



City of Chicago



O2017-6199

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/6/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-H at 3172-3178 S Archer Ave - App No. 19368T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19368 T1
INTRO. DATE
SEPT. 6, 2017

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 amended by changing all the M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 8-H in the area bounded by:

A line 150.0 feet northwest of and parallel to South Archer Avenue;
a line 100.0 feet northeast of and parallel to the public alley northeast of
South Wood Street;
South Archer Avenue; and
the public alley next northeast of South Wood Street;

to those of a B2-3 Neighborhood Mixed-Use District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 3172-3178 South Archer Avenue

NARRATIVE AND PLANS

Re: 3172-3178 South Archer Avenue

The Applicant seeks a change in zoning from M1-2 to B2-3.

The applicant proposes to build a mixed-use, four story building with first floor commercial space, 24 dwelling units above the first floor, and 32 parking spaces.

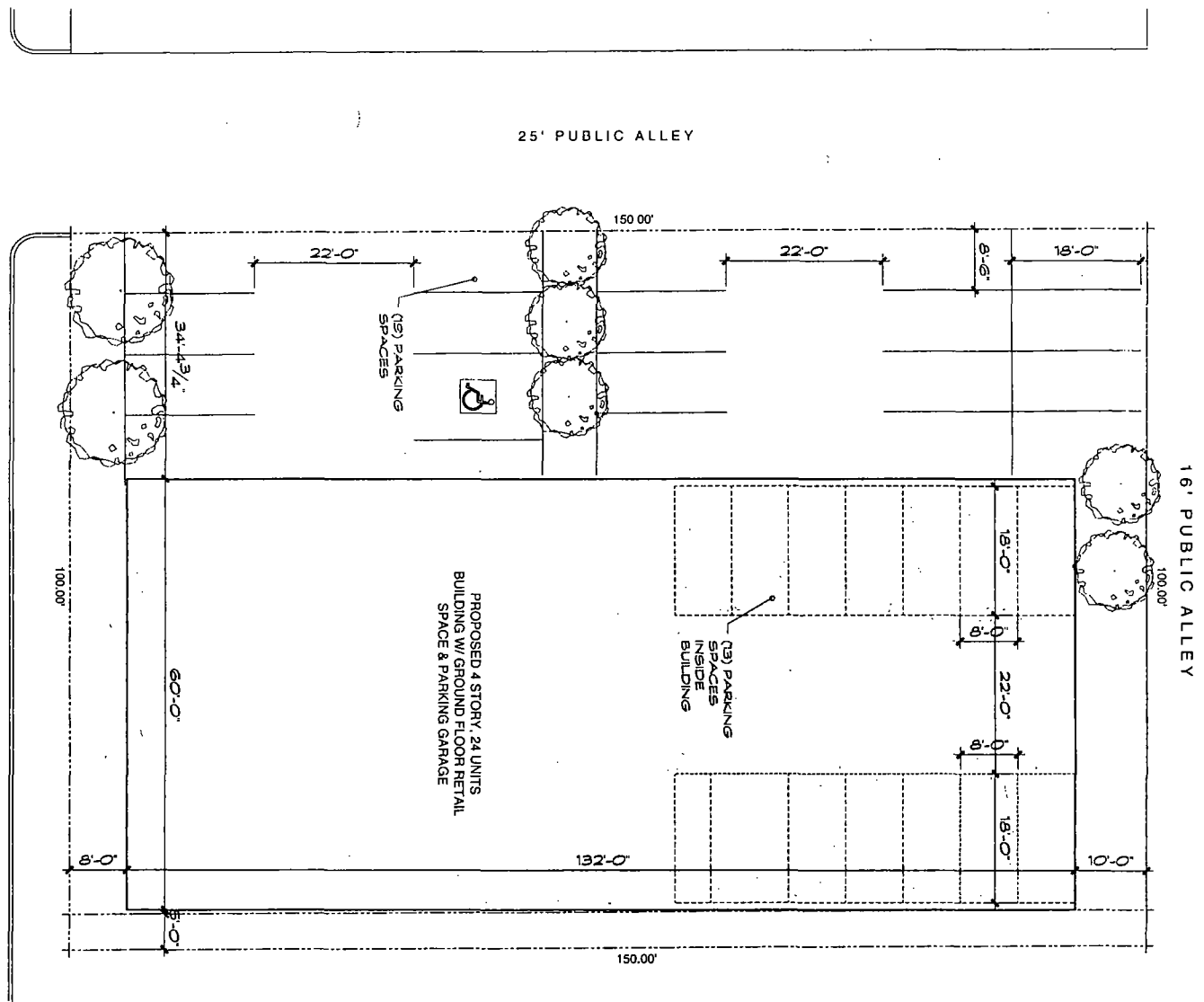
Lot Area:	15,000 square feet
Floor Area Ratio:	2.0
Building Commercial Area: Building Residential Area: Total Building Area:	3,400 square feet <u>24,900</u> square feet 28,300 square feet
Dwelling Units:	24 dwelling units
Minimum Lot Area Per Dwelling Unit:	625 square feet
Off-Street Parking:	32 parking spaces
Front Setback:	8 feet
Side Setback (southwest):	34 feet 4 inches
Side Setback (northeast):	5 feet 0 inches
Rear Setback:	10 feet *
Building Height (per § 17-17-0311, and excluding allowable rooftop features):	44 feet 8 inches

*Will seek a variation for a rear yard setback reduction.

FINAL FOR PUBLICATION

SITE PLAN

S. ARCHER AVENUE



FINAL FOR PUBLICATION

**24 UNIT APARTMENT
BUILDING**
SOUTH WOOD & SOUTH ARCHER
CHICAGO, IL

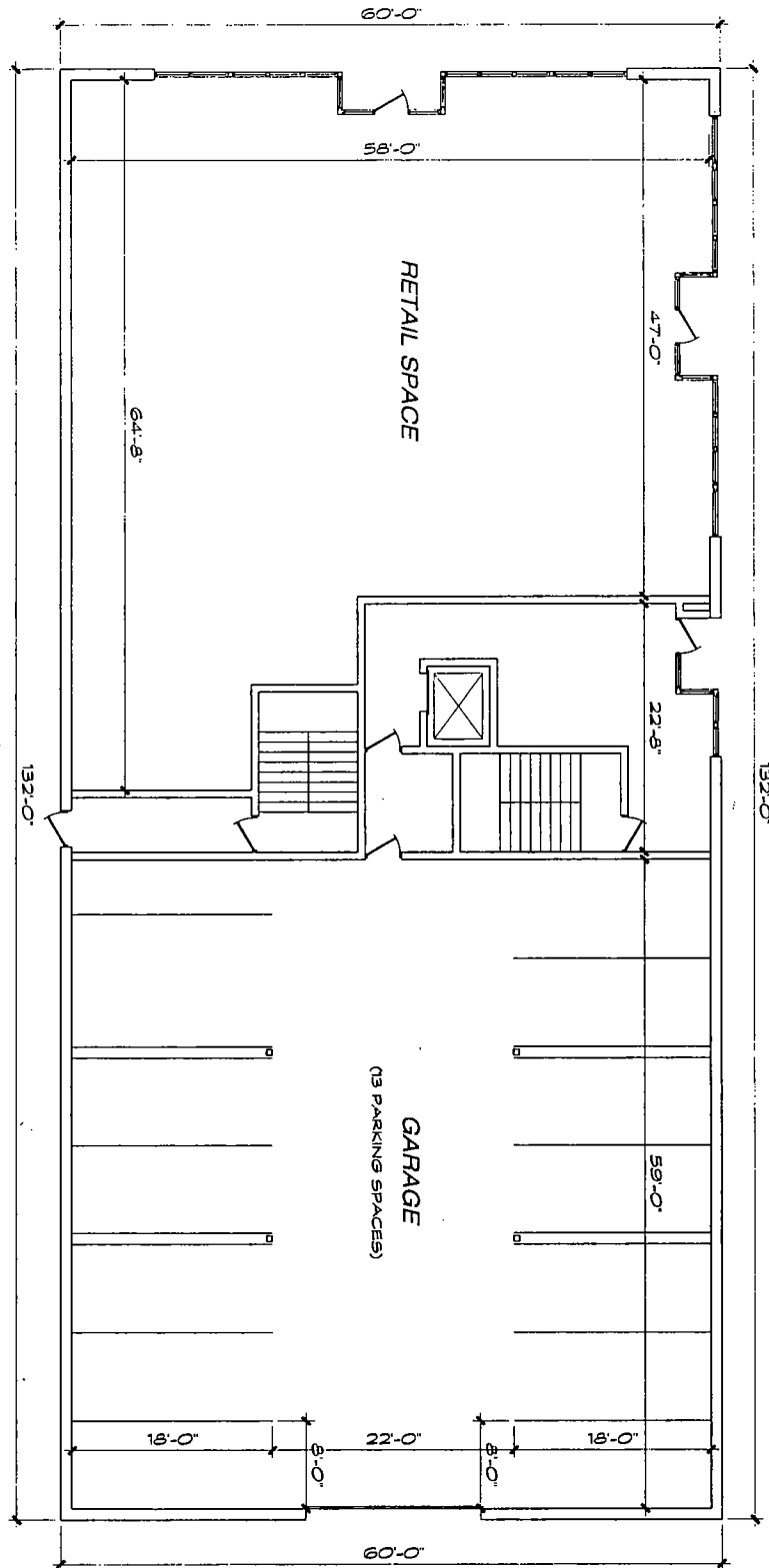
**vari
architects ltd**
824 north racine avenue
chicago, illinois 60642
312 829 4780

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REVISIONS			

RESIDENTIAL BUILDING
OVER RETAIL SPACE
SITE PLAN
1/5

1 GROUND FLOOR PLAN



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24 UNIT APARTMENT
BUILDING

SOUTH WOOD & SOUTH ARCHER
CHICAGO, IL

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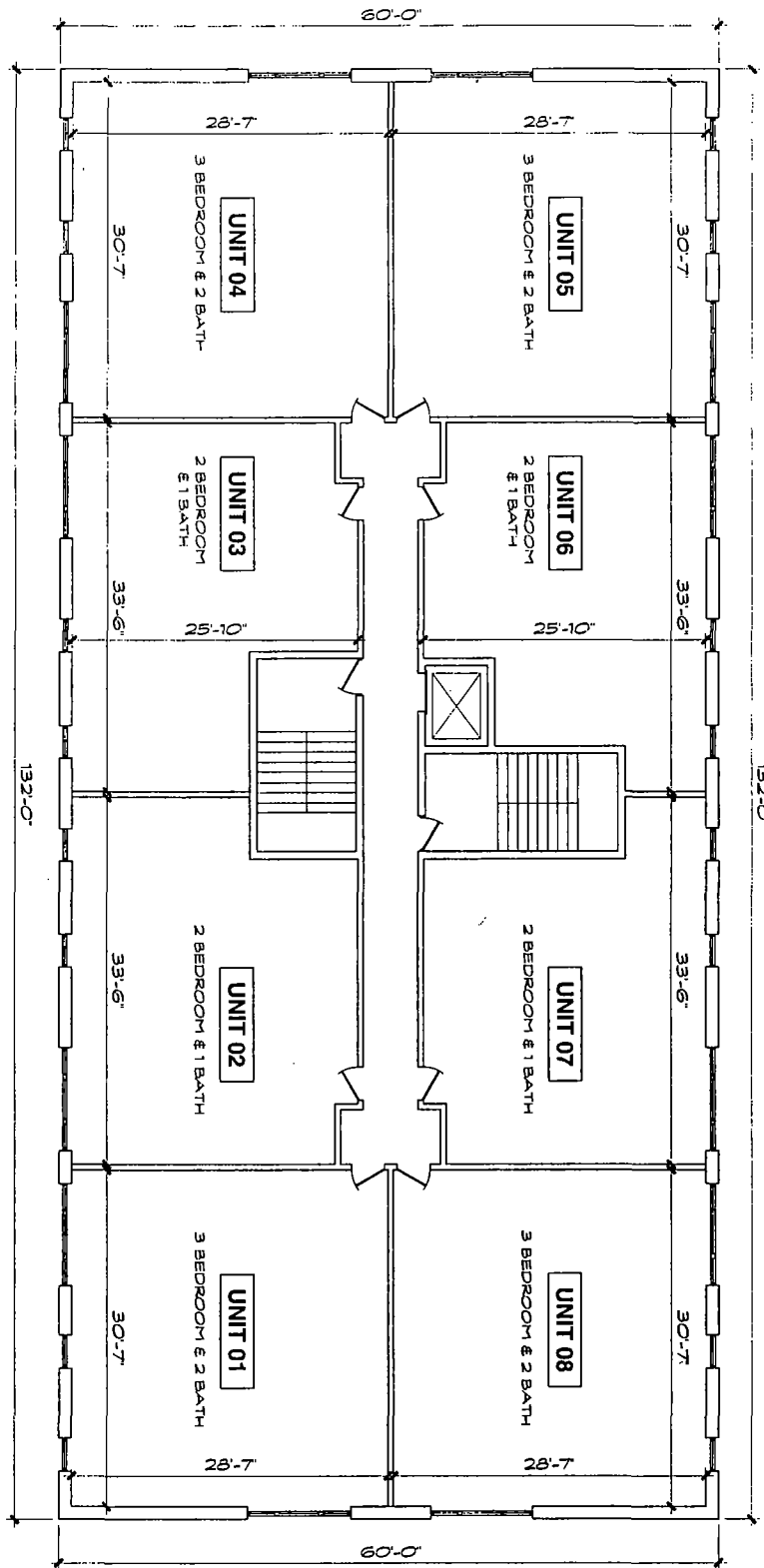
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REVISIONS

DATE	BY	REVISION
04/16/2017	AD	AS NOTED

DATE: 04/16/2017
DRAWN BY: AD
CHECKED BY: AS NOTED
SCALE: AS NOTED

PRESIDENTIAL BUILDING
OVER RETAIL SPACE
FLOOR PLAN



1 2ND-4TH FLOOR PLAN

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24 UNIT APARTMENT BUILDING

SOUTH WOOD & SOUTH ARCHER
CHICAGO, IL

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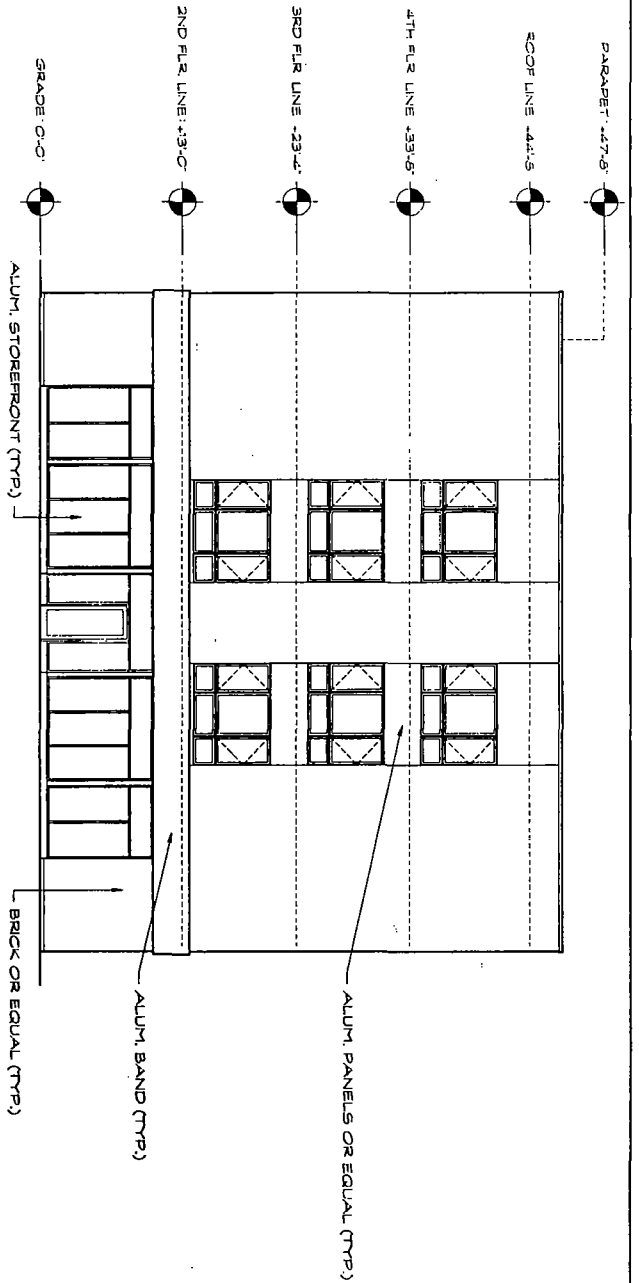
REVISIONS

DATE	BY	NO.	DESCRIPTION
09/15/2017	AD	01	AS NOTED

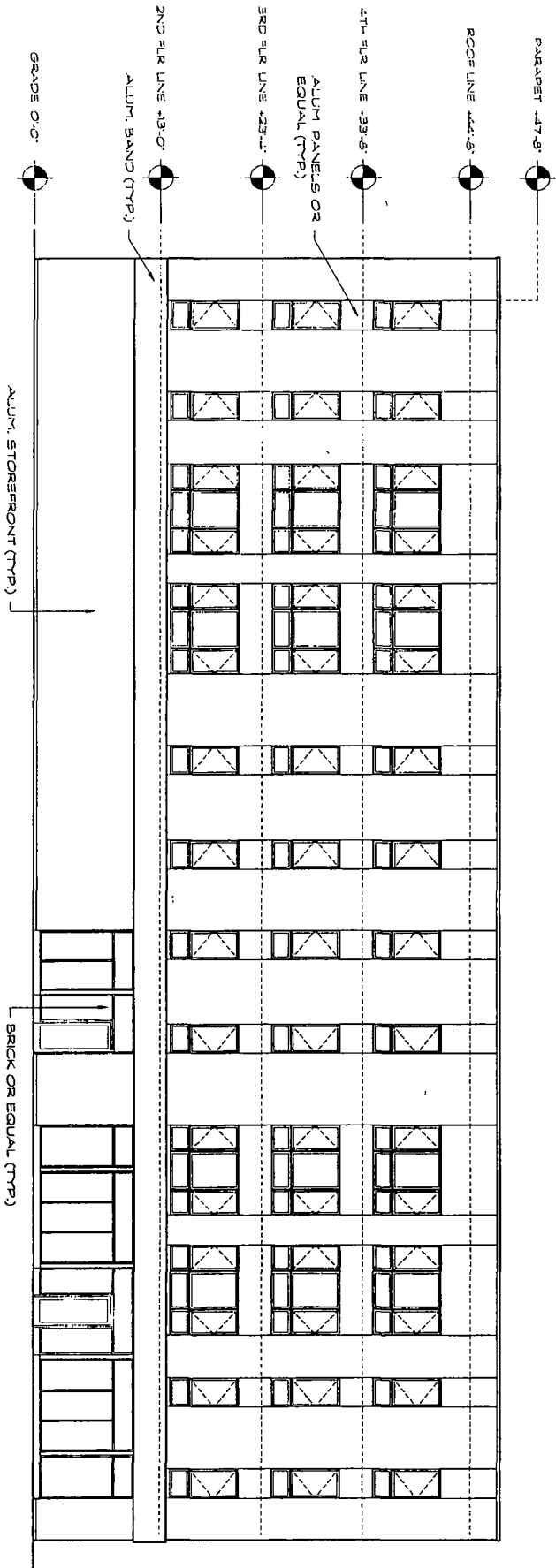
RESIDENTIAL BUILDING
OVER RETAIL SPACE
FLOOR PLAN

FINAL FOR PUBLICATION

1 FRONT ELEVATION



2 LEFT ELEVATION



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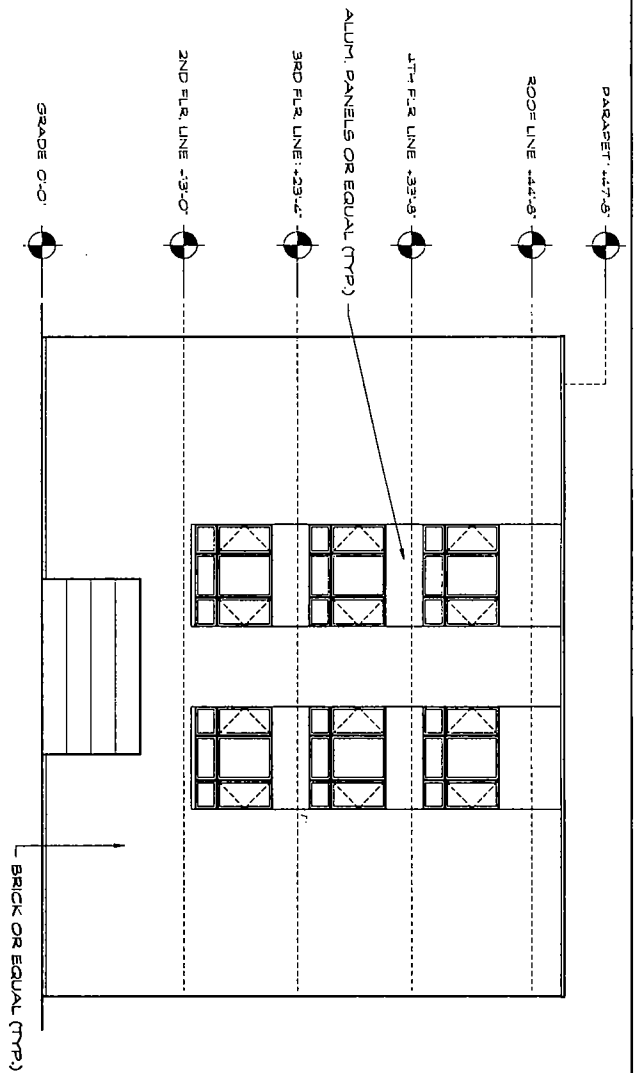
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**24 UNIT APARTMENT
BUILDING**
SOUTH WOOD & SOUTH ARCHER
CHICAGO, IL

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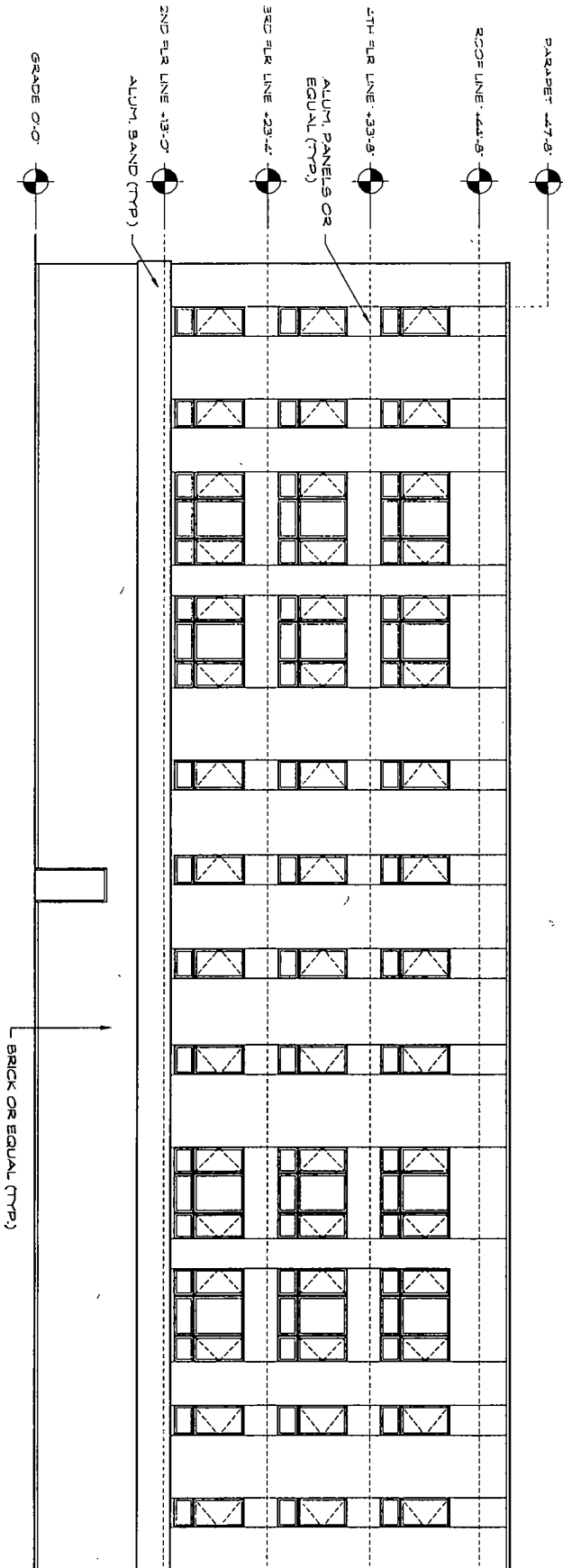
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10/10/17	HW	CHECKED BY
10/10/17	HW	SCALE

RESIDENTIAL BUILDING
OVER RETAIL SPACE
EXTERIOR ELEVATIONS



1 REAR ELEVATION

FINAL FOR PUBLICATION



2 RIGHT ELEVATION

24 UNIT APARTMENT BUILDING

SOUTH WOOD & SOUTH ARCHER
CHICAGO, IL

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NO.	DATE	DESCRIPTION
1	05/15/2017	DRAWN BY: AD
2	05/15/2017	CHECKED BY: RV
3	05/15/2017	SCALE: 1/8"=1'-0"

RESIDENTIAL BUILDING
OVER RETAIL SPACE
EXTERIOR ELEVATIONS