



# City of Chicago



O2017-9007

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/13/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 117-B at 3000 S Archer Ave - App No. 19486T1
<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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 117-B in the area bounded by

The public alley northwest and parallel to South Archer Avenue; South Lock Street; South Archer Avenue; A line 36.07 feet southwest and parallel to South Lock Street

to those of a B1-3 Neighborhood Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3000 South Archer Avenue

**FINAL FOR PUBLICATION**

**PROJECT NARRATIVE**  
**TYPE 1 ZONING AMENDMENT**  
**3000 SOUTH ARCHER AVENUE**

B1-3 Neighborhood Shopping District

The applicant is requesting a zoning amendment from a B1-1 Neighborhood Shopping District to a B1-3 Neighborhood Shopping District to add the fourth dwelling unit in a mixed-use commercial and residential building. After rezoning, the building will contain 4 dwelling units with 2812 sq. ft. of commercial space on the ground floor. 3 parking spaces are provided. The building will remain 36 feet in height.

Lot Area	3,606.90 square feet
MLA	901.75 square feet
Parking	3 parking spaces
Rear Setback	19 feet 11 inches existing
East Setback	0 feet existing
Front Setback	1 foot 5 inches existing
West Setback	0 feet existing
FAR	2.33
Building Square Footage	8,437 square feet
Building Height	36 feet existing

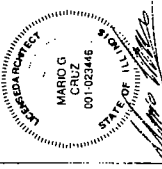




**CRUZ DESIGNS & CONSULTANTS**  
*Marie G. Cruz*  
 ARCHITECT

ARCHITECTS/CONSULTANTS  
 200 W. DIVISION ST.  
 CHICAGO, IL 60610  
 PH 312 714 9765  
 Email: mpcruz@cruzdesign.com 00022

**ARCHITECT'S STATEMENT**  
 I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL CITY, STATE AND FEDERAL BUILDING CODE AND ZONING ORDINANCES.



LICENSEE SEAL AND SIGNATURE  
 MARIO G. CRUZ  
 ILLINOIS LIC # 001-023446

Date: 10/11/2017  
 Design By: MC  
 Drawn By: UC  
 PROJECT MANAGER: MC  
 PROJECT NUMBER: 1000017

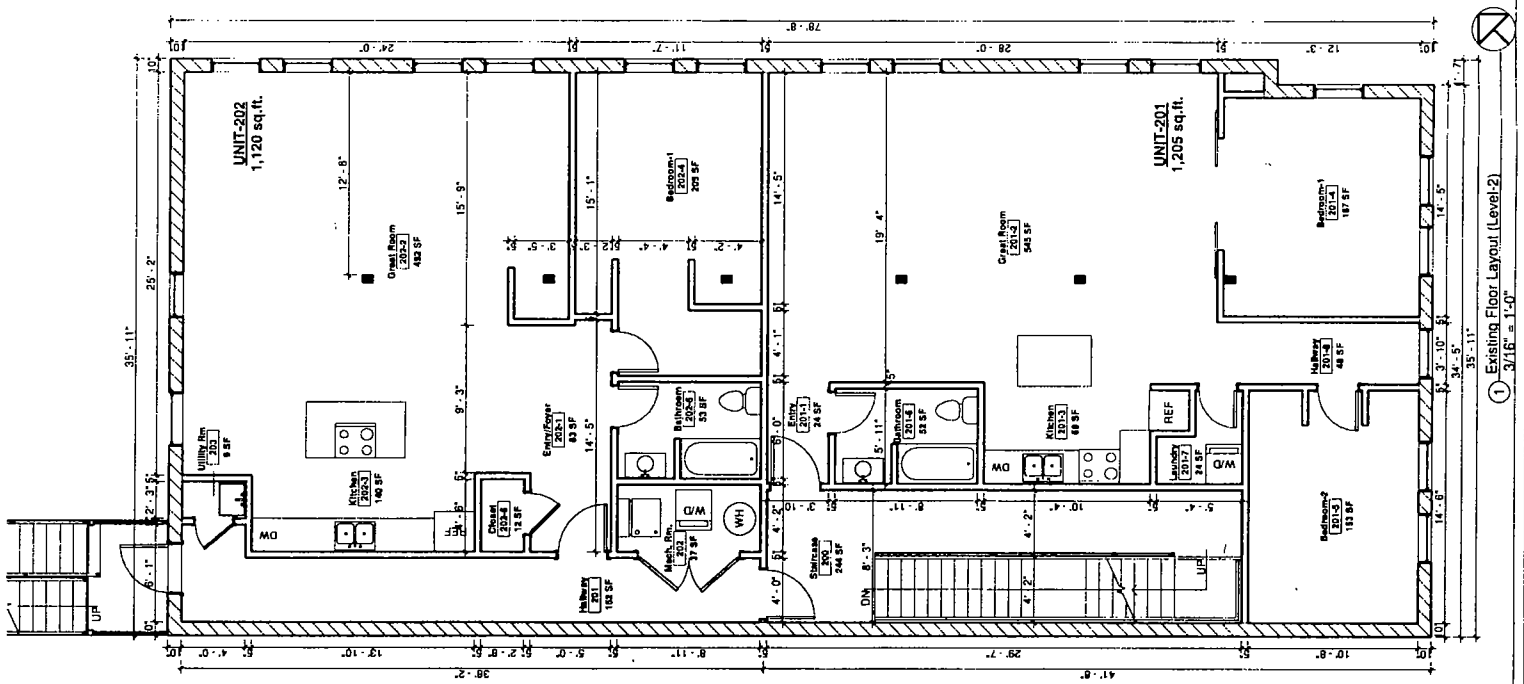
NO.	DESCRIPTION	DATE

3000 South Archer St.  
 CHICAGO ILLINOIS

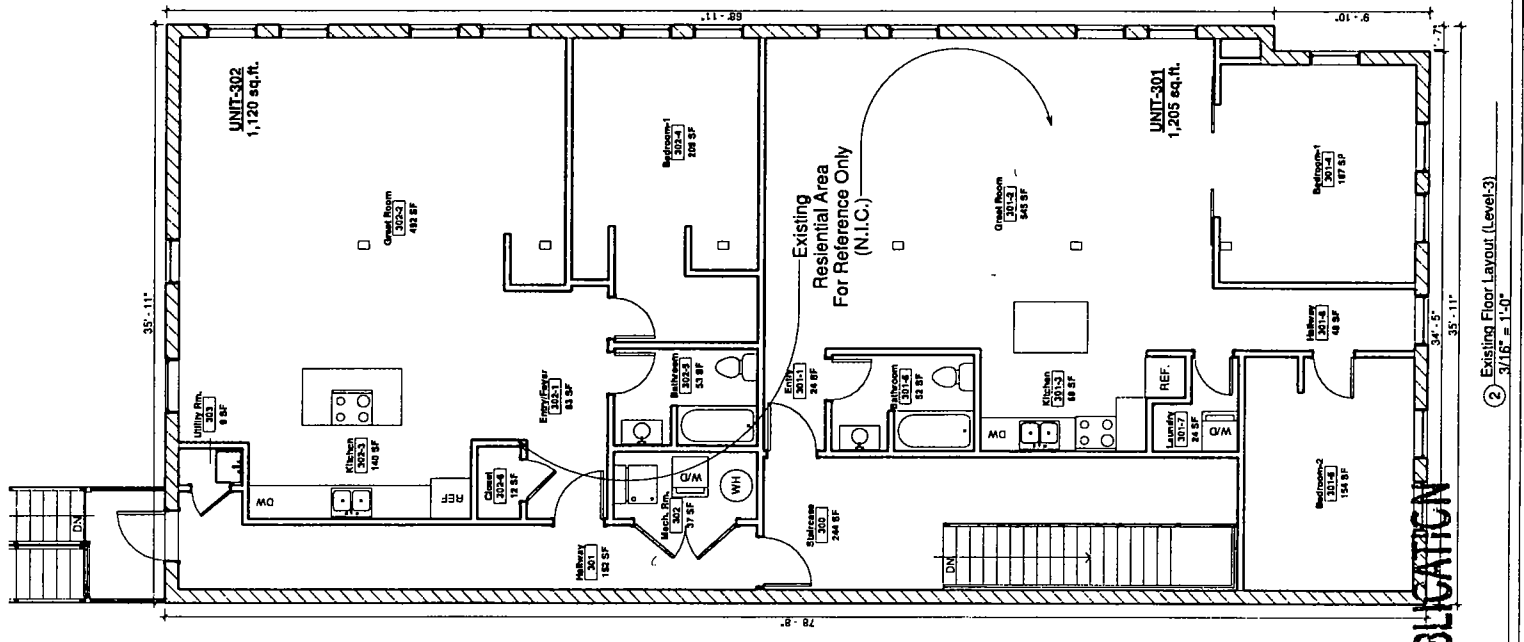
Sheet Title  
**Existing Floor Layouts**

Sheet Number

**A-101**



① Existing Floor Layout (Level 2)  
 3/16" = 1'-0"



② Existing Floor Layout (Level 3)  
 3/16" = 1'-0"

**FINAL FOR PUBLICATION**

