



City of Chicago



SO2017-6198

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 3204-3260 S Archer Ave and 3223-3233 S Wood St - App No. 19367T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19367 T1
INTRO. DATE:
SEP. 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 120.79 feet north of the northwest line of South Archer Avenue (as measured along the east line of South Wood Street); a line 39.10 feet east of and parallel to South Wood Street; a line 140.49 feet north of the northwest line of South Archer Avenue (as measured along the east line of South Wood Street); a line 137.44 feet east of and parallel to South Wood Street; the center line of the public alley next northwest of and parallel to South Archer Avenue; the public alley next northwest of and parallel to South Archer Avenue; a line 209.67 feet southwest of and parallel to the public alley next northeast of South Wood Street; South Archer Avenue; and 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): 3204–3260 South Archer Avenue, 3223–3233 South Wood Street

**SUBSTITUTE
NARRATIVE AND PLANS**

Re: 3204–3260 South Archer Avenue, 3223–3233 South Wood Street

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

The applicant proposes to build two 1-story commercial buildings and two mixed-use, four story buildings – each with first floor commercial space, 24 dwelling units above the first floor, and accessory parking.

Entire Site Lot Area:	61,321 square feet
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Zoning Lot 1 (West Zoning Lot)
Building A (Commercial) and Building B (Commercial)

Zoning Lot 1 (West Zoning Lot) Lot Area:	28,709 square feet
Zoning Lot 1 (West Zoning Lot) Floor Area Ratio:	0.4
Building Commercial Area / Total Building Area:	3,600 square feet (Building A) 7,428 square feet (Building B)
Zoning Lot 1 (West Zoning Lot) Dwelling Units:	0
Zoning Lot 1 (West Zoning Lot) Minimum Lot Area Per Dwelling Unit:	Not applicable (no dwelling units)
Zoning Lot 1 (West Zoning Lot) Off-Street Parking:	25 parking spaces
Zoning Lot 1 (West Zoning Lot) Front Setback:	0 feet (Building A) 8 feet (Building B)
Zoning Lot 1 (West Zoning Lot) Side Setback (southwest):	0 feet
Zoning Lot 1 (West Zoning Lot) Side Setback (northeast):	0 feet
Zoning Lot 1 (West Zoning Lot) Rear Setback:	0 feet (Building A) 0 feet (Building B)
Zoning Lot 1 (West Zoning Lot) Building Height (per § 17-17-0311, and excluding allowable rooftop features):	17 feet 8 inches

Zoning Lot 2 (Center Zoning Lot)
Building C (Residential)

Zoning Lot 2 (Center Zoning Lot) Lot Area:	16,328 square feet
Zoning Lot 2 (Center Zoning Lot) Floor Area Ratio:	1.9
Zoning Lot 2 (Center Zoning Lot) Building Commercial Area: Building Residential Area: Total Building Area:	3,400 square feet 24,900 square feet 28,300 square feet
Zoning Lot 2 (Center Zoning Lot) Dwelling Units:	24 dwelling units
Zoning Lot 2 (Center Zoning Lot) Minimum Lot Area Per Dwelling Unit:	670 square feet
Zoning Lot 2 (Center Zoning Lot) Off-Street Parking:	27 parking spaces
Zoning Lot 2 (Center Zoning Lot) Front Setback:	8 feet
Zoning Lot 2 (Center Zoning Lot) Side Setback (southwest):	15 feet 0 inches
Zoning Lot 2 (Center Zoning Lot) Side Setback (northeast):	34 feet
Zoning Lot 2 (Center Zoning Lot) Rear Setback:	10 feet *
Zoning Lot 2 (Center Zoning Lot) Building Height (per § 17-17-0311, and excluding allowable rooftop features):	47 feet 8 inches

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

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Zoning Lot 3 (East Zoning Lot)
Building D (Residential)

Zoning Lot 3 (East Zoning Lot) Lot Area:	16,284 square feet
Zoning Lot 3 (East Zoning Lot) Floor Area Ratio:	1.9
Zoning Lot 3 (East Zoning Lot) Building Commercial Area: Building Residential Area: Total Building Area:	3,400 square feet <u>24,900</u> square feet 28,300 square feet
Zoning Lot 3 (East Zoning Lot) Dwelling Units:	24 dwelling units
Zoning Lot 3 (East Zoning Lot) Minimum Lot Area Per Dwelling Unit:	665 square feet
Zoning Lot 3 (East Zoning Lot) Off-Street Parking:	27 parking spaces
Zoning Lot 3 (East Zoning Lot) Front Setback:	8 feet
Zoning Lot 3 (East Zoning Lot) Side Setback (southwest):	34 feet
Zoning Lot 3 (East Zoning Lot) Side Setback (northeast):	15 feet
Zoning Lot 3 (East Zoning Lot) Rear Setback:	10 feet *
Zoning Lot 3 (East Zoning Lot) Building Height (per § 17-17-0311, and excluding allowable rooftop features):	47 feet 8 inches

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

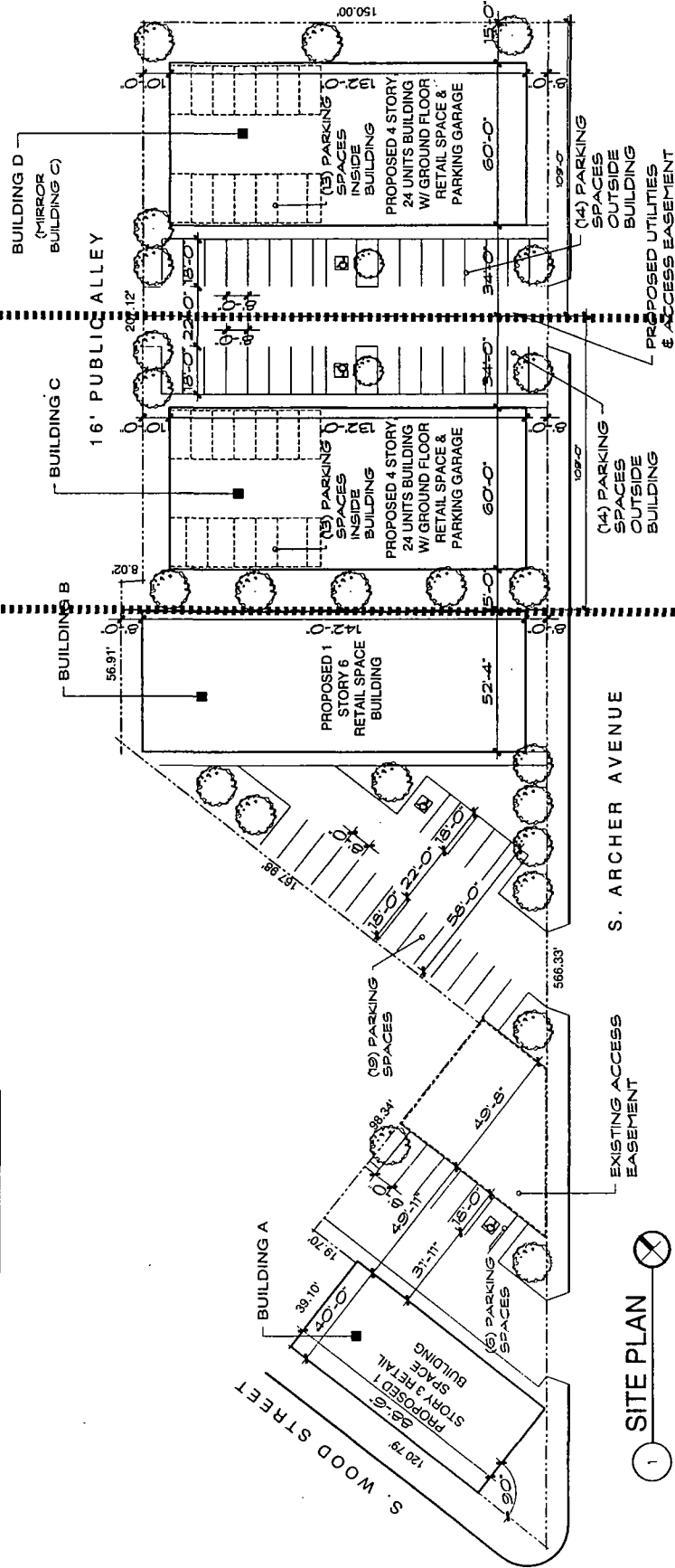
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SITE PLAN

ZONING LOT 1

ZONING LOT 2

ZONING LOT 3



SITE PLAN

THE POLITICAL

SITE PLAN
1/9

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chicago illinois 60642
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**MIXED USED
DEVELOPMENT**

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Chicago, IL 60610

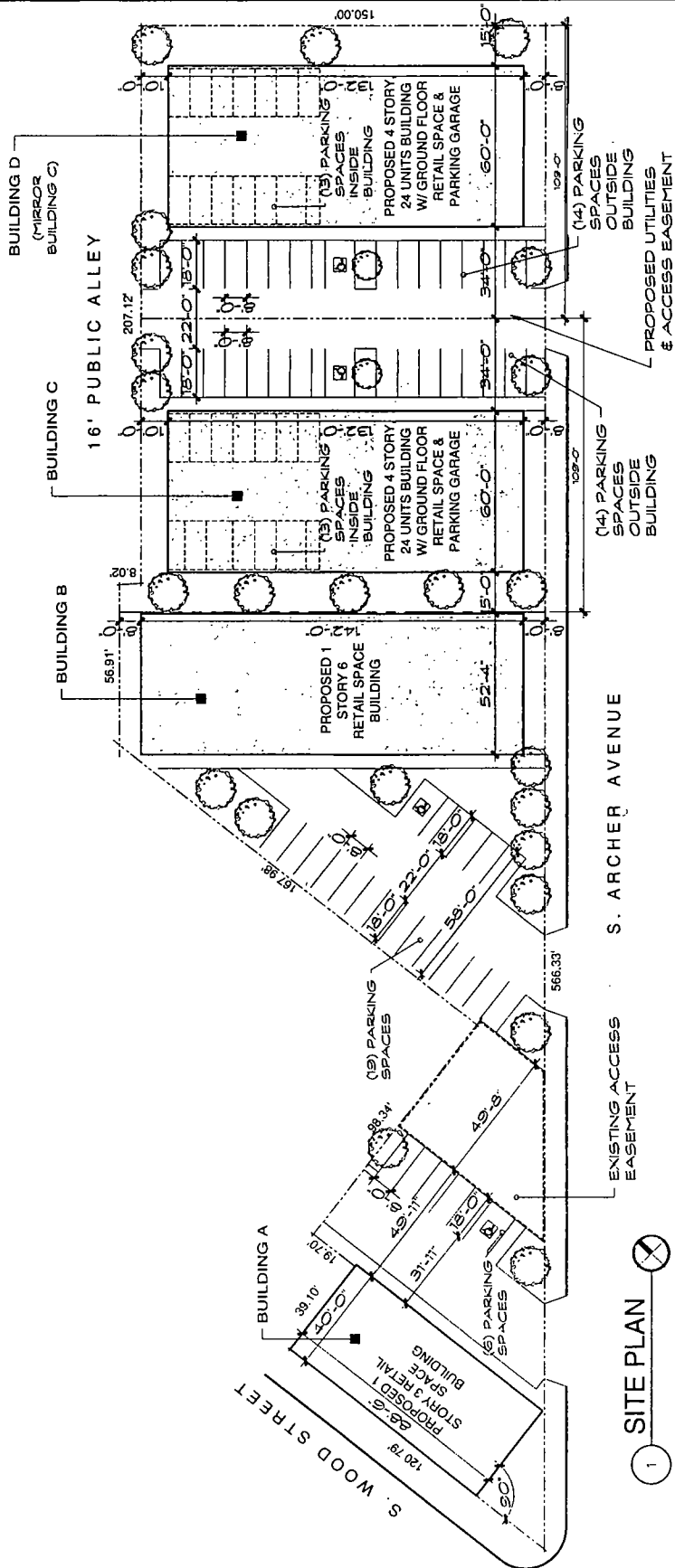
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MIXED USED DEVELOPMENT
SOUTH WOOD & SOUTH ARCHER
CHICAGO, IL

REVISIONS

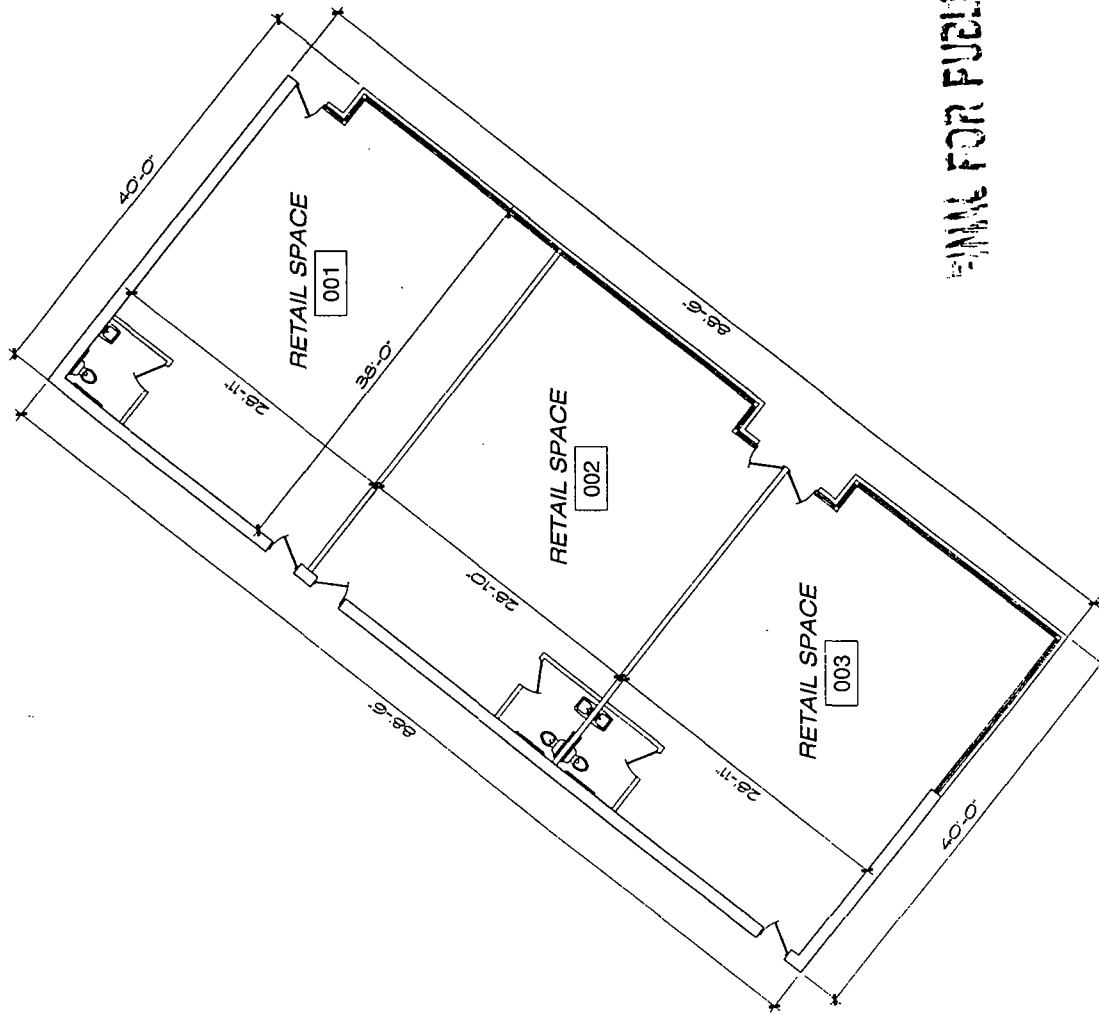
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SITE PLAN
1/9



1 SITE PLAN

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GROUND FLOOR PLAN

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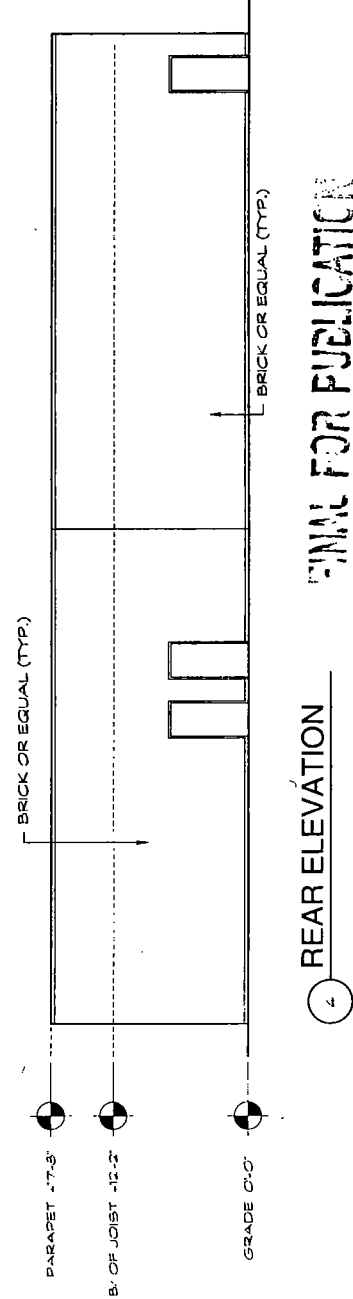
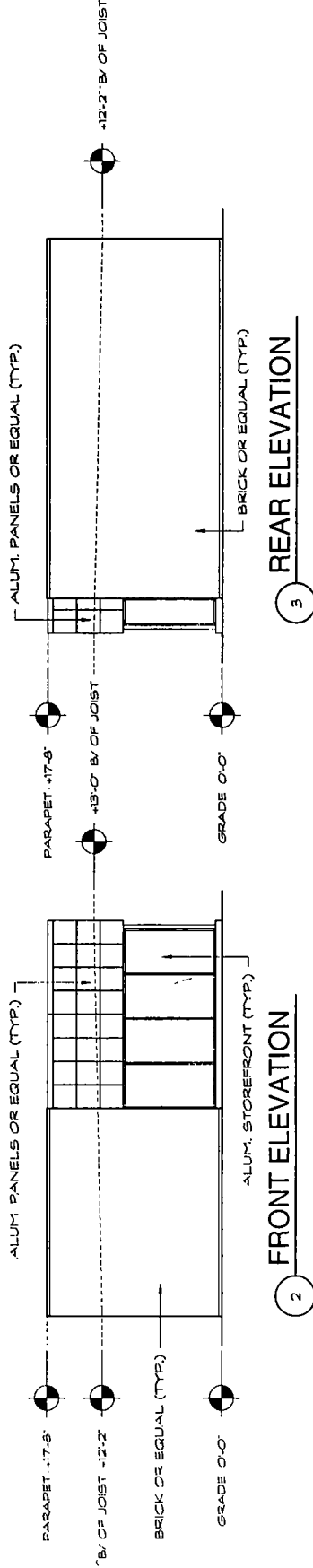
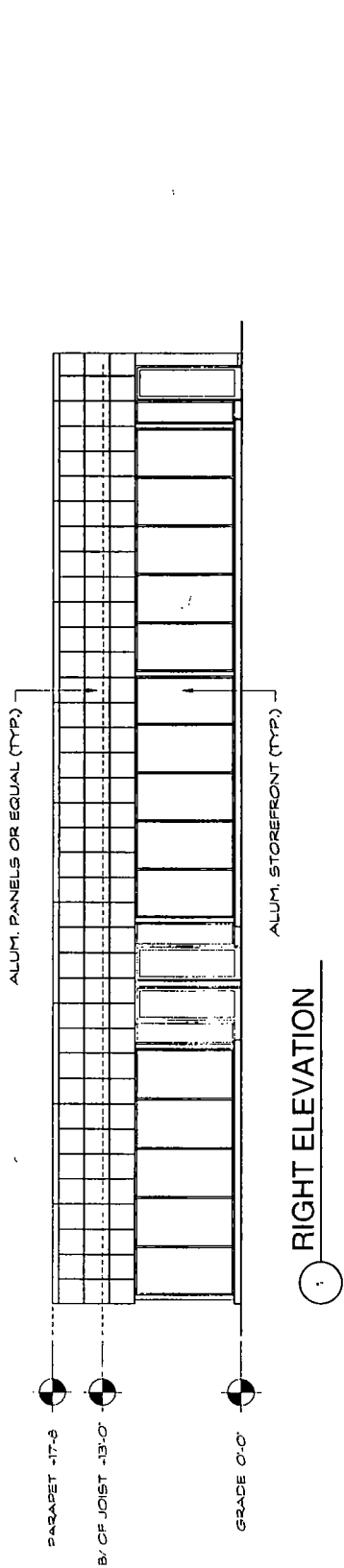
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	08/09/17		

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BUILDING A
RETAIL SPACE
FLOOR PLAN
2/9



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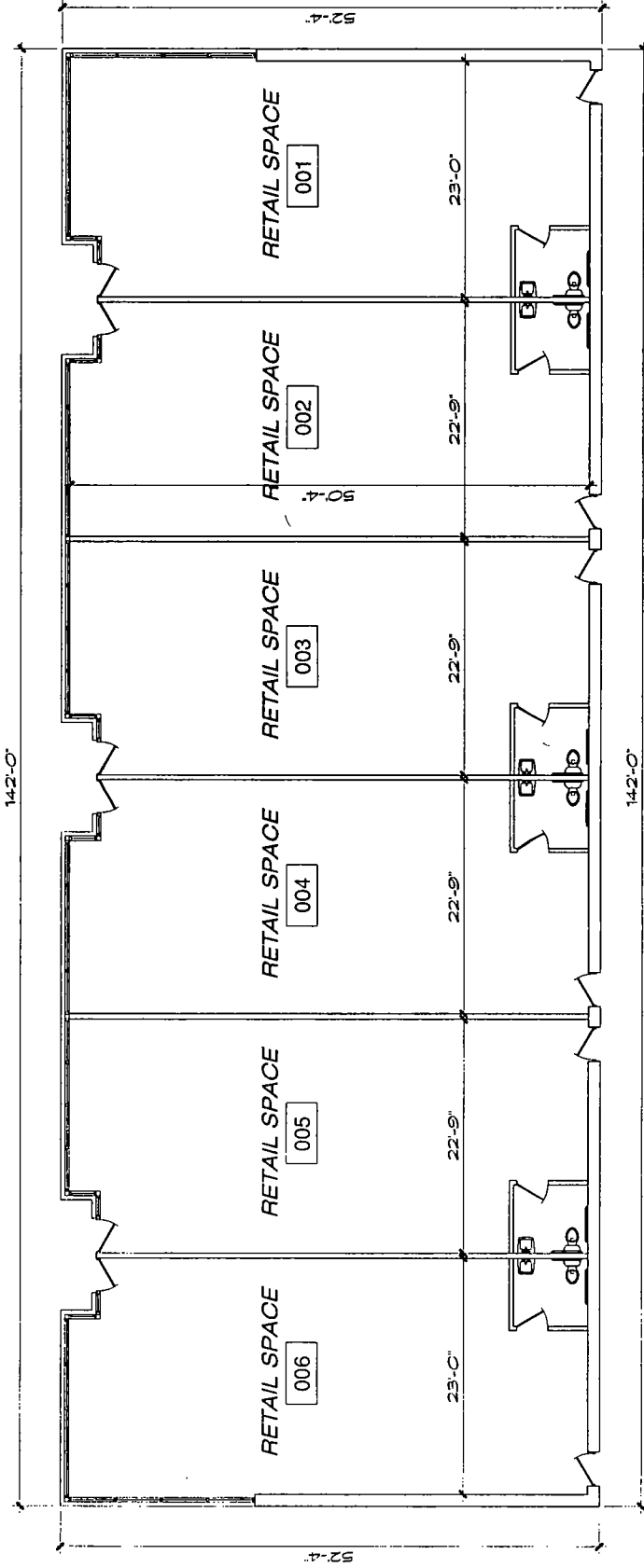
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chicago illinois 60642
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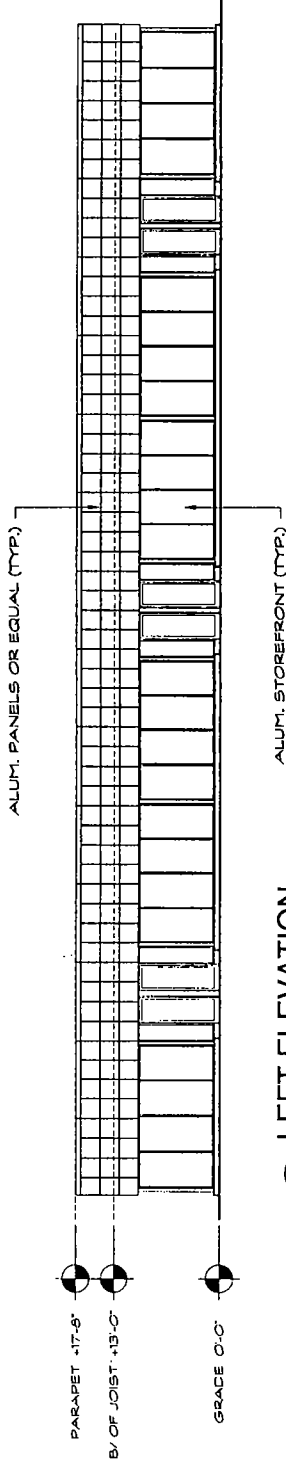
BUILDING A
RETAIL SPACE
EXTERIOR ELEVATIONS



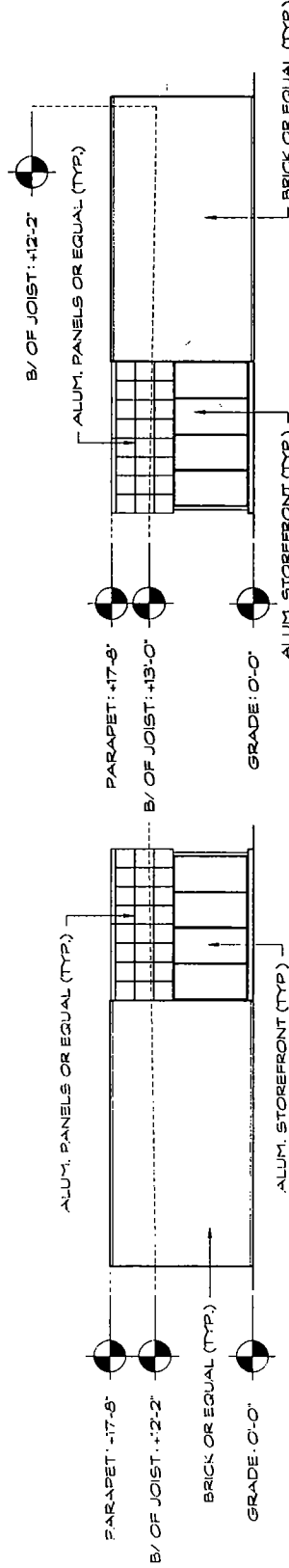
1 GROUND FLOOR PLAN

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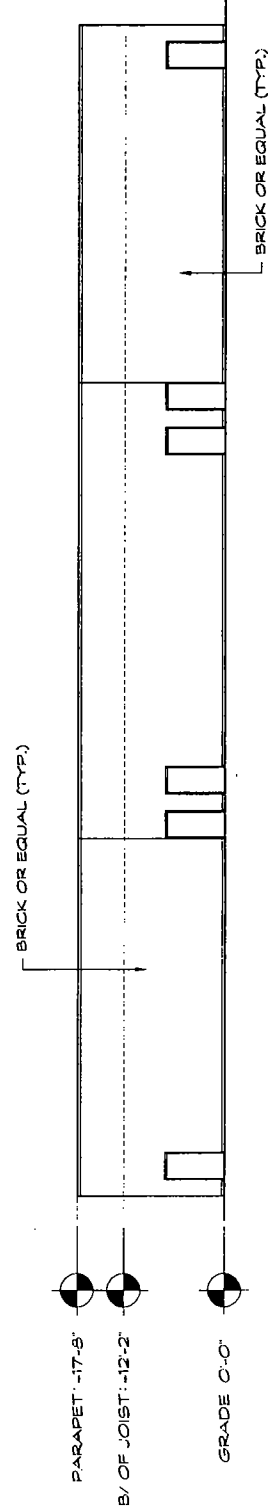


1 LEFT ELEVATION



2 REAR ELEVATION

3 FRONT ELEVATION



4 RIGHT ELEVATION

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Vari Architects
ARCHITECTS
P.C.
224 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60602
312.629.4780

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BUILDING 8
RETAIL SPACE
EXTERIOR ELEVATIONS
5/9

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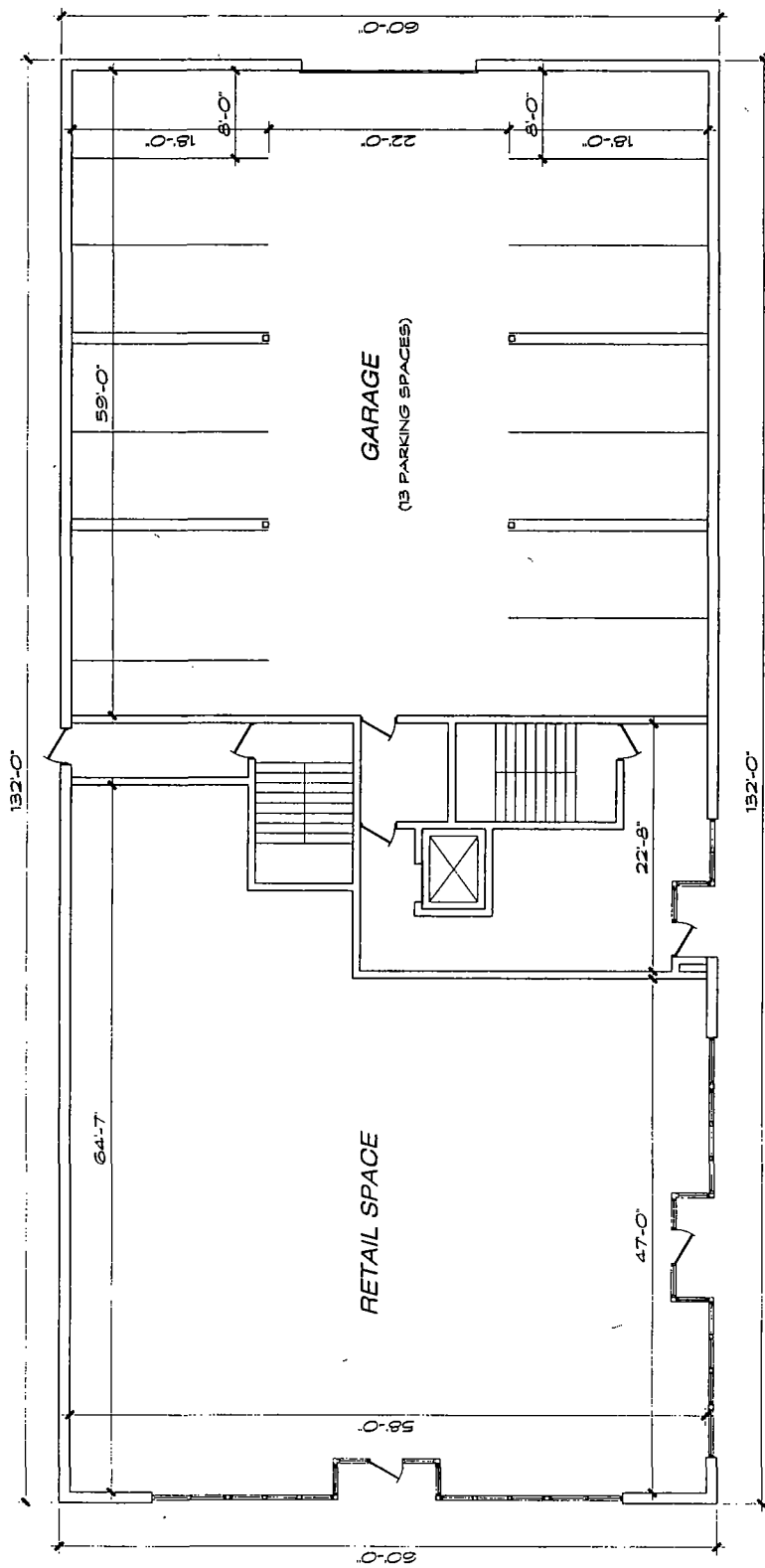
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architects ltd
824 North LaSalle Avenue
Chicago, Illinois 60642
312.829.4788

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BUILDING C & D
RESIDENTIAL OVER
RETAIL SPACE
6/9



1 GROUND FLOOR PLAN

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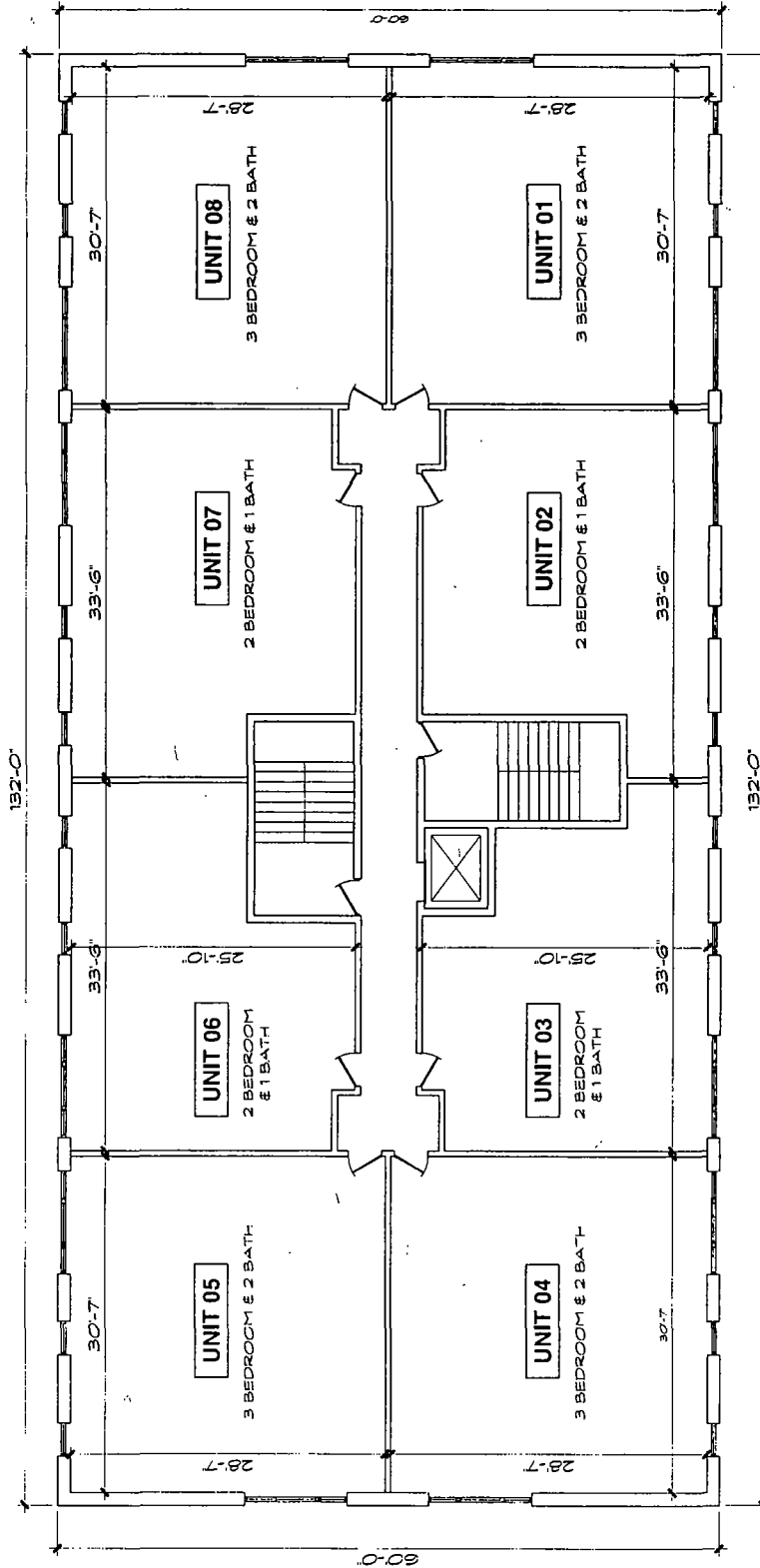
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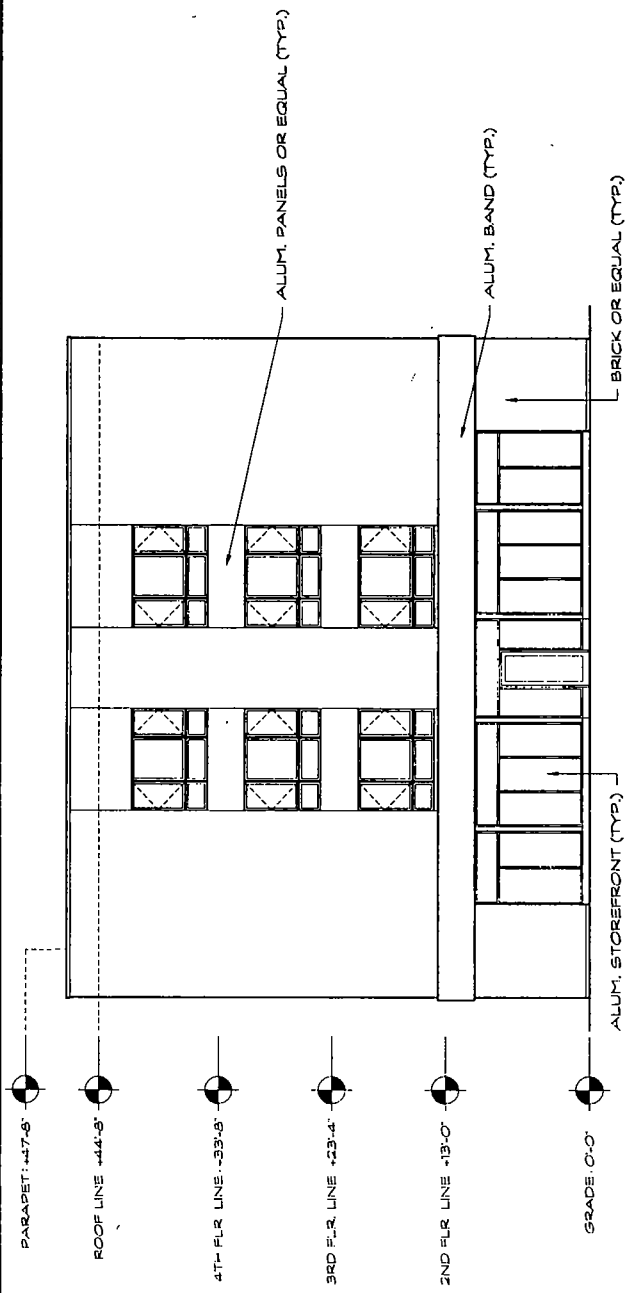
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BUILDING C & D
RESIDENTIAL OVER
RETAIL SPACE
7/9



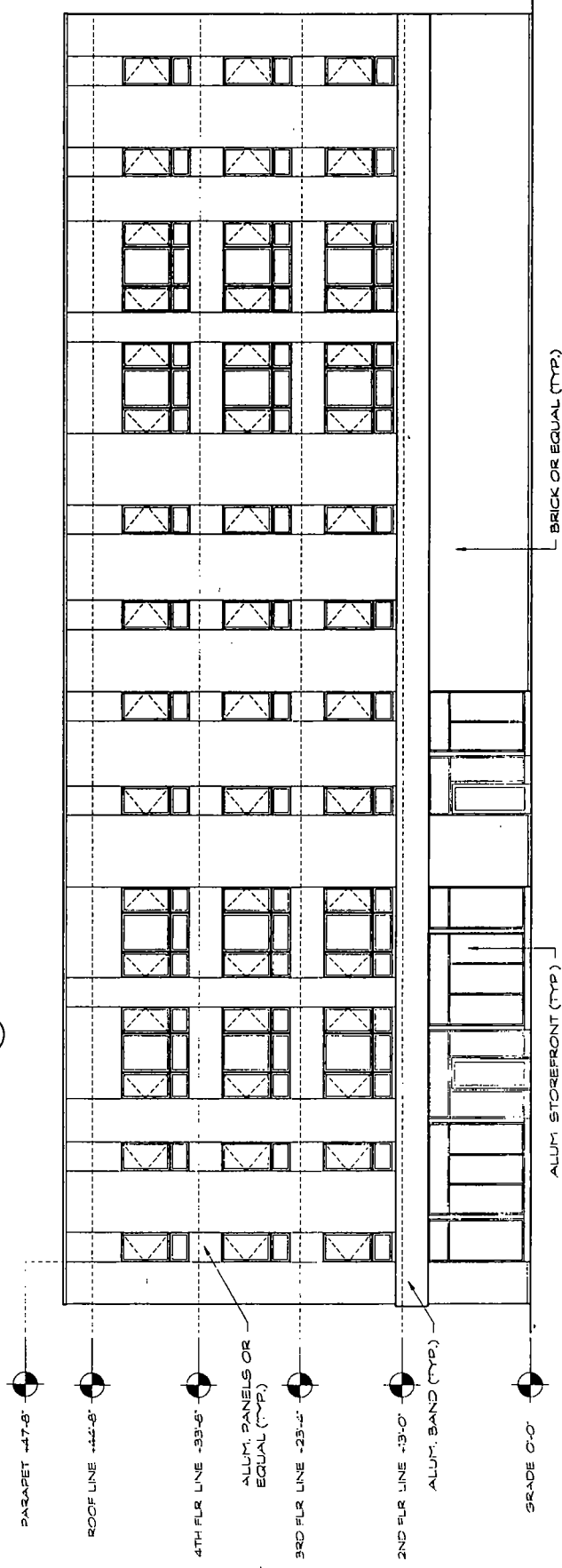
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1 2ND-4TH FLOOR PLAN



1
1/8" = 1'-0"

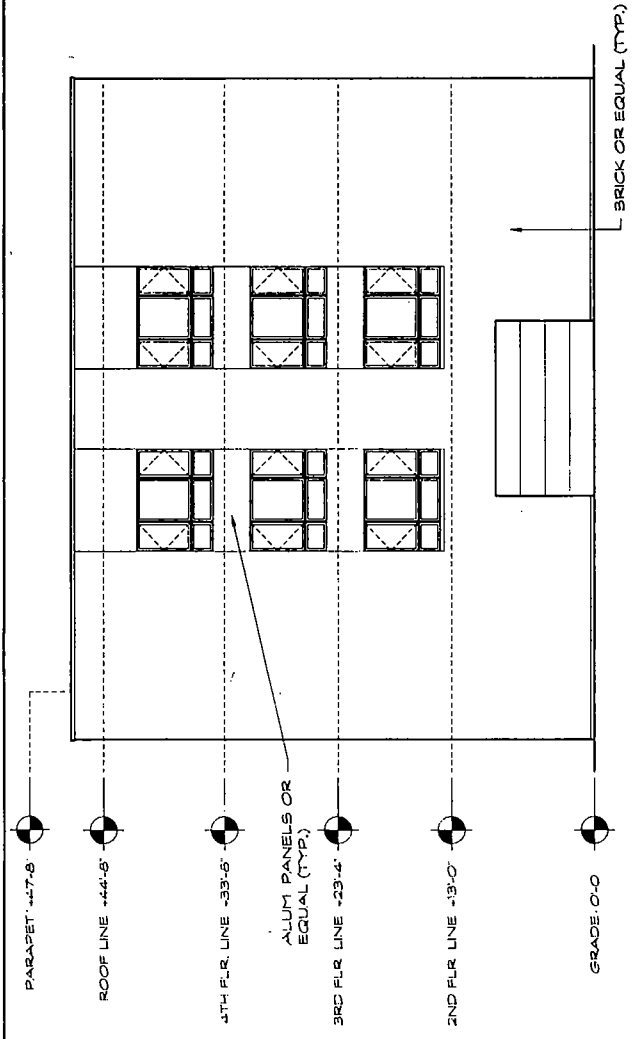
FRONT ELEVATION



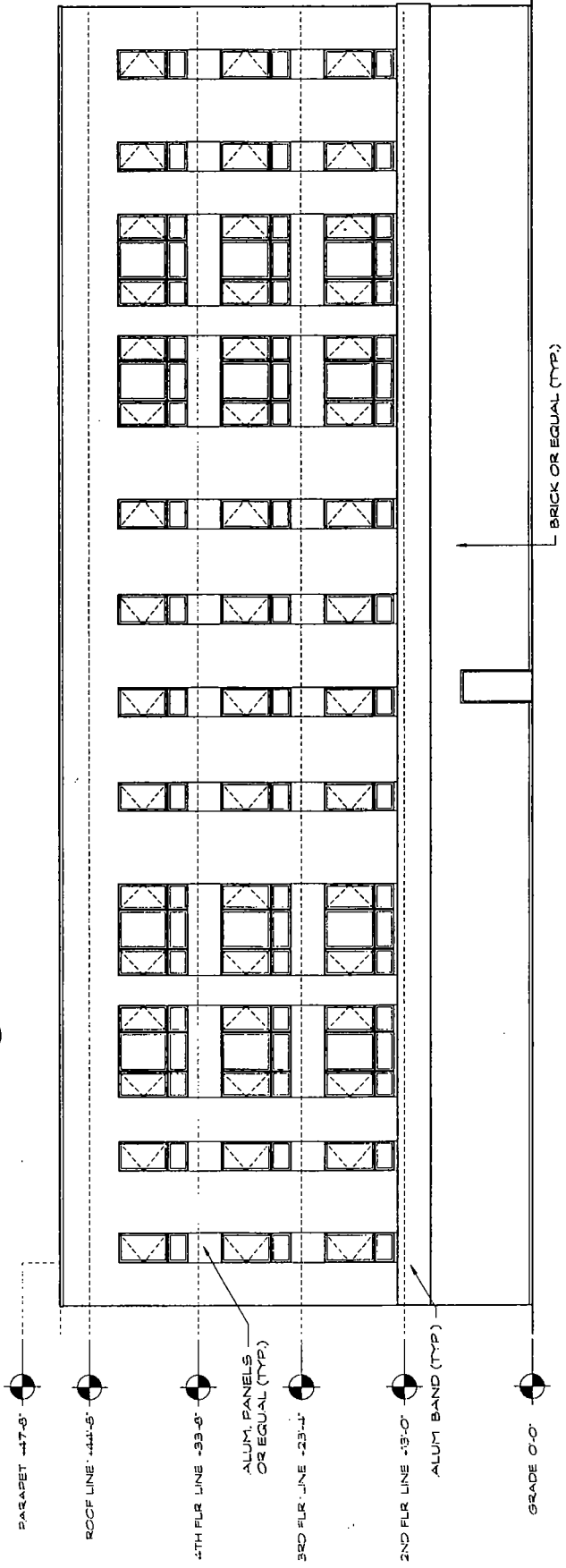
2
1/8" = 1'-0"

RIGHT ELEVATION

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



2 LEFT ELEVATION
1/8" = 1'-0"

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REVISIONS	DATE	BY	CHKD BY	SCALE

DATE	06/06/17
PROJECT	NO
DESIGNED BY	PR
SCALE	AS NOTED

BUILDING C & D
RESIDENTIAL OVER
RETAIL SPACE

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