



City of Chicago



SO2021-1525

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/21/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 8-H at 3595-3599 S Archer Ave - App No. 20687T1

Committee(s) Assignment: 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 C1-2 Neighborhood Commercial District symbols as shown on Map No. 8-H in the area bounded by:

South Archer Avenue; South Leavitt Avenue; the public alley next south east of and parallel to South Archer Avenue; and a line 165.6 feet southwest of and almost parallel to South Leavitt Street (as measured along the southern boundary line of South Archer Avenue.

To those of a B2-3 Neighborhood Mixed-Use District

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

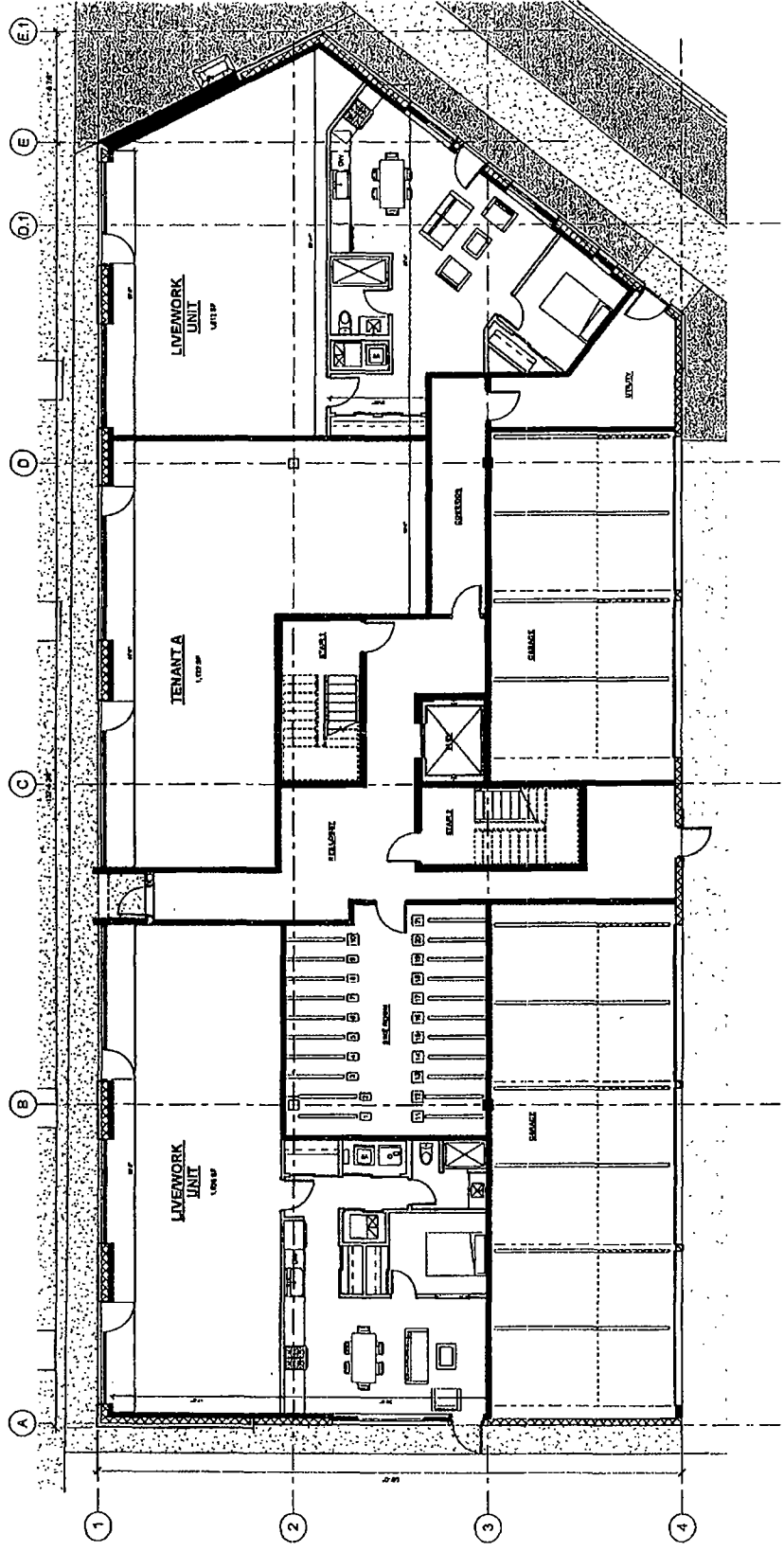
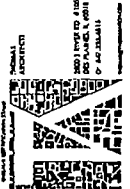
Common address of property: 3595-99 South Archer Ave., Chicago

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING
FOR 3595-99 SOUTH ARCHER AVENUE, CHICAGO**

The subject property is currently vacant. The Applicant needs a zoning change to comply with the minimum lot area per dwelling unit requirements and the maximum floor area ratio requirements of the Zoning Ordinance, in order to build a 4-story mixed-use building with 2 live-work units and 1 commercial unit on the ground floor (retail/office), and 27 dwelling units on the upper floors (total of 29 dwelling units).

Project Description:	Zoning Change from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District
Use:	Mixed-Use Building with 2 live-work units and 1 commercial unit on the ground floor and 27 dwelling units on the upper floors
Floor Area Ratio:	2.3
Lot Area:	13,939 Square Feet
Building Floor Area:	31,772 Square Feet
Density:	480 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 23 (reduction due to Transit Served Location)
Set Backs:	Front: 0' Side: 0' east side and 3' west side Rear: 30'
Building height:	48'

FINAL FOR PUBLICATION



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/15/2011
2	ISSUED FOR PERMITS	08/15/2011

ARCHER HOMES DEVELOPMENTS, INC.
NEW MIXED USE DEVELOPMENT
3595 - 98 S ARCHER AVE
CHICAGO, IL 60609

Scale: 1/8" = 1'-0"
Drawing: GROUND FLOOR PLAN

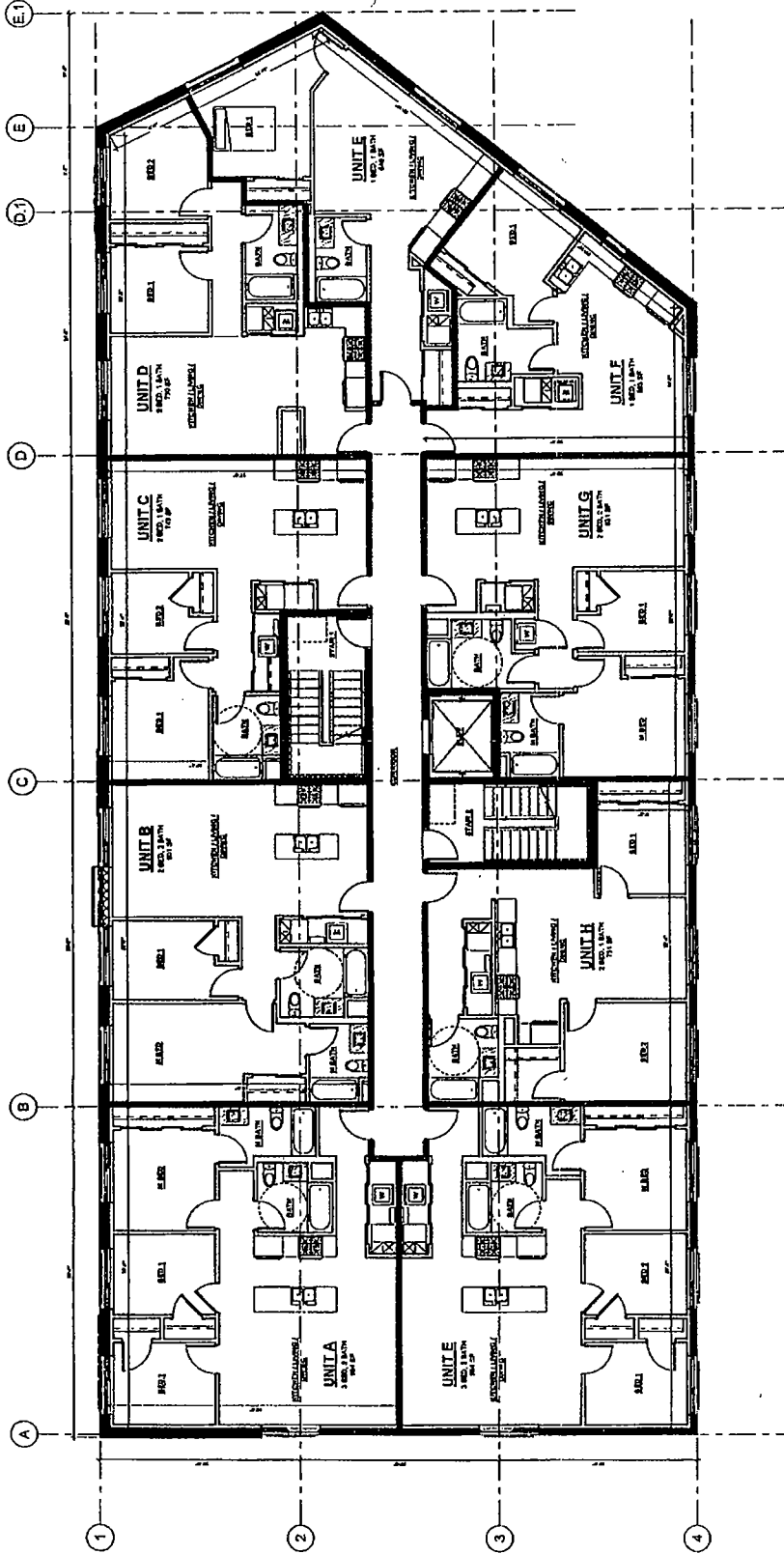
Sheet: D2.1

GROUND FLOOR PLAN - LIVE / WORK



UNIT MATRIX

UNIT	AREA	AREA	AREA	AREA	AREA
UNIT A	1	1	1	1	1
UNIT B	1	1	1	1	1
UNIT C	1	1	1	1	1
UNIT D	1	1	1	1	1
UNIT E	1	1	1	1	1
UNIT F	1	1	1	1	1
UNIT G	1	1	1	1	1
UNIT H	1	1	1	1	1
UNIT I	1	1	1	1	1
TOTAL	1	1	1	1	1

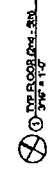


NO.	DESCRIPTION	DATE

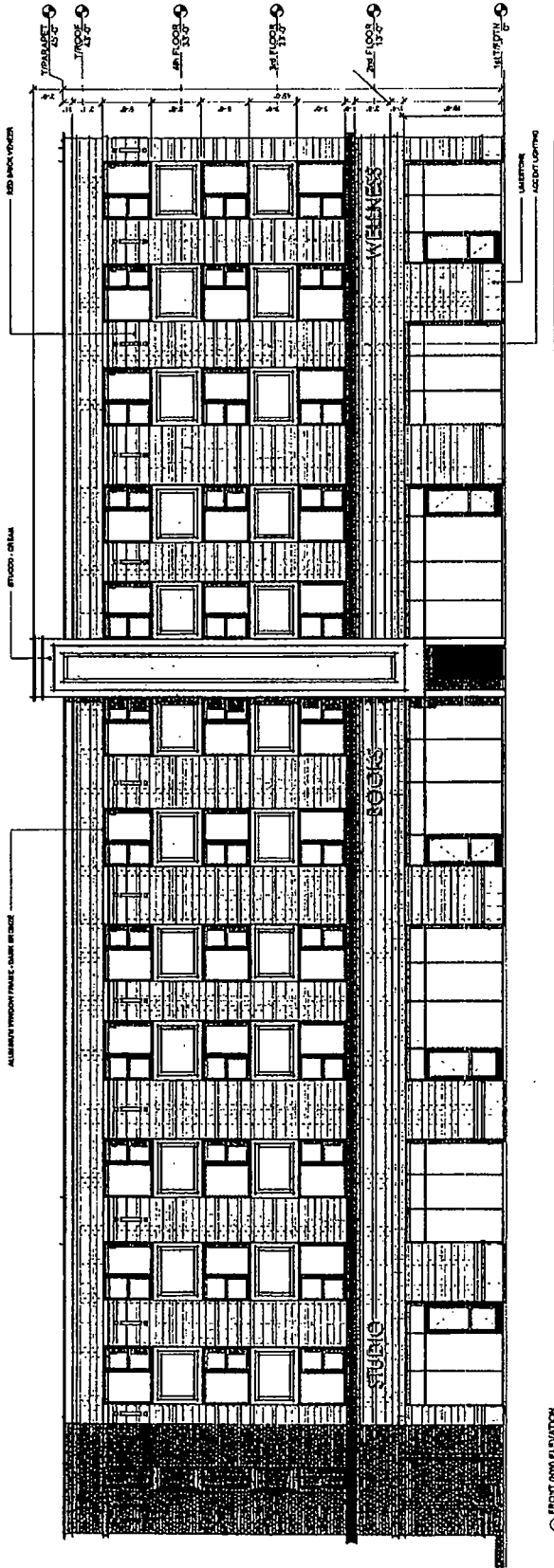
ARCHER HOMES DEVELOPMENTS, INC
 NEW MIXED USE DEVELOPMENT
 3595 - 99 S ARCHER AVE
 CHICAGO, IL 60609

18-181
 TYP FLOOR PLAN (DWG. 47)

D2.2



FINAL FOR PUBLICATION



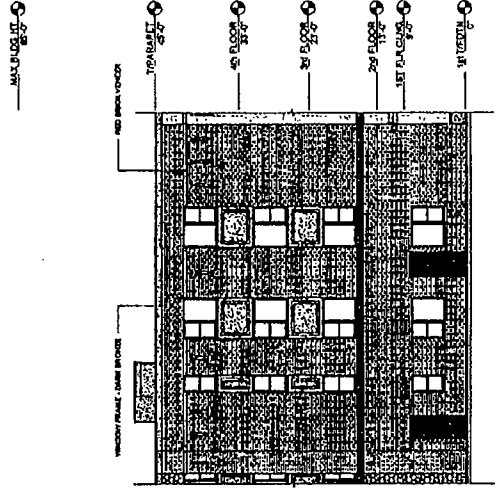
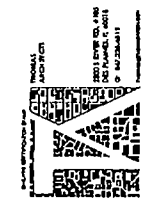
NO.	DESCRIPTION	DATE
1	CONCEPT	10/15/2020
2	SCHEMATIC	11/10/2020
3	PRELIMINARY	12/15/2020
4	FINAL	01/15/2021

ARCHER HOMES
DEVELOPMENTS, INC
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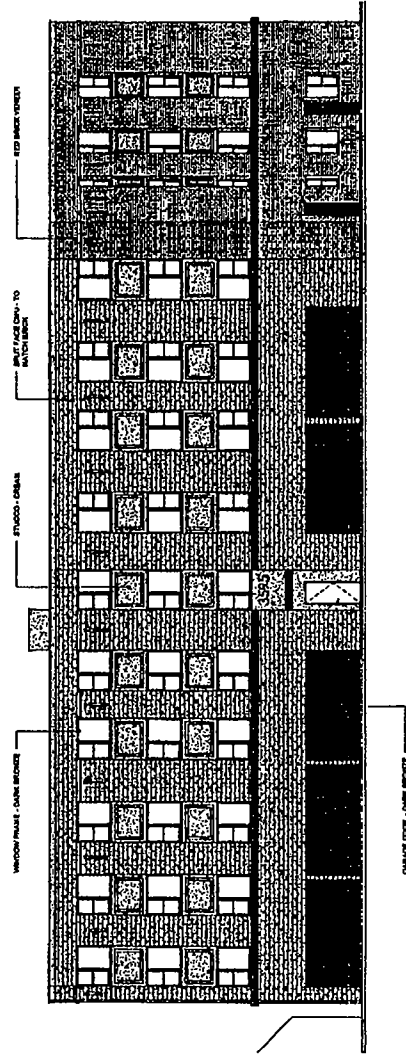
19-181
FRONT ELEVATION

D3.1

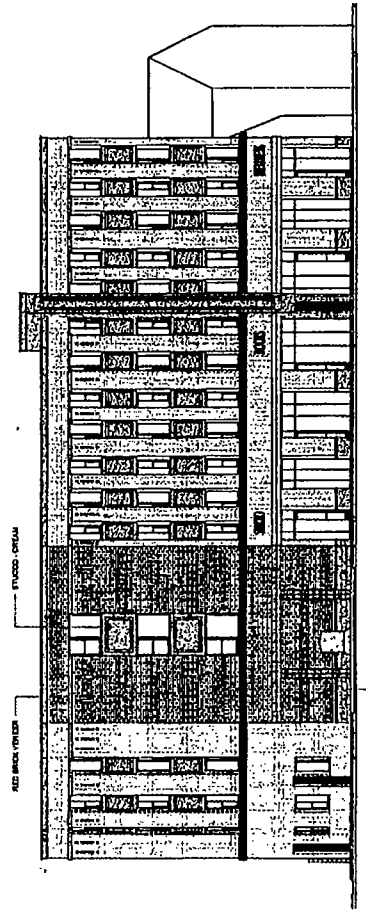
FINAL FOR PUBLICATION



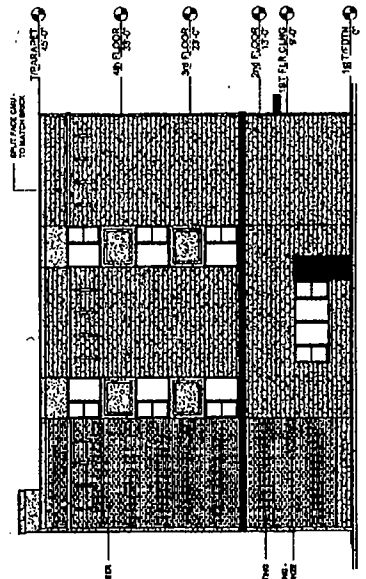
① SIDE ELEVATION
1/8" = 1'-0"



② REAR ELEVATION
1/8" = 1'-0"



③ SIDE (Rear) ELEVATION
1/8" = 1'-0"



④ SIDE (Front) ELEVATION
1/8" = 1'-0"

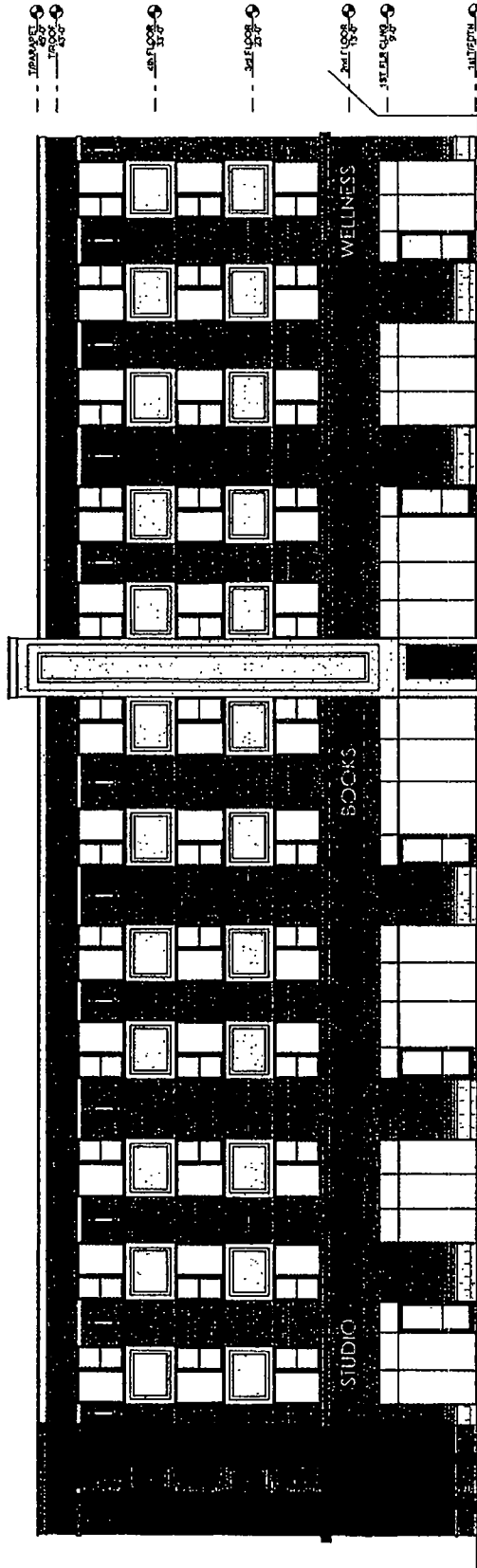
NO.	DESCRIPTION	DATE

ARCHER HOMES DEVELOPMENTS, INC
NEW MIXED USE DEVELOPMENT
3586 - 88 S ARCHER AVE
CHICAGO, IL 60609

Sheet No. 15-181
ELEVATIONS

D3.2

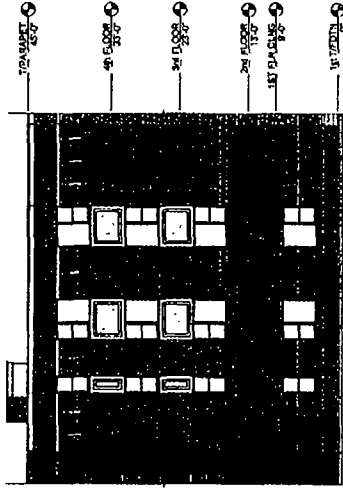
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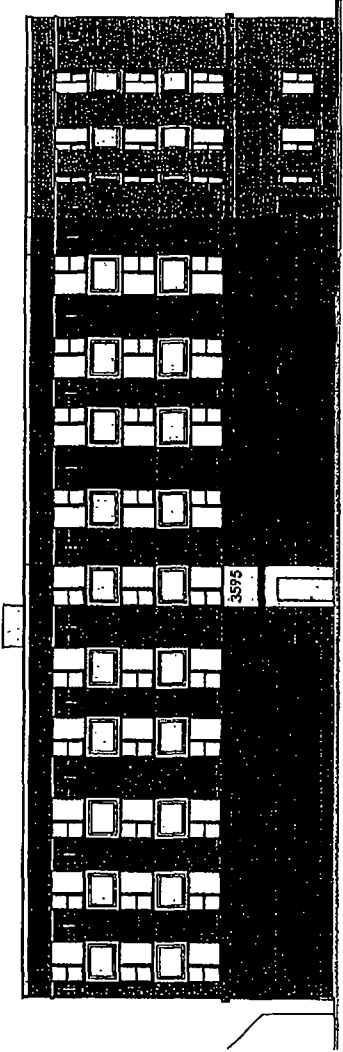
① FRONT ELEVATION - COLOR
3/16" = 1'-0"

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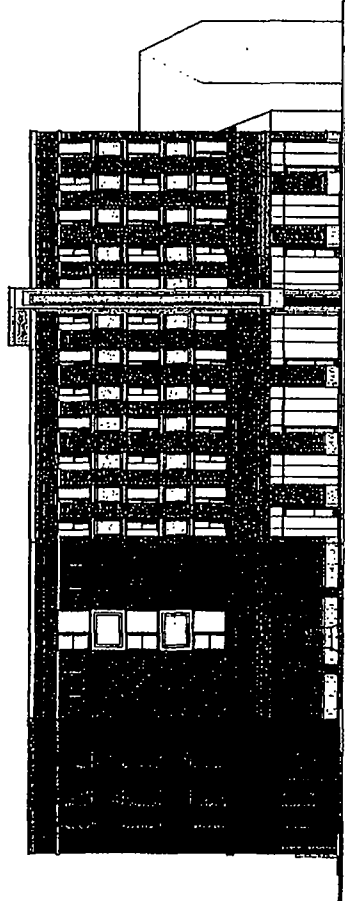
FINAL FOR PUBLICATION



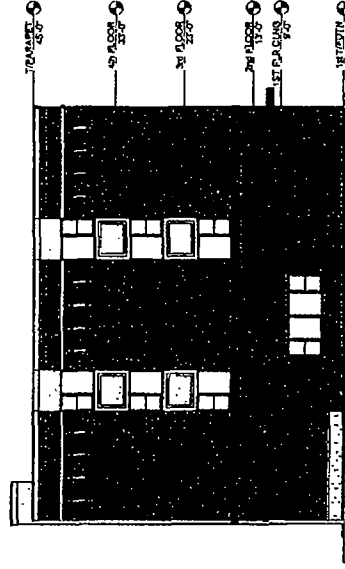
REAR ELEVATION - COLOR
1/8" = 1'-0"



SIDE ELEVATION - COLOR
1/8" = 1'-0"



FRONT ELEVATION - COLOR
1/8" = 1'-0"



SIDE ELEVATION - COLOR
1/8" = 1'-0"

NO.	REVISION	DATE

ARCHER HOMES DEVELOPMENTS, INC.
NEW MIXED USE DEVELOPMENT
3595 - 99 S ARCHER AVE
CHICAGO, IL 60609

1/8" = 1'-0"
ELEVATIONS - COLOR

D42