



City of Chicago



O2016-6330

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-H at 3201 S Archer Ave - App No. 18935T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1893571
INTRO DATE
9-14-16

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 8-H in area bound by

SOUTH ARCHER AVENUE; A LINE 114.80 FEET IN LENGTH COMMENCING AT A POINT 80.05 FEET SOUTHWEST OF THE INTERSECTION OF SOUTH ARCHER AVENUE AND SOUTH PAULINA STREET; SOUTH PAULINA STREET; A LINE 147.17 FEET IN LENGTH COMMENCING AT A POINT 180.75 FEET SOUTH OF THE INTERSECTION OF SOUTH ARCHER AVENUE AND SOUTH PAULINA STREET

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

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

**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 3201 SOUTH ARCHER AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from C1-2 District to that of a B2-5 District for the property commonly known as 3201 South Archer Avenue. The lot has irregular measurements and a total lot area of 3,275 square feet. The property is currently the site of a Single Room Occupancy. Applicant seeks to increase the number of Single Room Occupancy units on the site from the current 17 to 21.

The following is a list of the proposed dimensions of the development:

Density:	21 single room occupancy residential dwelling units
Lot Area Per Unit:	155.95
Off Street Parking:	0 spaces
Height:	21 feet 10 inches
Floor Area:	approximately 2,949 square feet
Floor Area Ratio:	approximately 1.11
Front Setback (through lot):	41.80 feet
Rear Setback(through lot):	0 feet
West Side Setback:	0.20 feet
East Side Setback:	0 feet

FINAL FOR PUBLICATION



KINMAN
AUYEUNG
ARCHITECT

3201 S. ARCHER AVE.
CHICAGO, ILLINOIS 60608
312.353.3311
www.kinmanayeung.com

INTERIOR REMODELING

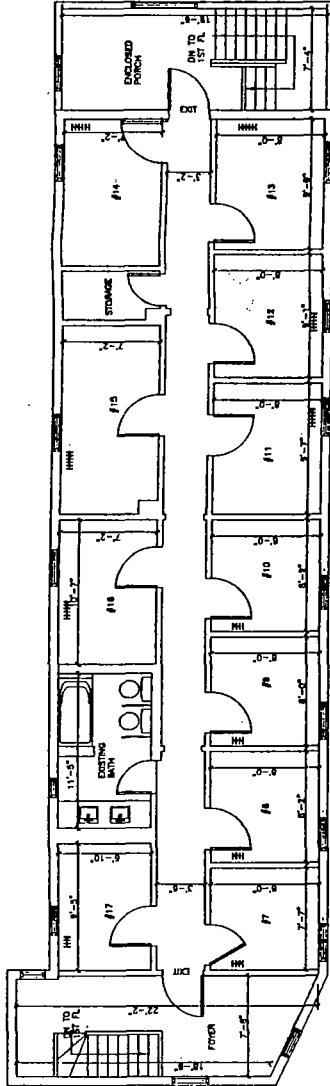
3201 S. ARCHER AVE.
CHICAGO, ILLINOIS

ARCHITECTURAL DRAWING

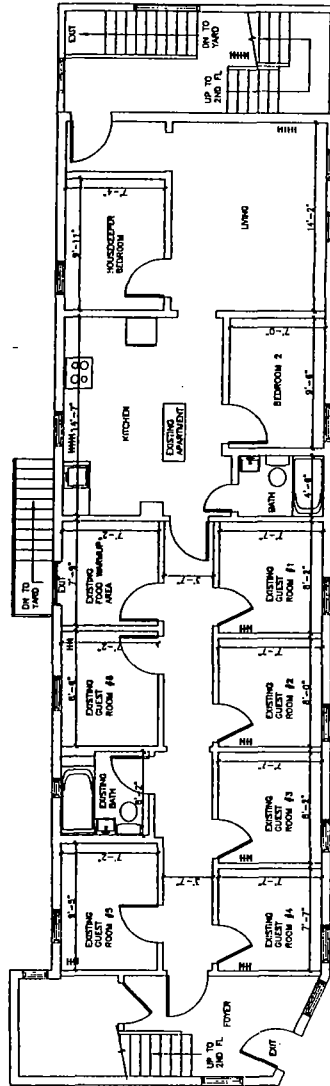
NO.	DESCRIPTION	DATE

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DRAWN BY	
JOB NO.	
SHEET NO.	

A1



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

FINAL FOR PUBLICATION

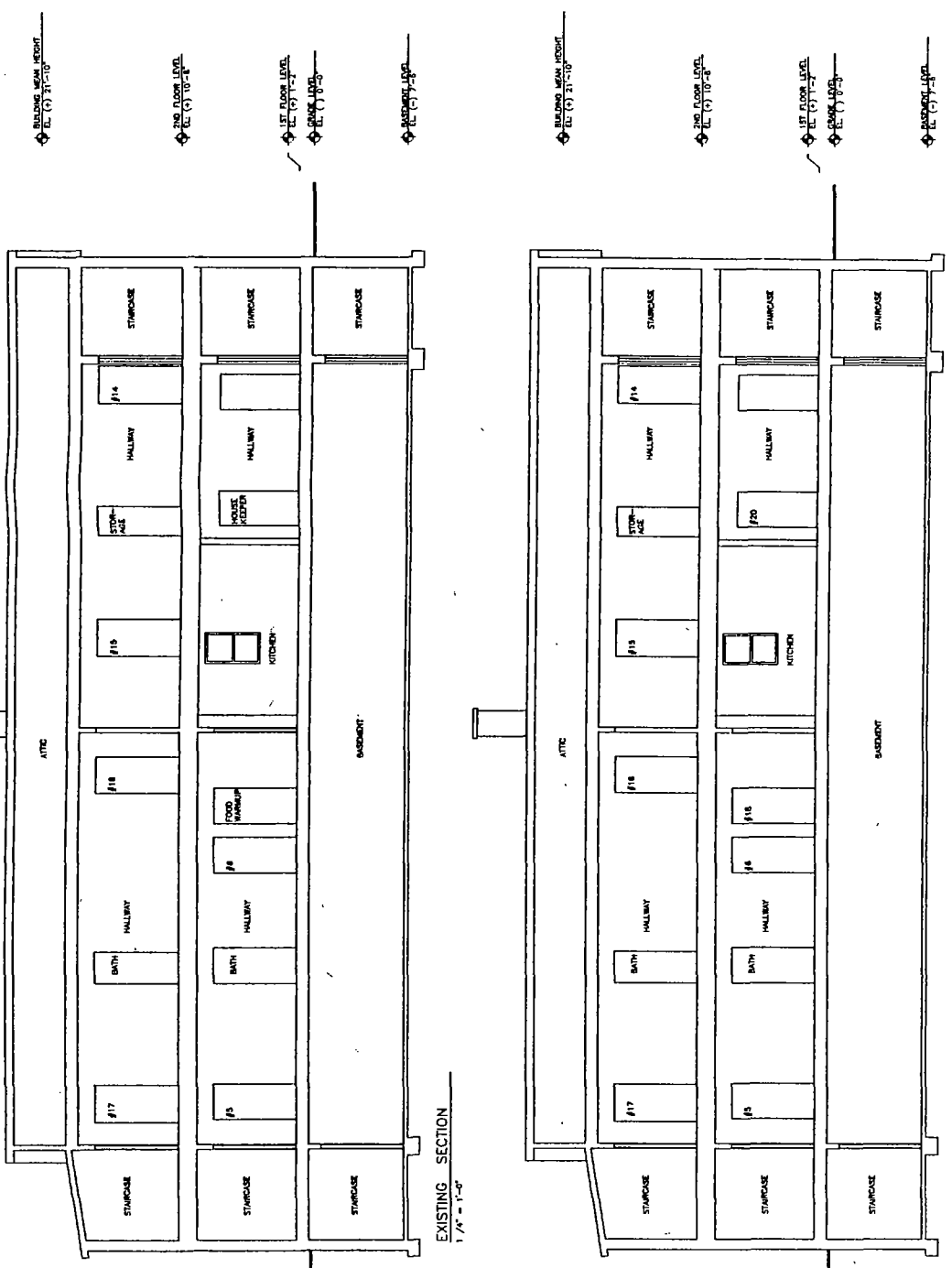


KINMAN AUTEUJNG ARCHITECT

2801 S. MERRILL
CHICAGO, ILLINOIS 60616
312.733.4671
KINMANAUTEUJNG.COM

INTERIOR REMODELING
3201 S. ARCHER AVE.
CHICAGO, ILLINOIS
ARCHITECTURAL DRAWING

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ARCHITECT

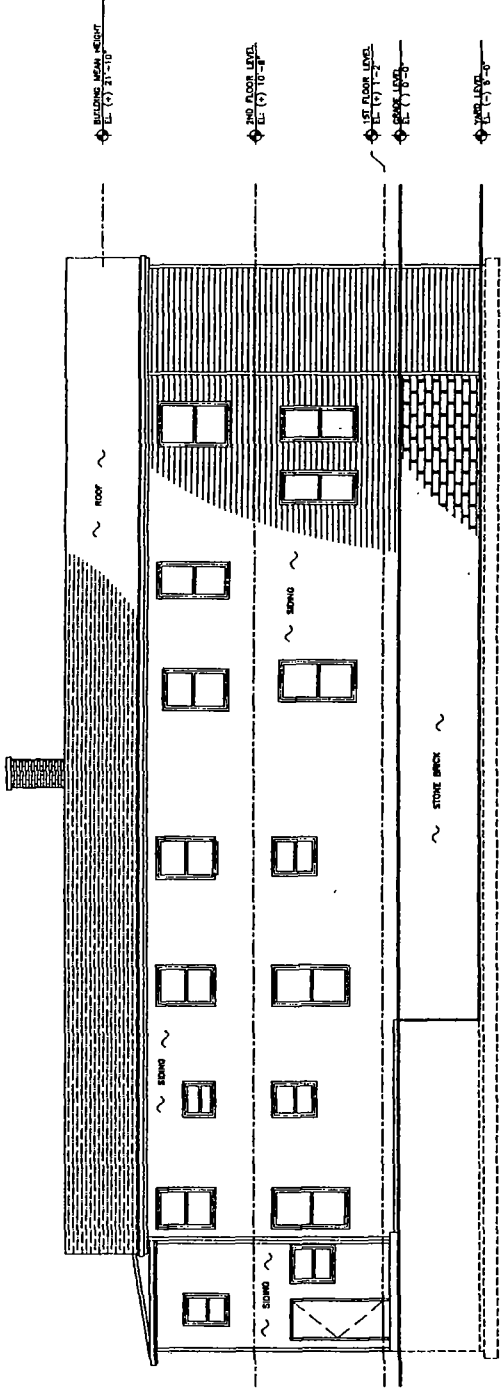
3201 S. ARCHER AVE.
CHICAGO, ILLINOIS
60608-4600
312.467.8800

INTERIOR REMODELING
3201 S. ARCHER AVE.,
CHICAGO, ILLINOIS
ARCHITECTURAL DRAWING

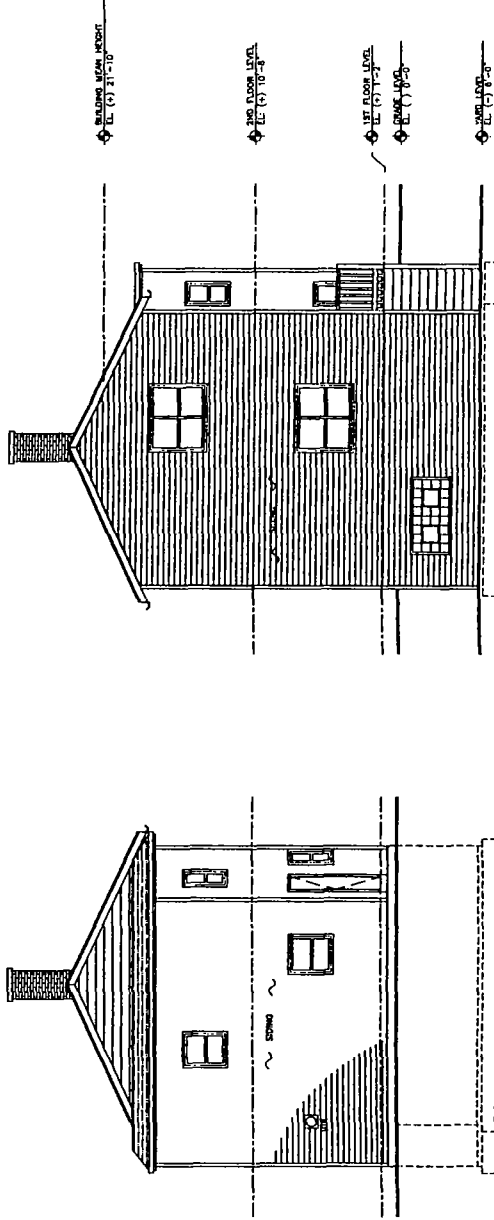
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PLAT	DATE
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SHEET NO.	

A3



EXISTING EAST (FRONT) ELEVATION
1/4" = 1'-0"



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

EXISTING NORTH ELEVATION
1/4" = 1'-0"

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KINMAN
AUYEUNG
ARCHITECT

3201 S. ARCHER AVENUE
CHICAGO, ILLINOIS 60608
312.375.2000
WWW.KINMANAUYEUNG.COM

INTERIOR REMODELING

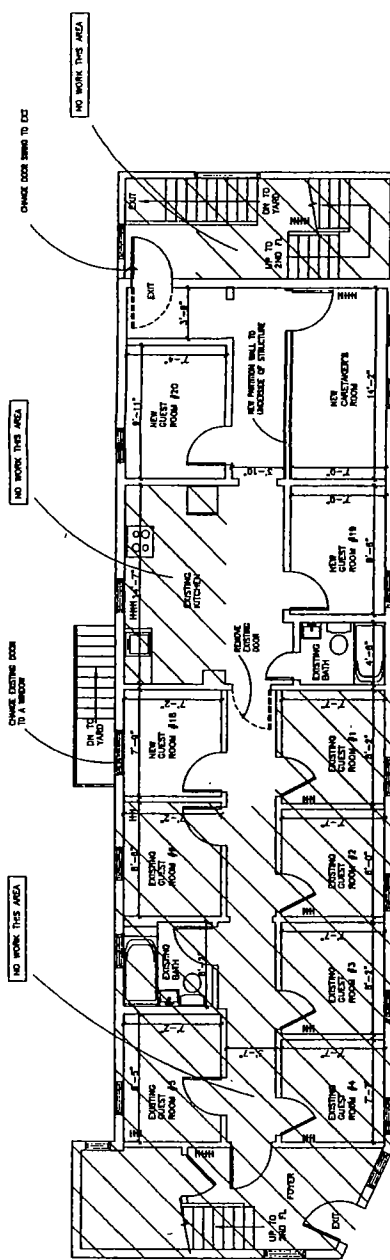
ARCHITECTURAL DRAWING

3201 S. ARCHER AVE.
CHICAGO, ILLINOIS

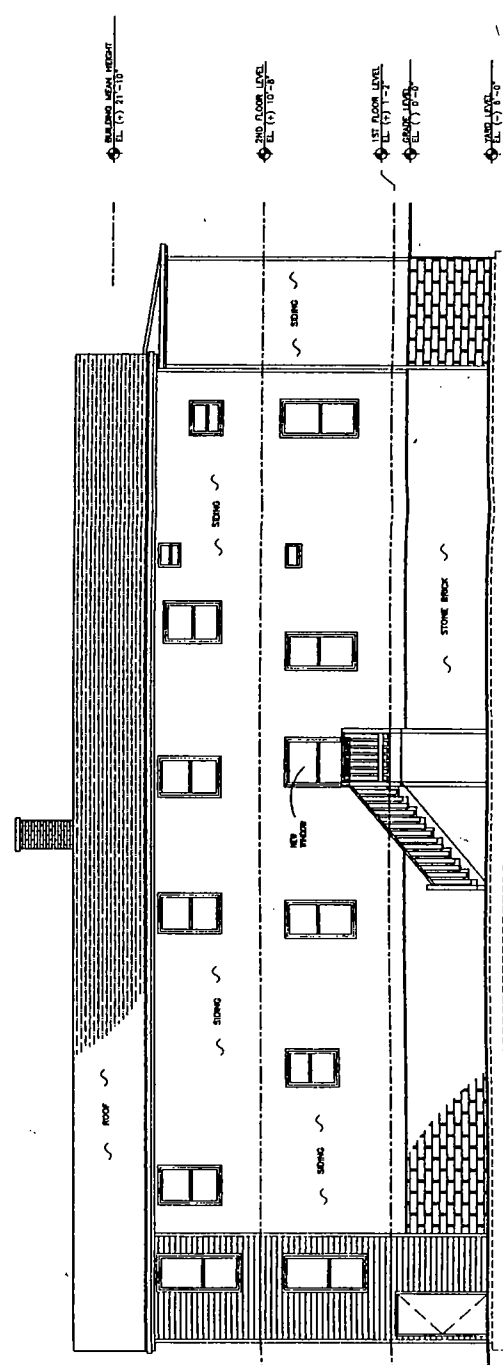
NO.	DESCRIPTION	DATE

DATE	
DESIGNED BY	
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JOB NO.	
DATE	
SHEET NO.	

A2



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"

FINAL FOR PUBLICATION