



City of Chicago



SO2018-8104

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-H at 3211-3213 S Archer Ave - App No. 19861T1
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 B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No.8-H in the area bounded by

South Archer Avenue; a line 155.05 feet southwest of the intersection of South Archer Avenue and South Paulina Avenue, as measured at the southeasterly right-of-way line of South Archer Avenue and perpendicular thereto; the alley next southeast of and parallel to South Archer Avenue; and a line 230.05 feet southwest of the intersection of South Archer Avenue and South Paulina Avenue, as measured at the southeasterly right-of-way line of South Archer Avenue and perpendicular thereto,

to those of a B2-5 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common addresses of property: 3211-3213 South Archer Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – *Substitute Narrative and Plans*

3211-3213 South Archer Avenue, Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 11,010 square feet

Proposed Land Use: In and around March 28, 2018, the Applicant obtained a Zoning Map Reclassification, pursuant to a Type 1 Application (No. 19502T1), in order to permit the construction of a new five-story (with basement) residential building, containing twenty-four (24) dwelling units, at the subject site. The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application, in order to permit the construction of a new four-story (with basement) all residential building, pursuant to a modified set of architectural plans. The new proposed building will contain a total of thirty-four (34) dwelling units, between the 1st thru 4th Floors. There will be onsite parking for twenty-four (24) vehicles, located within the basement (Lower Level) of the new proposed building, with surface parking for an additional four (4) vehicles located at the rear of the building – for a total of twenty-eight (28) off-street vehicular parking spaces. The new proposed building will be masonry in construction and will measure 44 feet-6 inches in height.

- (A) The Project's Floor Area Ratio: 36,941 square feet (3.36 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
34 dwelling units (323.82 square feet)
- (C) The amount of off-street parking: 28 parking spaces
**The Applicant will be seeking a Variation to reduce the required onsite parking by 20% - from 34 to 28.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback:
9 feet-9 inches (Residential Floors – at and above grade)
 - c. Side Setbacks:
North: 0 feet-0 inches
South: 0 feet-0 inches
**The Applicant will seek Variations for any deviations from the required setbacks for the new proposed building.*

- (E) Building Height:
44 feet-6 inches (4th Floor Ceiling)
55 feet – 6 inches (Rooftop Access Structure)

FINAL FOR PUBLICATION

MULTI-FAMILY 34 UNIT BUILDING

3211 S. ARCHER AVE.
CHICAGO, ILLINOIS 60608

GENERAL NOTES

- 1. GENERAL NOTES AND SPECIFICATIONS SHALL APPLY TO ALL WORK.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.
- 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS.
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- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS.

CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS

GENERAL NOTES FOR THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION AND PERMITS

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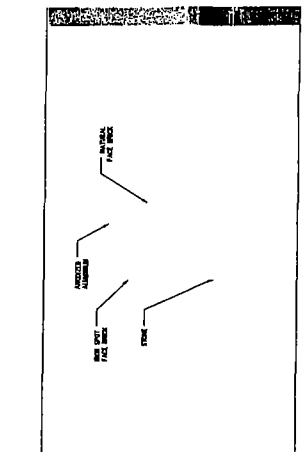
GENERAL SCOPE OF WORK

PROPOSED (4) STORY (34) UNIT BUILDING WITH PARKING BELOW GROUND AND AT ALLEY

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.

INDEX OF DRAWINGS

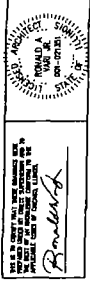
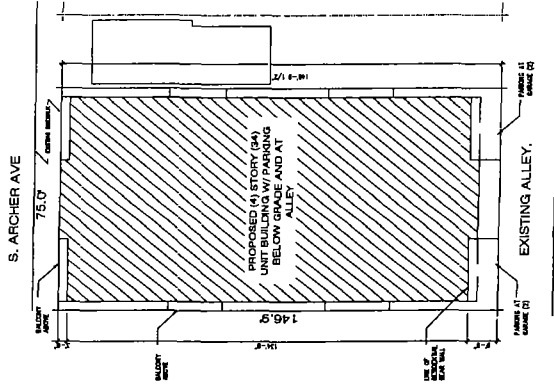
NO.	DESCRIPTION
1	GENERAL NOTES
2	INDEX OF DRAWINGS
3	PROPOSED (4) STORY (34) UNIT BUILDING WITH PARKING BELOW GROUND AND AT ALLEY
4	PROPOSED (4) STORY (34) UNIT BUILDING WITH PARKING BELOW GROUND AND AT ALLEY
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BUILDING PERSPECTIVE



SITE PLAN



FOR ZONING PURPOSES ONLY 09-01-18

VAR AND ASSOCIATES
708 354 4005 OFFICE
1100 LACE BLVD SUITE 270
OAK BROOK, IL 60521

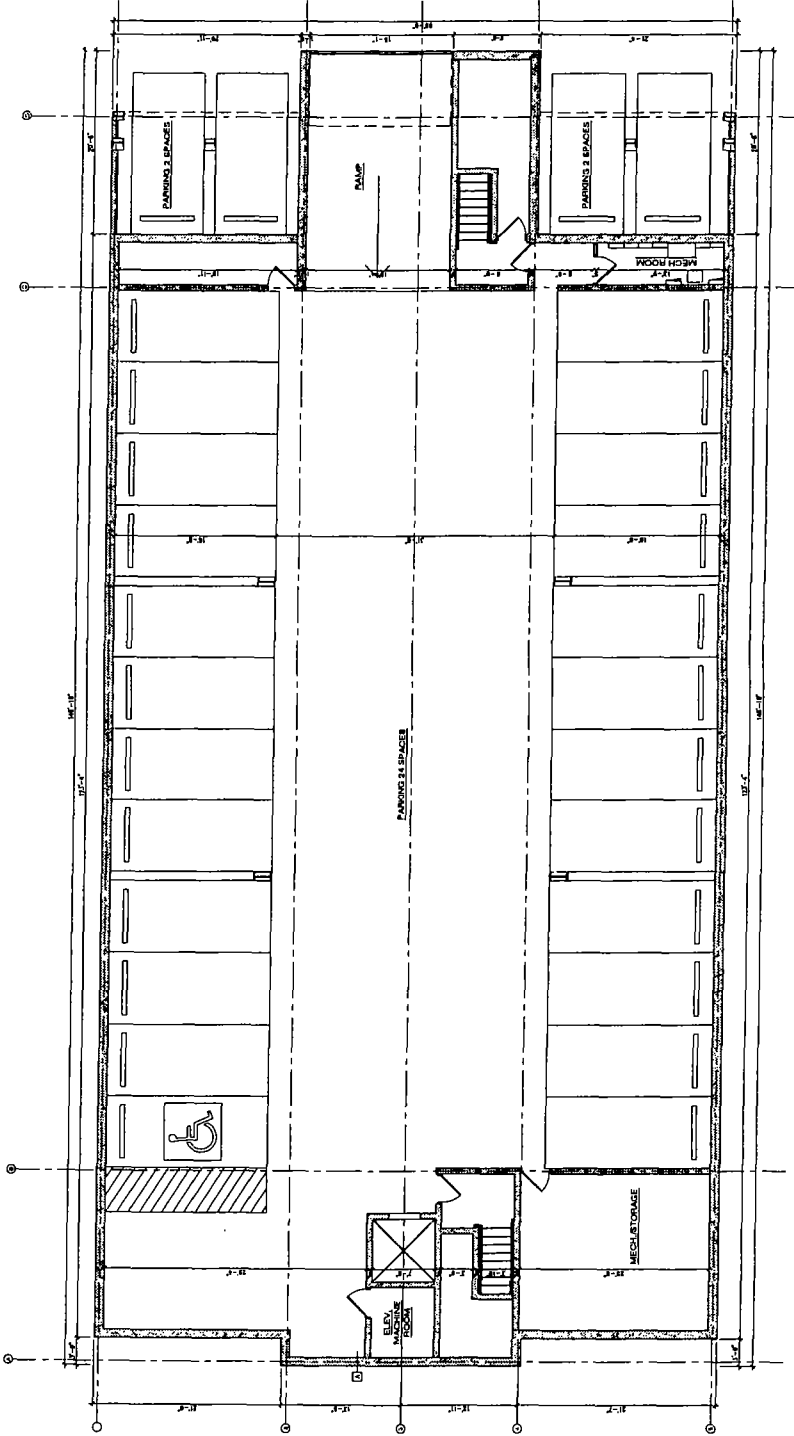
PROPOSED (4) STORY (34) UNIT BUILDING
3211 S. ARCHER AVE.
CHICAGO IL, 60608

City of Chicago, Department of Construction and Permits
Division of Inspections and Enforcement
Division of Building and Safety

DATE: 09-01-18
DRAWN BY: [Signature]

FINAL FOR PUBLICATION

WALL/PARTITION SCHEDULE	
NO.	DESCRIPTION
A	1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFES.
B	1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP SURFES.
C	1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP SURFES.
D	1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP SURFES.



PROPOSED PARKING LEVEL PLAN

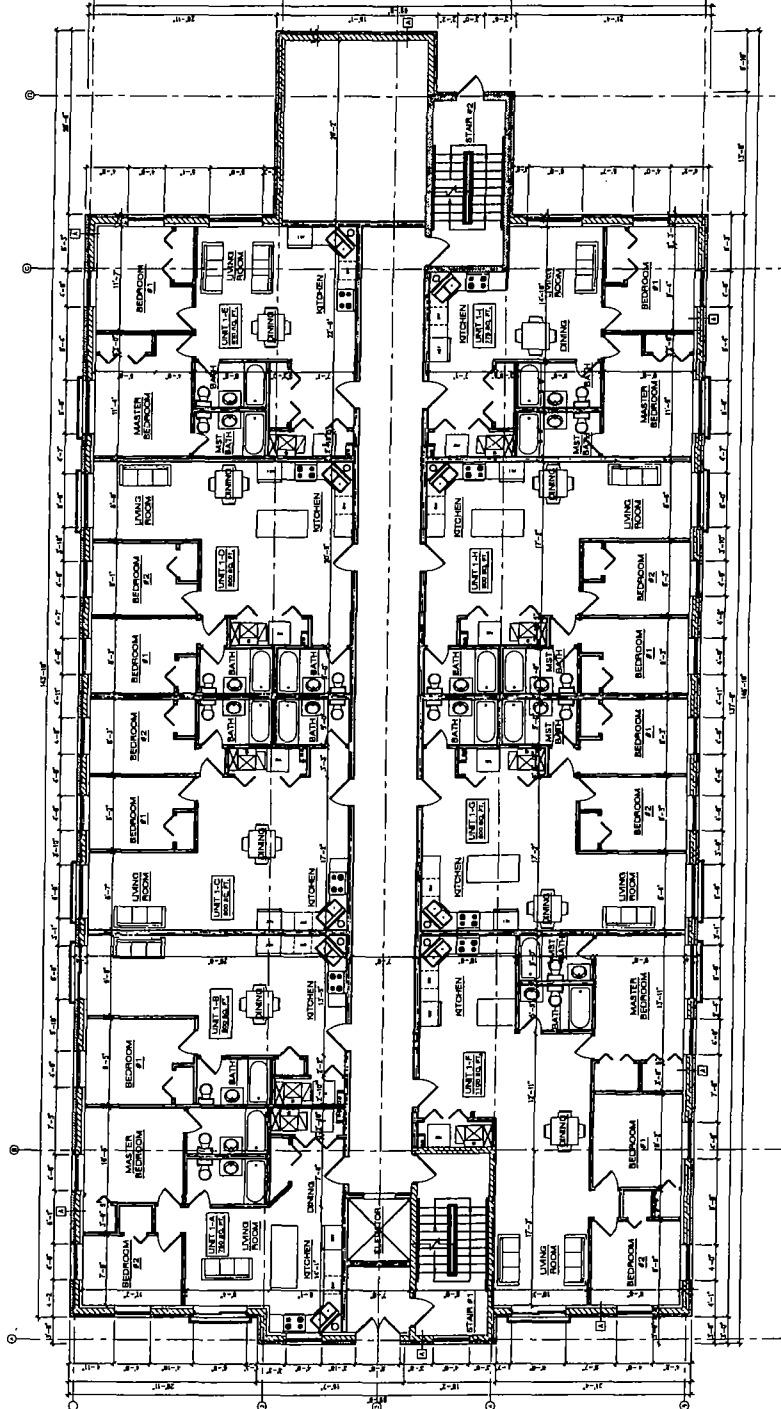


FOR ZONING PURPOSES ONLY 09-01-18

A1.2
 724 VAFI AND ASSOCIATES
 1100 KANE BLVD SUITE 210
 CHICAGO, IL 60606
 3211 S. ARCHER AVE.
 CHICAGO, IL 60608
 PROPOSED (4) STORY 34 UNIT BUILDING

FINAL FOR PUBLICATION

WALL/PARTITION SCHEDULE	
NO.	DESCRIPTION
A	1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON INSIDE SURFACE.
B	1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON INSIDE SURFACE AND 1/2" GYP BOARD ON OUTSIDE SURFACE.
C	1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON INSIDE SURFACE AND 1/2" GYP BOARD ON OUTSIDE SURFACE AND 1/2" GYP BOARD ON INSIDE SURFACE.
D	1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON INSIDE SURFACE AND 1/2" GYP BOARD ON OUTSIDE SURFACE AND 1/2" GYP BOARD ON INSIDE SURFACE AND 1/2" GYP BOARD ON OUTSIDE SURFACE.



PROPOSED 1ST FLOOR PLAN



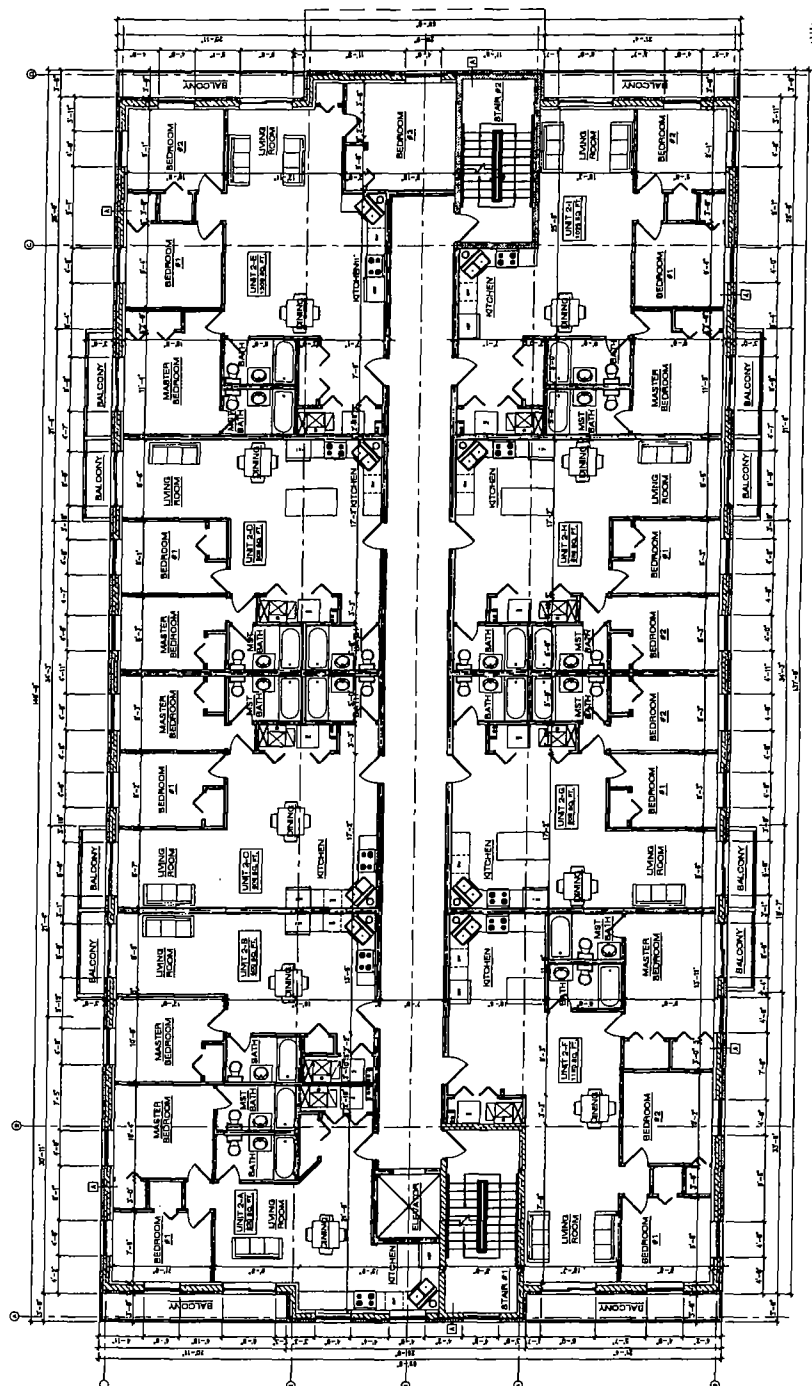
FOR ZONING PURPOSES ONLY 09-01-18

R. VARI AND ASSOCIATES
 1022 NORTH LAKE DRIVE
 CHICAGO, ILL. 60608
 3211 S. ARCHER AVE.
 PROPOSED (4) STORY 34 UNIT BUILDING
 CHICAGO, ILL. 60608
 DATE: 08-20-18
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []

FINAL FOR PUBLICATION

WALL/PARTITION SCHEDULE

NO.	THICKNESS	CONSTRUCTION	REMARKS
A	1/2"	ZZZ	1/2" GYP BOARD ON 1/2" METAL LATH OVER 1/2" CONCRETE BLOCK
B	1/2"	---	1/2" GYP BOARD ON 1/2" METAL LATH OVER 1/2" CONCRETE BLOCK
C	1/2"	---	1/2" GYP BOARD ON 1/2" METAL LATH OVER 1/2" CONCRETE BLOCK
D	1/2"	---	1/2" GYP BOARD ON 1/2" METAL LATH OVER 1/2" CONCRETE BLOCK



PROPOSED 2ND FLOOR PLAN

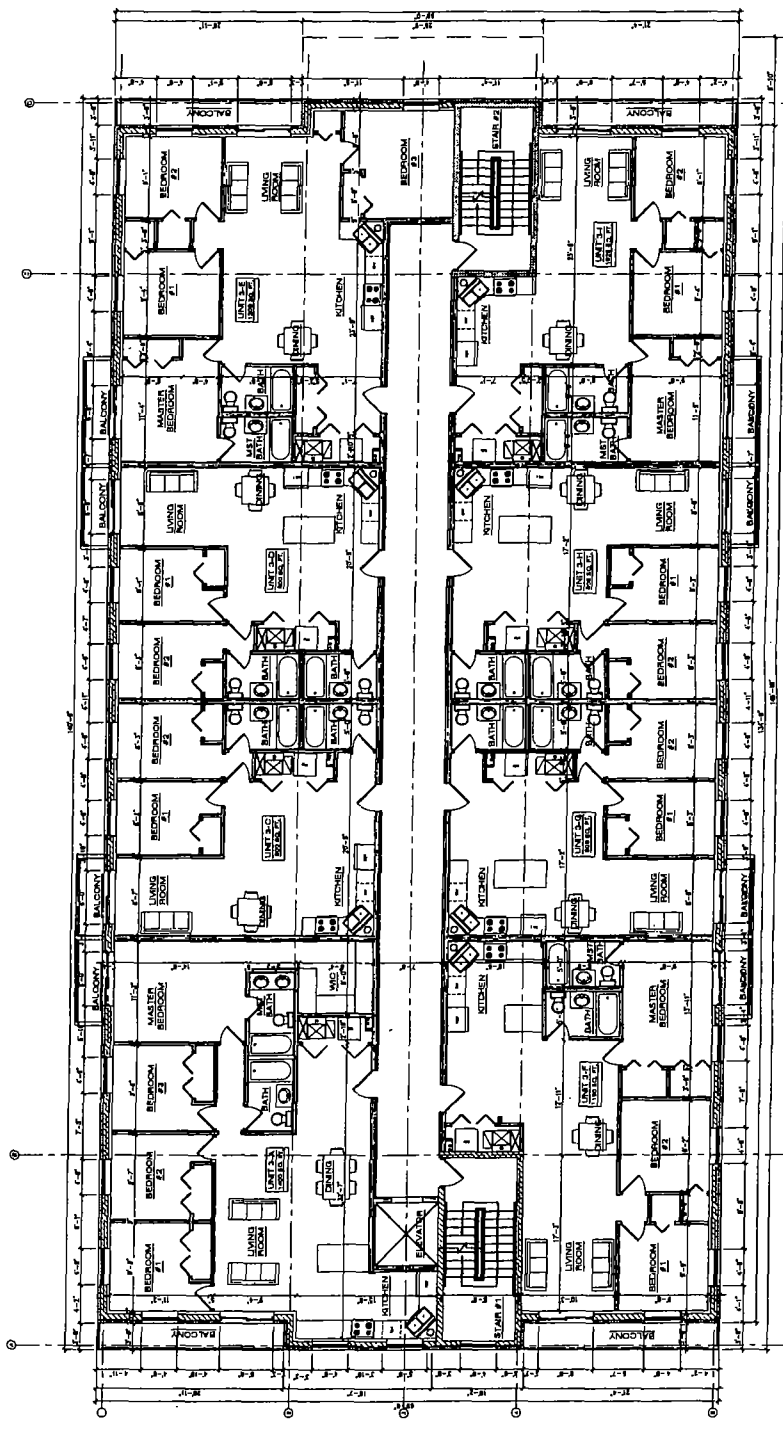


FOR ZONING PURPOSES ONLY 09-01-18

VARİ AND ASSOCIATES
 708.354.4005 OFFICE
 1109 JONES BLVD. SUITE 270
 OAK BROOK, IL 60453
PROPOSED (4) STORY 34 UNIT BUILDING
 3211 S. ARCHER AVE.
 CHICAGO IL, 60608
 11/20/23
 Drawn By: [Signature]
 Checked By: [Signature]
 Date: 11/20/23

FINAL FOR PUBLICATION

WALL/PARTITION SCHEDULE	
NO.	DESCRIPTION
A	1/2" GYP BOARD ON 2" X 4" WOOD STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON OTHER SIDE
B	1/2" GYP BOARD ON 2" X 4" WOOD STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON OTHER SIDE
C	1/2" GYP BOARD ON 2" X 4" WOOD STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON OTHER SIDE
D	1/2" GYP BOARD ON 2" X 4" WOOD STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON OTHER SIDE



PROPOSED 3TH-4TH FLOOR PLAN



FOR ZONING PURPOSES ONLY 09-01-18

A1.5
 708 354 4005 OFFICE
 1100 ADE RD. SUITE 270
 OAK BROOK, IL 60453
VARRE AND ASSOCIATES
 ARCHITECTS
 PROPOSED (4) STORY 34 UNIT BUILDING
 2211 S. ARCHER AVE.
 CHICAGO IL 60608
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