



City of Chicago



O2020-5693

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/16/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 8-I at 3723-3753 Archer Ave/3728-3904 S Western Ave - 20554T1

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 the current M2-2 Light Industry District symbols and indications as shown on Map No. 8-I in the area bounded by:

South Archer Avenue; South Western Avenue; a line 416.33 feet from South Archer Avenue as measured along the west line of south Western Avenue; a line from a point 126.54 west of the west line of South Western Avenue running in a northwesterly direction for a distance of 74.75 feet to a point 22.71 feet east of the east line of the Union Stockyard and Transit Company Railroad right-of-way; a line from the terminus of the previously described line running east 5.63 feet to a point 28.34 feet east of the east line of the Union Stockyard and Transit Company Railroad right-of-way; a line from the terminus of the previously described line running northwesterly 183.34 feet to its intersection with the southeasterly line of South Archer Avenue

to those of a C1-1 Neighborhood Commercial District.

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

Address: 3723 – 53 S. Archer Ave./3728 - 3904 S. Western Ave.

NARRATIVE AND PLANS

3723 – 53 S. Archer Ave./3728 - 3904 S. Western Ave.

TYPE I REGULATIONS

Narrative: The Applicant proposes to demolish the one-story vacant commercial building and construct a new 4,955 square foot, one-story retail building with gas station and 29 parking spaces and a height of 21.42 feet and a new 2,159 square foot restaurant building with a drive-thru and 19 parking spaces and a height of 21.08 feet.

Lot Area: 61,254 square feet

FAR: 0.12

Floor Area: 7,114 square feet

Residential Dwelling Units: N/A

MLA: N/A

Height: 21.42 feet and 21.08 feet.

Automobile Parking: 48

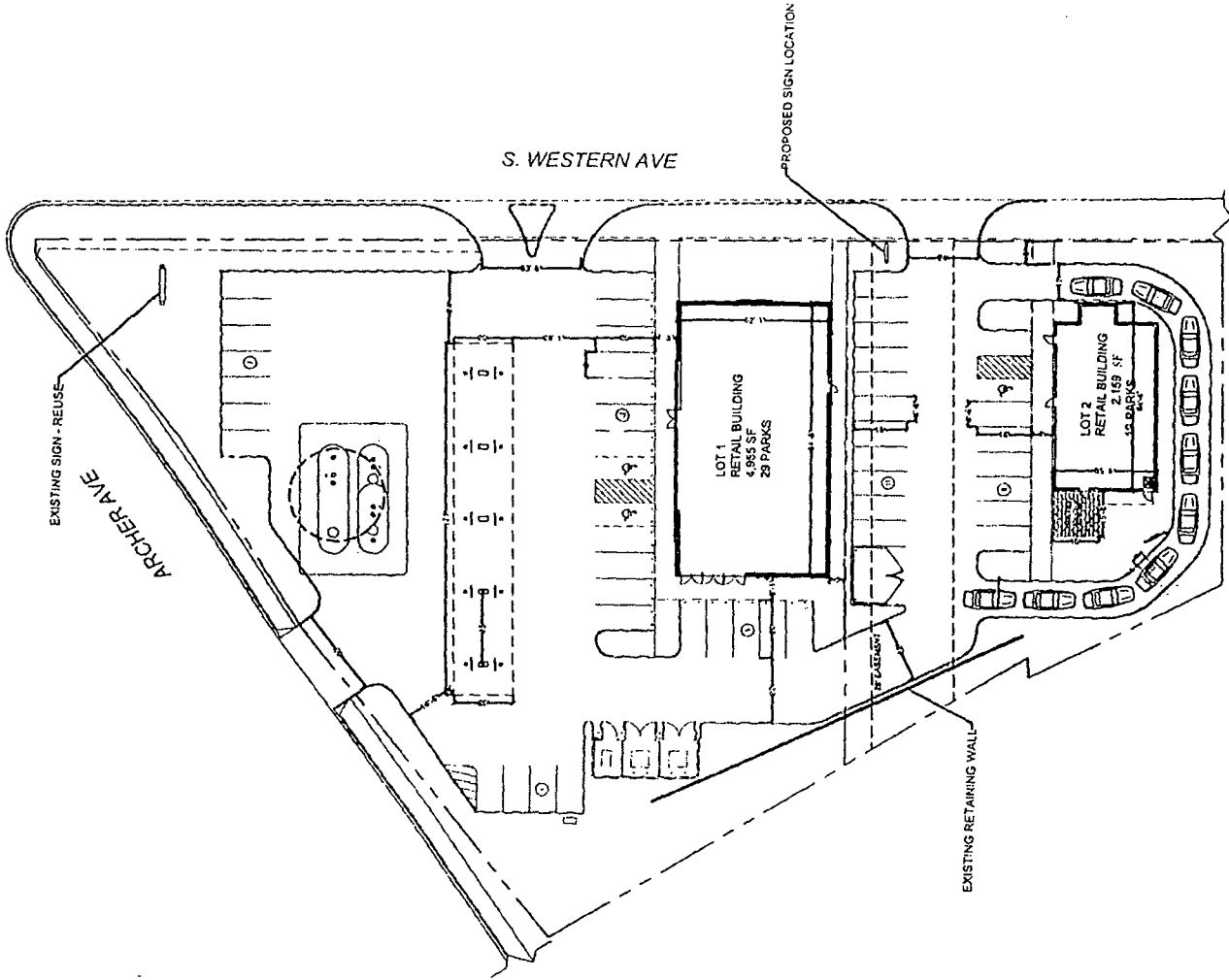
Bicycle Parking: 5

Setbacks:

Front (Western Ave.):	20.00 ft.
North Side (Archer Ave.):	71.83 ft.
South Side:	N/A
Rear:	N/A

A set of plans is attached.

*Special Uses will be sought for the gas station and drive-thru.



SITE PLAN
1/64"=1'-0"

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94'-5 : /2"

„3/4 6-6!“

.. 11 - 11

2015-18

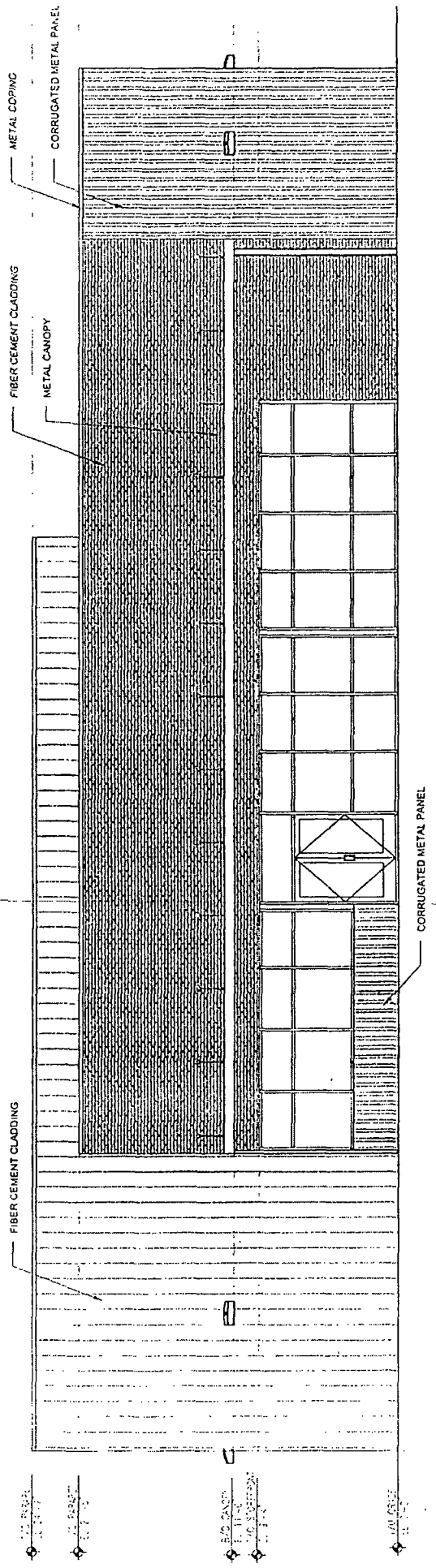
INTERIOR BUILD OUT UNDER SEPARATE PERMIT

1 FLOOR PLAN
SCALE: 3/32"=1'-0"

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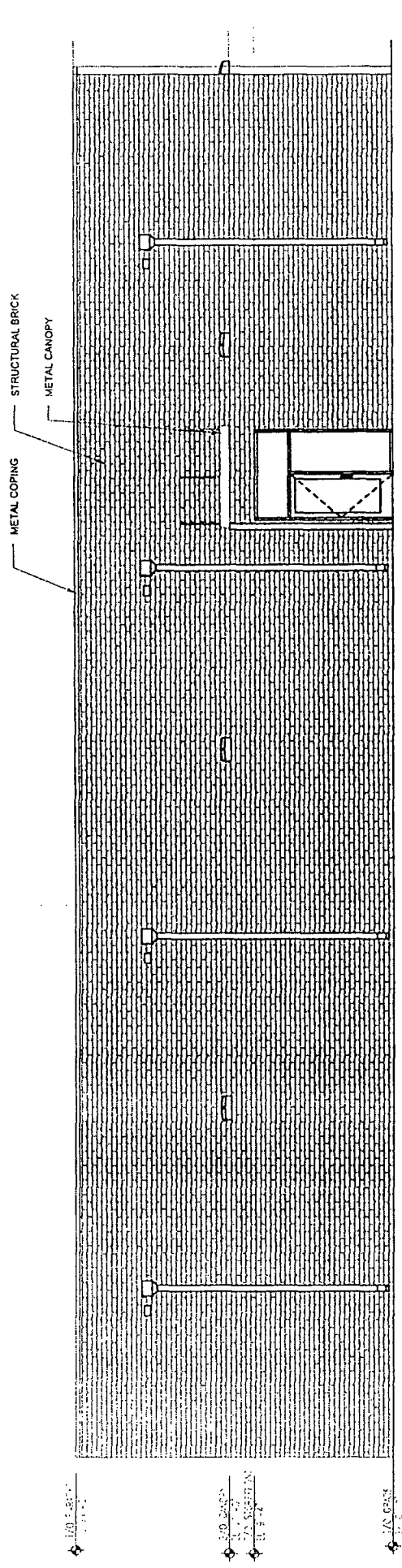
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SECTION 1: WALKWAY



1 NORTH ELEVATION

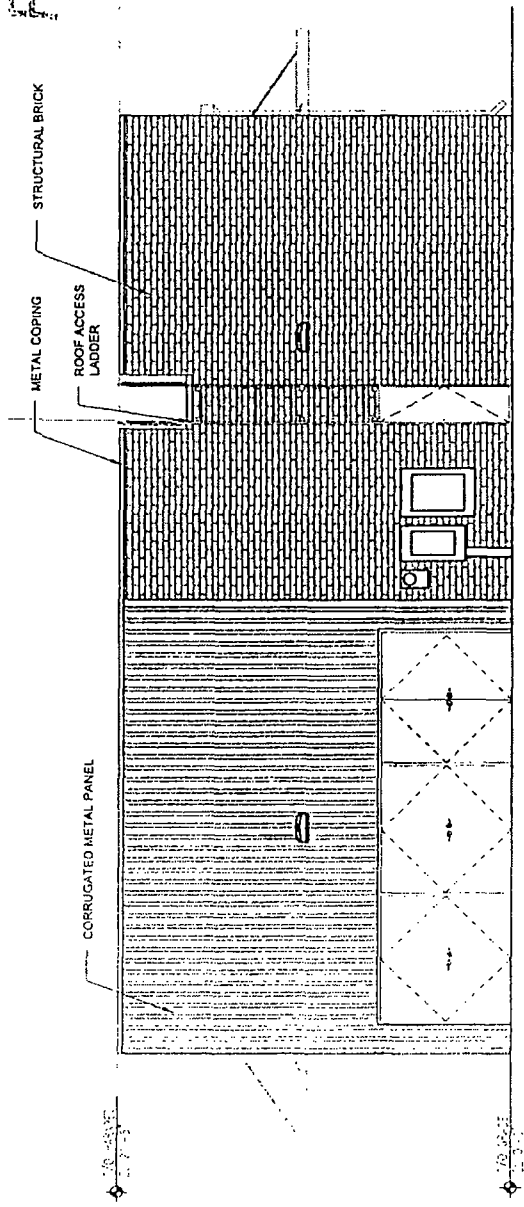
SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION

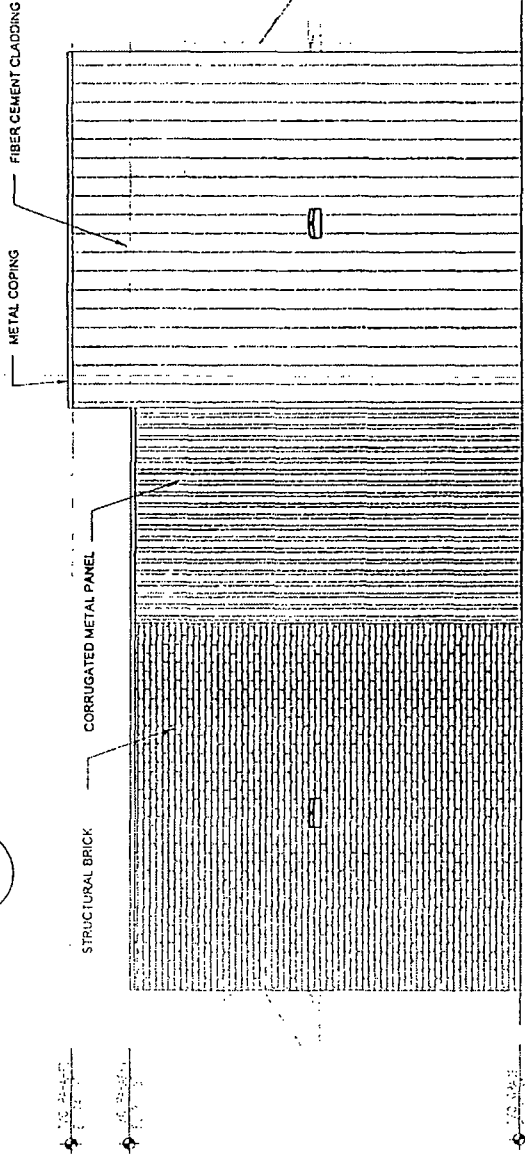
SCALE: 3/32"=1'-0"

LOT 1



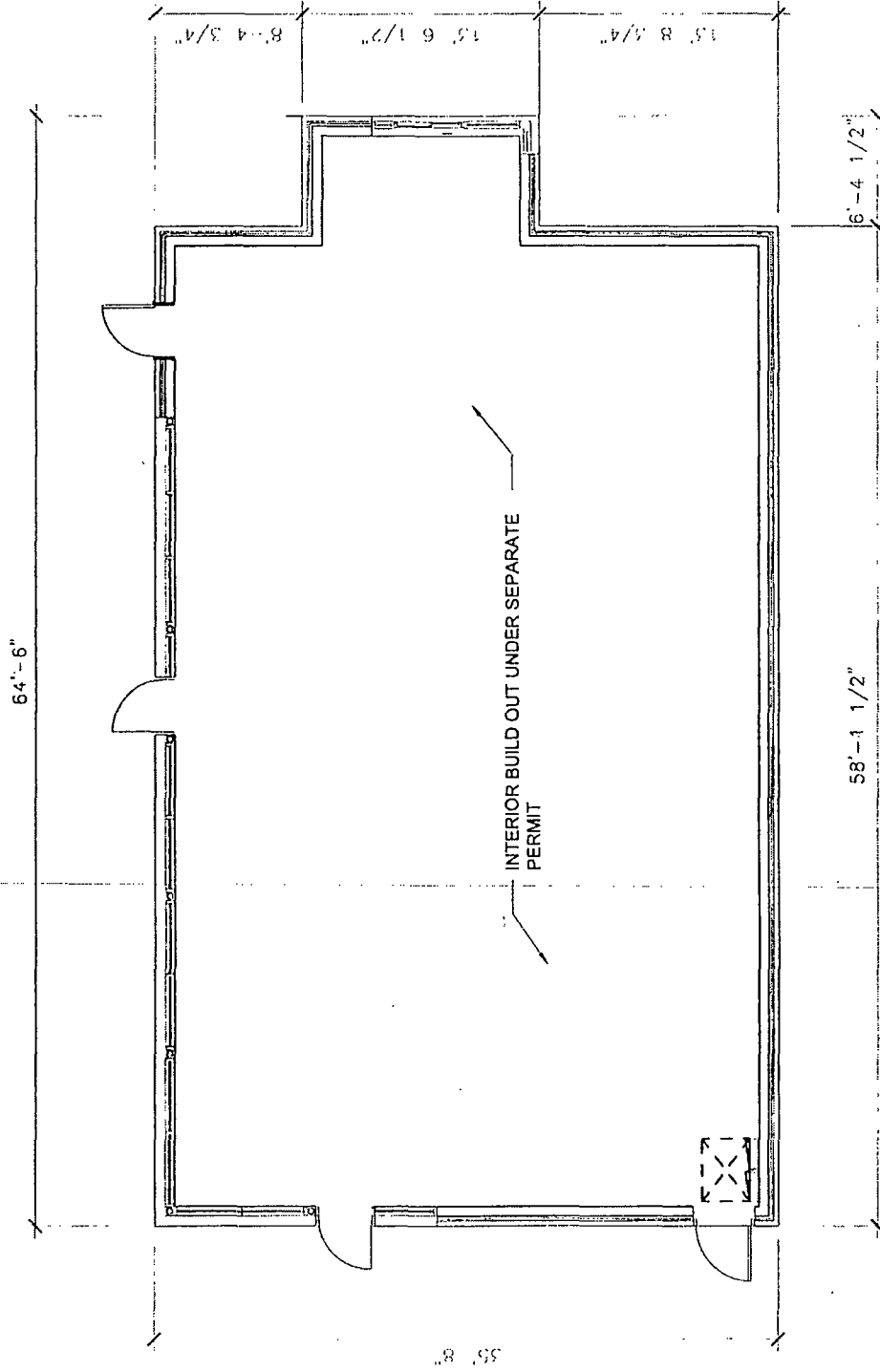
1 WEST ELEVATION

SCALE 3/32"=1'-0"



2 EAST ELEVATION

SCALE 3/32"=1'-0"



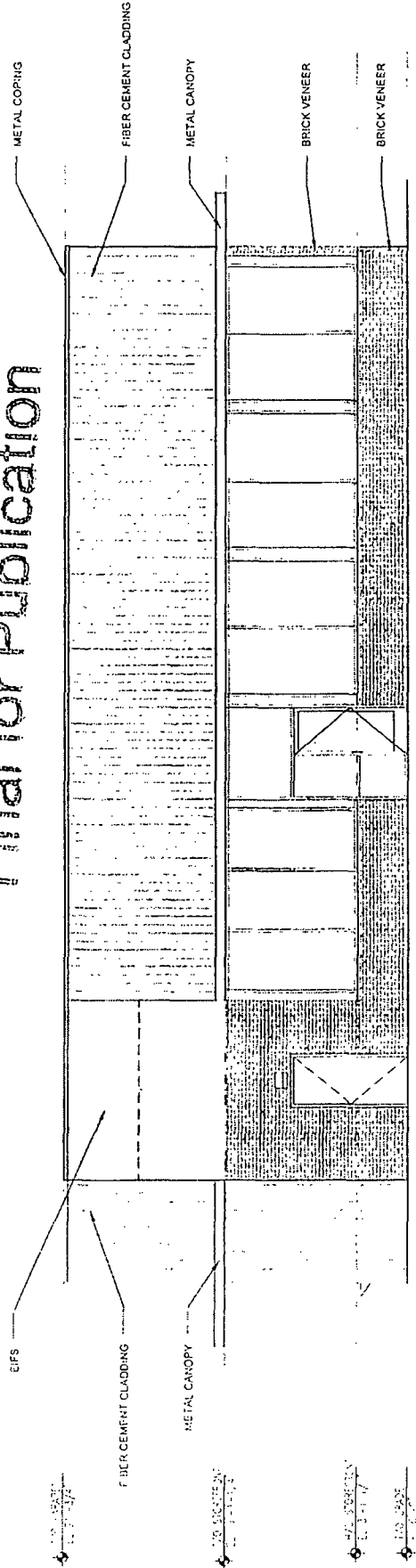
1 FLOOR PLAN
SCALE: 3/32"=1'-0"

LOT 2

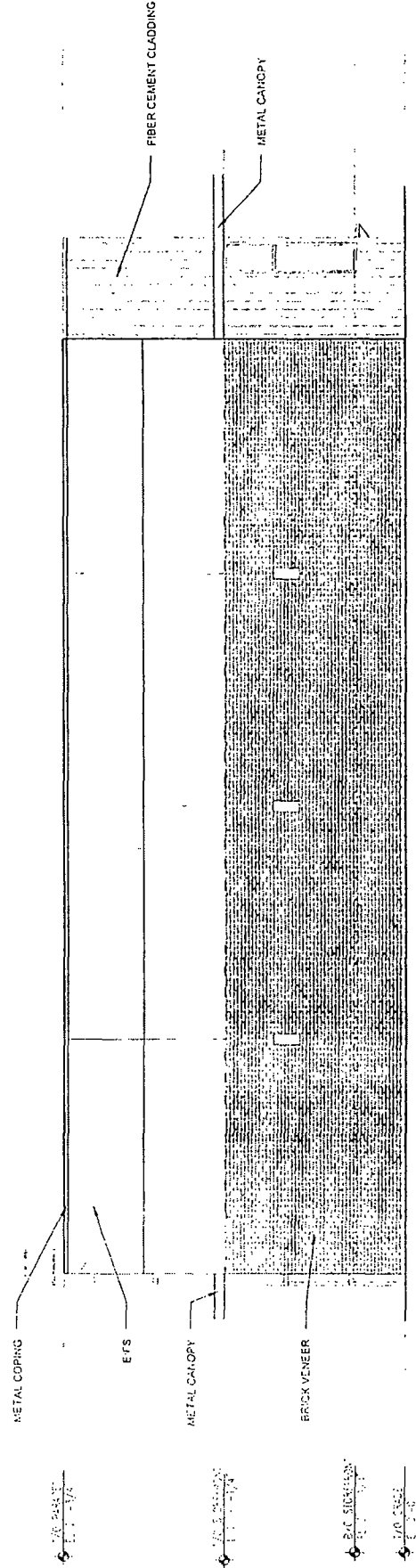


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Final for Publication



1 NORTH ELEVATION
SCALE: 3/32"=1'-0"

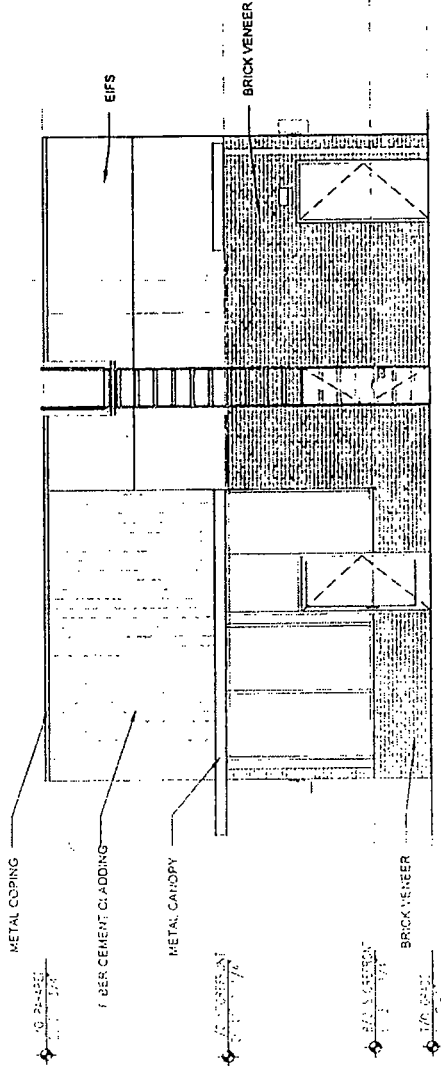


2 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

LOT 2

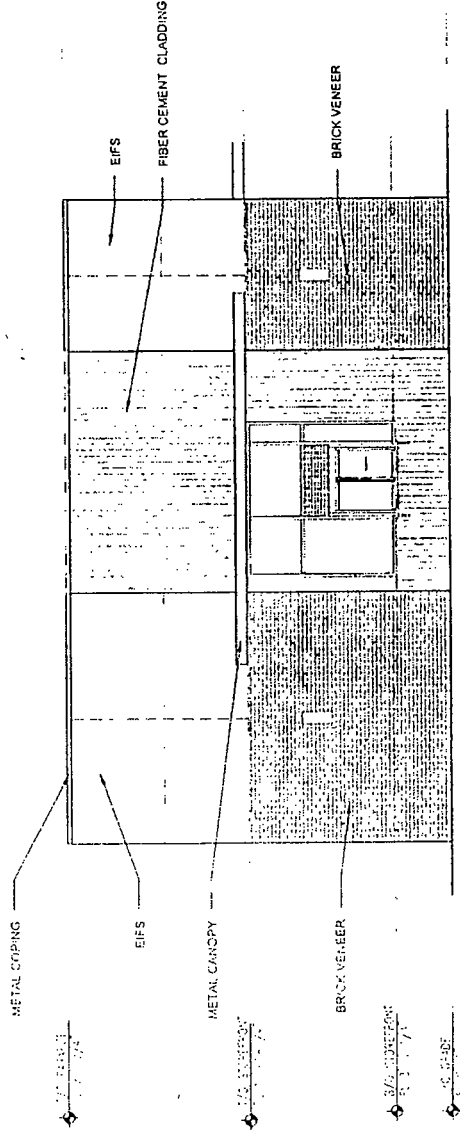


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1 WEST ELEVATION

SCALE 3/32"=1'-0"



2 EAST ELEVATION

SCALE 3/32"=1'-0"