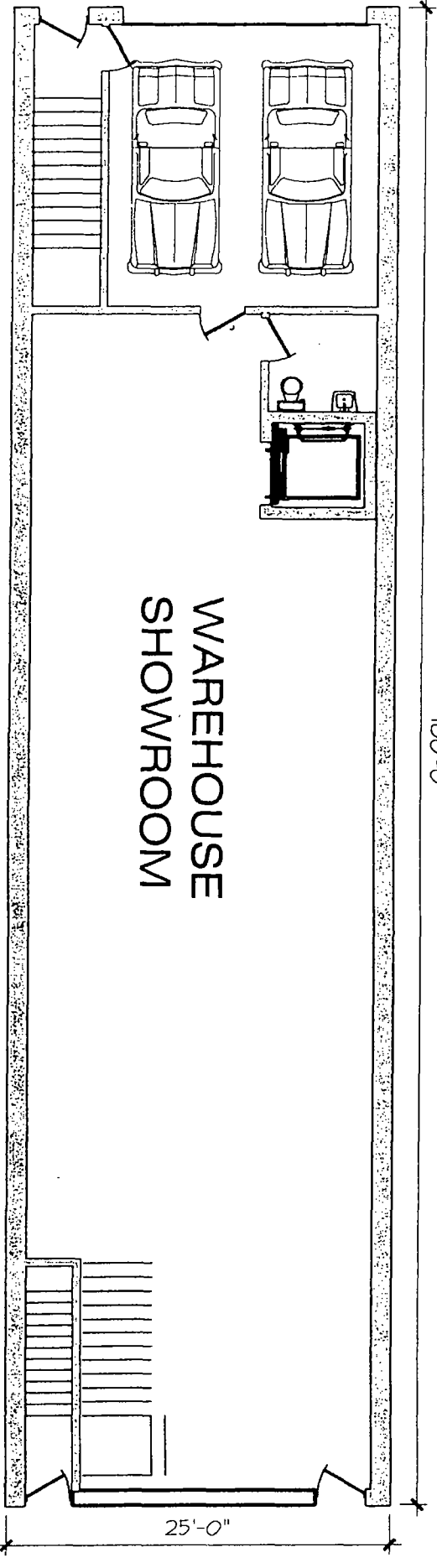
100'-0"



# SECOND FLOOR PLAN

3/32" = 1'-0"

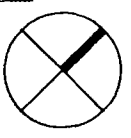
100'-0"



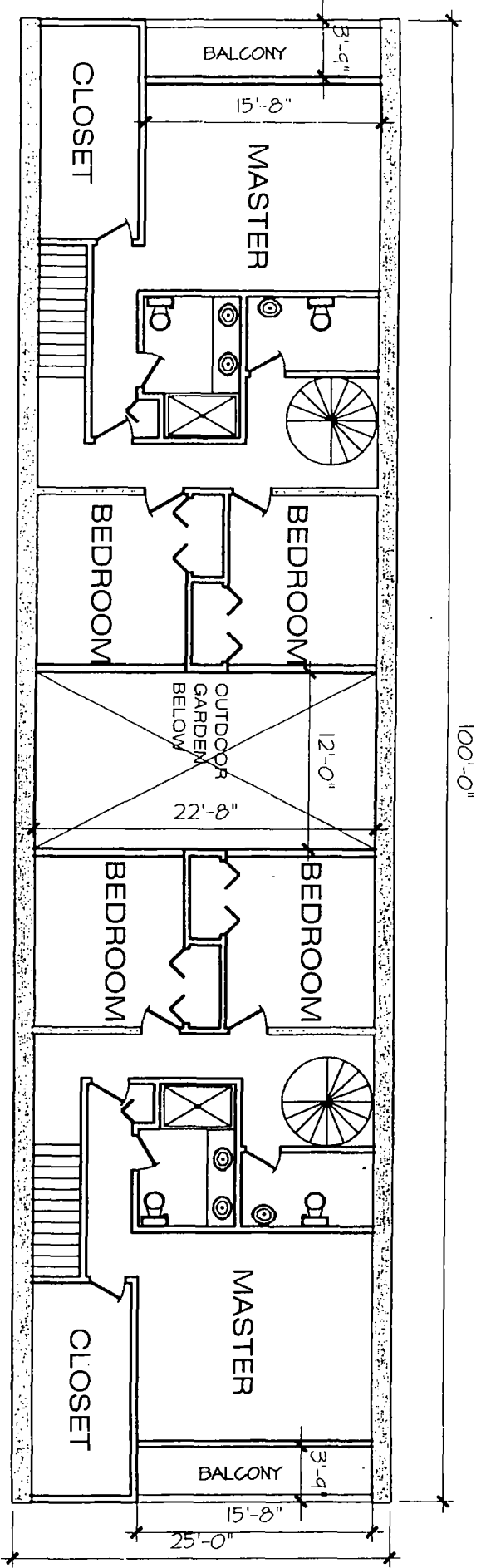
# FIRST FLOOR PLAN

3/32" = 1'-0"

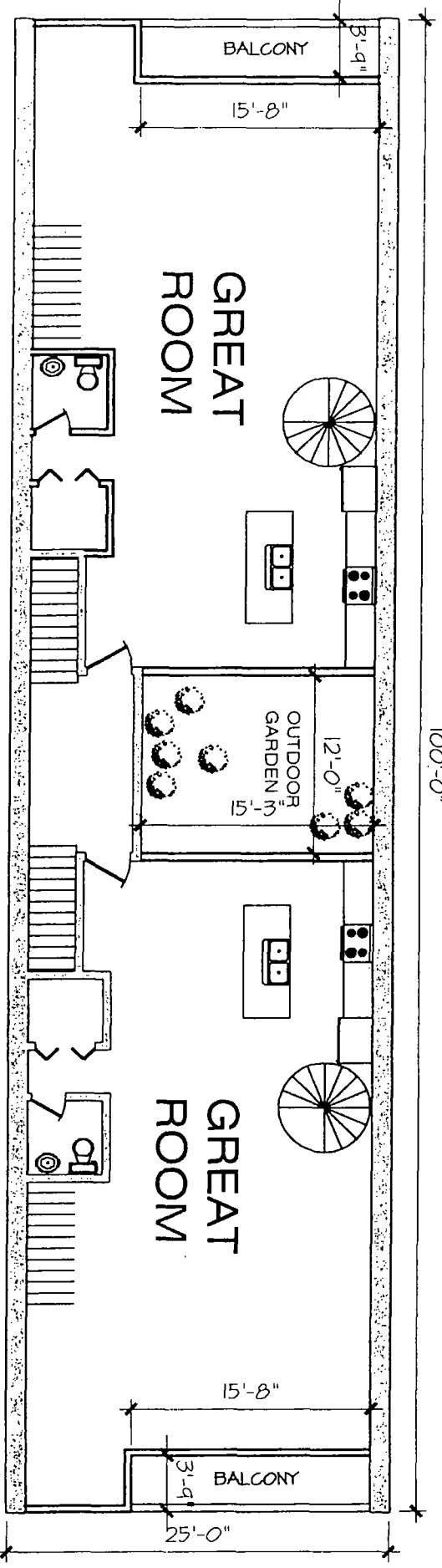
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2996 SOUTH ARCHER AVENUE



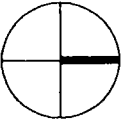
# FOURTH FLOOR PLAN



# THIRD FLOOR PLAN

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2996 SOUTH ARCHER AVENUE



# SITE PLAN

1/6"=1'-0"

2996 SOUTH ARCHER AVENUE

PUBLIC ALLEY  
25.00'

100.00'

PROPOSED  
THREE STORY  
ADDITION TO  
AN EXISTING  
ONE STORY  
MASONRY  
BUILDING NO  
BASMENT

100.00'

25.00'

SOUTH ARCHER AVENUE

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