



City of Chicago



O2018-4475

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/23/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-H at 3182-3200 S Archer Ave - App No. 19682T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

FINAL FOR PUBLICATION

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:

The center line of the public alley next northwest of and parallel with South Archer Avenue;

the center line of the public alley next northeast of South Wood Street and perpendicular to South Archer Avenue;

South Archer Avenue;

a line 209.67 feet southwest of and parallel with the west right-of-way line of the public alley next northeast of South Wood Street and perpendicular to South Archer Avenue;

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): 3182–3200 South Archer Avenue

NARRATIVE AND PLANS

FINAL FOR PUBLICATION

Re: 3182-3200 South Archer Avenue, Chicago, IL

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

The Applicant proposes to build two mixed-use buildings, each with first floor commercial space, each with 24 dwelling units, each with 32 parking spaces, both approximately 47 feet 8 inches high.

Entire Site Area:	31,248 square feet
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Zoning Lot 1
(West Zoning Lot / West Building)

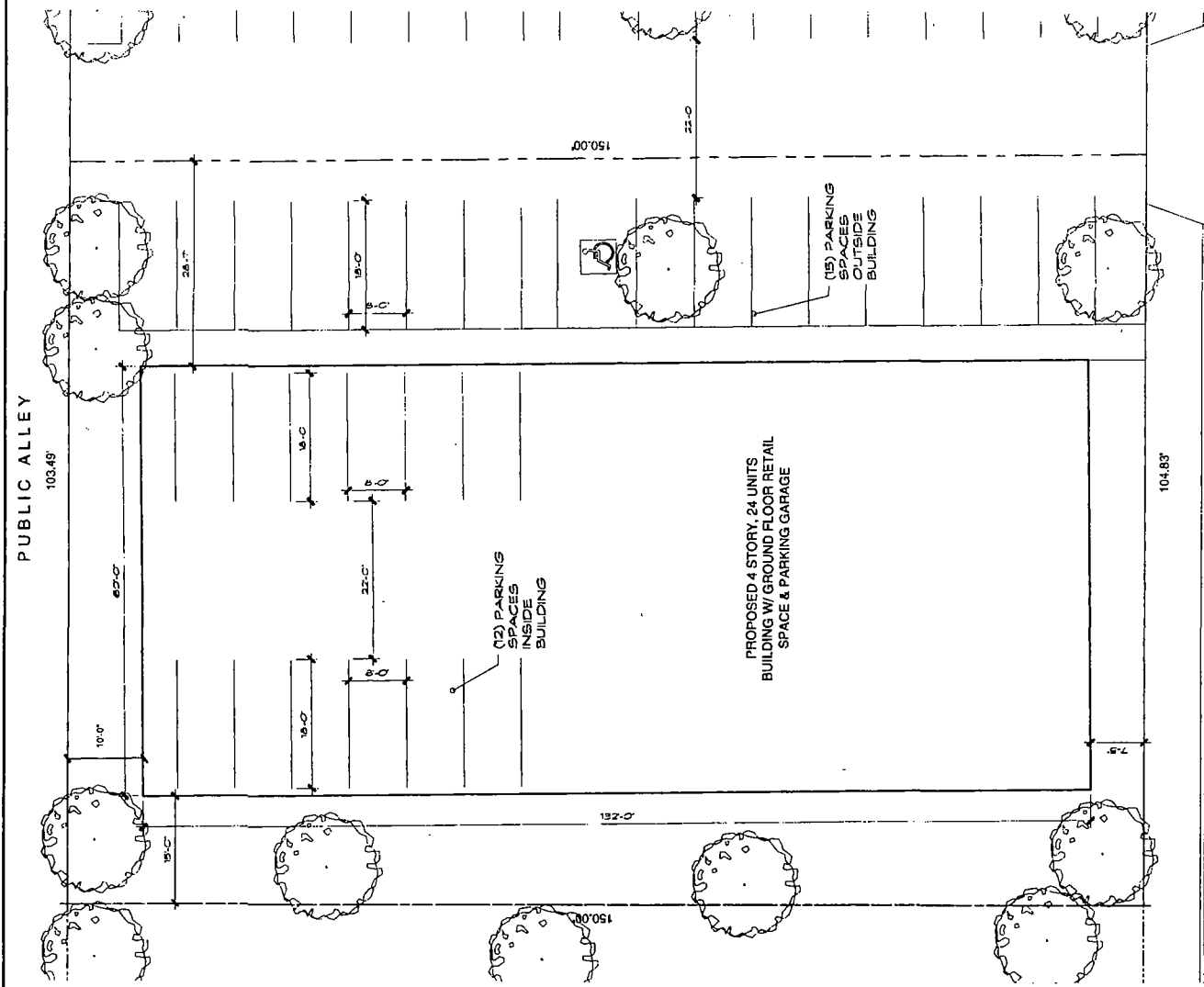
Zoning Lot 1 (West Zoning Lot / West Building) Lot Area:	15,624 square feet
Zoning Lot 1 (West Zoning Lot / West Building) Floor Area Ratio:	1.82
Zoning Lot 1 (West Zoning Lot / West Building) Building Commercial Area: Building Residential Area: Total Building Area:	3,400 square feet <u>24,900</u> square feet 28,300 square feet
Zoning Lot 1 (West Zoning Lot / West Building) Dwelling Units:	24 dwelling units
Zoning Lot 1 (West Zoning Lot / West Building) Minimum Lot Area Per Dwelling Unit:	650 square feet
Zoning Lot 1 (West Zoning Lot / West Building) Off-Street Parking:	27 parking spaces
Zoning Lot 1 (West Zoning Lot / West Building) Front Setback:	7 feet 5 inches
Zoning Lot 1 (West Zoning Lot / West Building) Side Setback (southwest):	15 feet 0 inches
Zoning Lot 1 (West Zoning Lot / West Building) Side Setback (northeast):	28 feet 7 inches
Zoning Lot 1 (West Zoning Lot / West Building) Rear Setback:	10 feet *
Zoning Lot 1 (West Zoning Lot / West Building) 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.

Zoning Lot 2 (East Zoning Lot / East Building)

Zoning Lot 2 (East Zoning Lot / East Building) Lot Area:	15,624 square feet
Zoning Lot 2 (East Zoning Lot) Floor Area Ratio:	1.82
Zoning Lot 2 (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 2 (East Zoning Lot) Dwelling Units:	24 dwelling units
Zoning Lot 2 (East Zoning Lot) Minimum Lot Area Per Dwelling Unit:	650 square feet
Zoning Lot 2 (East Zoning Lot) Off-Street Parking:	27 parking spaces
Zoning Lot 2 (East Zoning Lot) Front Setback:	7 feet 5 inches
Zoning Lot 2 (East Zoning Lot) Side Setback (southwest):	39 feet 5 inches
Zoning Lot 2 (East Zoning Lot) Side Setback (northeast):	4 feet 2 inches
Zoning Lot 2 (East Zoning Lot) Rear Setback:	10 feet *
Zoning Lot 2 (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.



SITE PLAN

S. ARCHER AVENUE

RESIDENTIAL BUILDING
OVER RETAIL SPACE
SITE PLAN
1/5

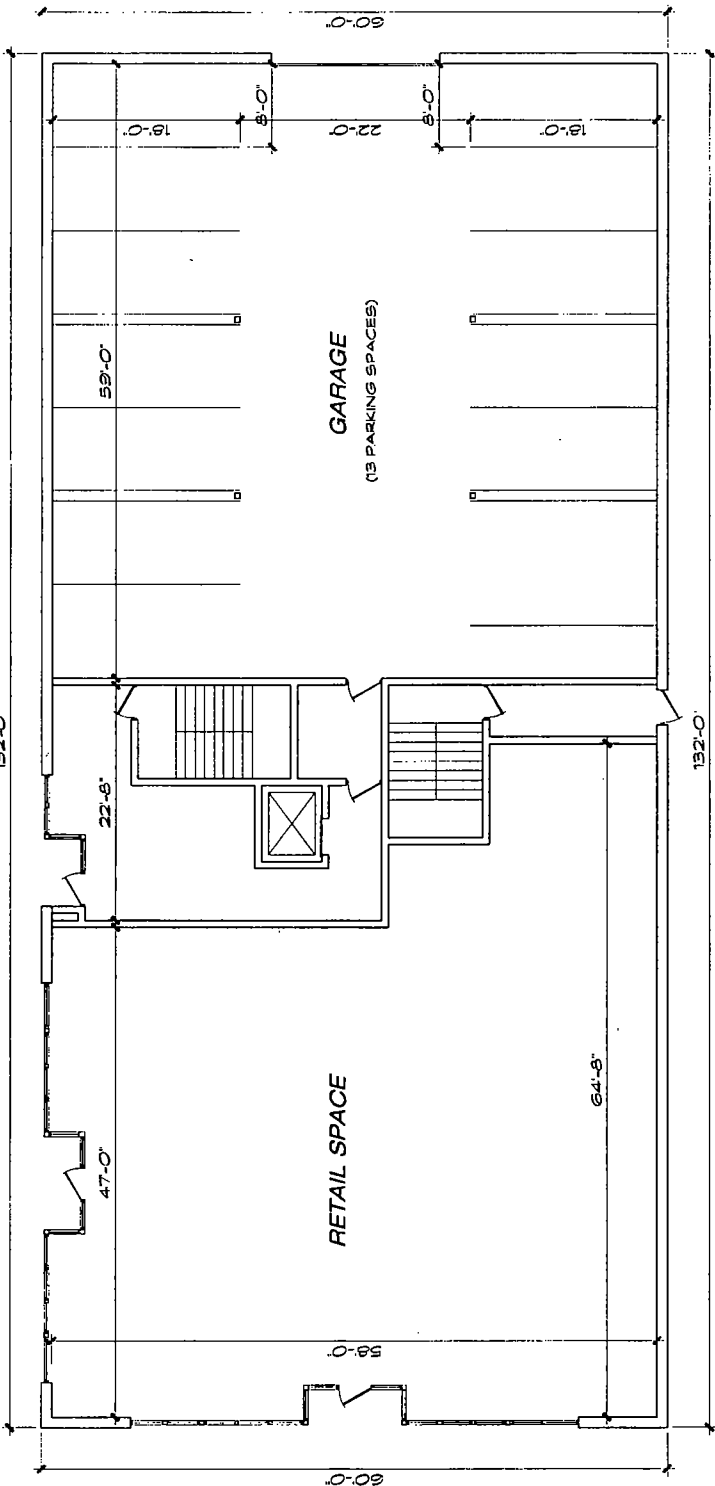
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DEVELOPMENT

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824 north racing avenue
chicago, illinois 60642
312 829 4700

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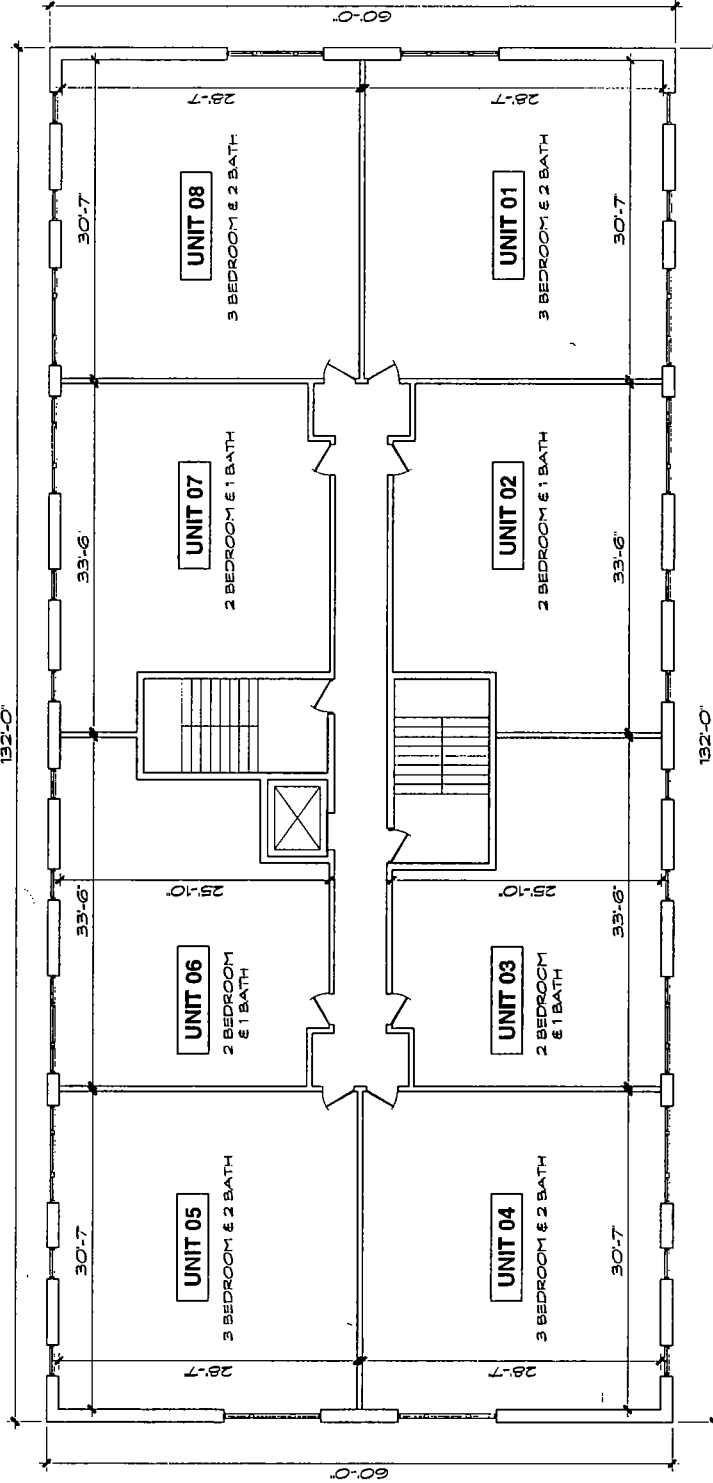
3182-3200 South Archer Avenue
Zoning Lot 1
West Zoning Lot / West Building



1 GROUND FLOOR PLAN

varl architects ltd 804 north michigan avenue chicago, illinois 60612 312 929 4700 varl architects ltd	MIXED USED DEVELOPMENT	REVISIONS	DATE: 05/15/18	DRAWN BY: AD	CHECKED BY: MS	SCALE: AS NOTED	RESIDENTIAL BUILDING OVER RETAIL SPACE FLOOR PLAN	2/5
			DESIGNED BY: MS					

3182-3200 South Archer Avenue
 Zoning Lot 1
 West Zoning Lot / West Building



2ND-4TH FLOOR PLAN

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 824 NORTH RISING AVENUE
 CHICAGO, ILLINOIS 60642
 312.929.4788

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 RESIDENTIAL BUILDING
 OVER RETAIL SPACE
 FLOOR PLAN
 3/5

3182-3200 South Archer Avenue
Zoning Lot 1
West Zoning Lot / West Building

PARAPET: 47'-8"

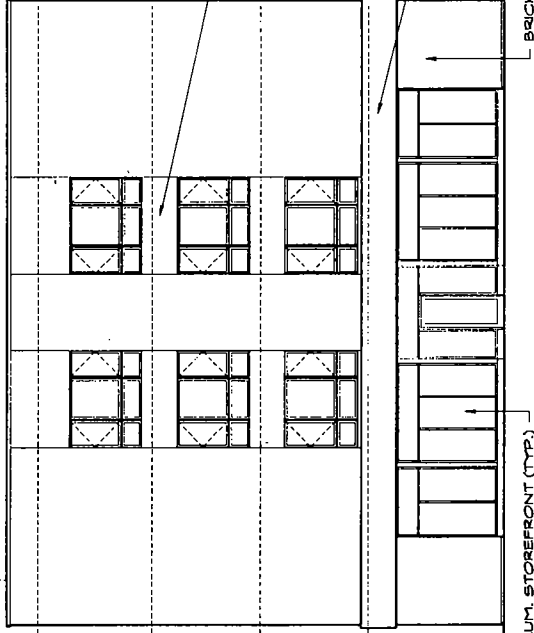
ROOF LINE: 44'-8"

4TH FLR. LINE: 33'-8"

3RD FLR. LINE: 23'-4"

2ND FLR. LINE: 13'-0"

GRADE: 0'-0"



1 FRONT ELEVATION

PARAPET: 47'-8"

ROOF LINE: 44'-8"

4TH FLR. LINE: 33'-8"

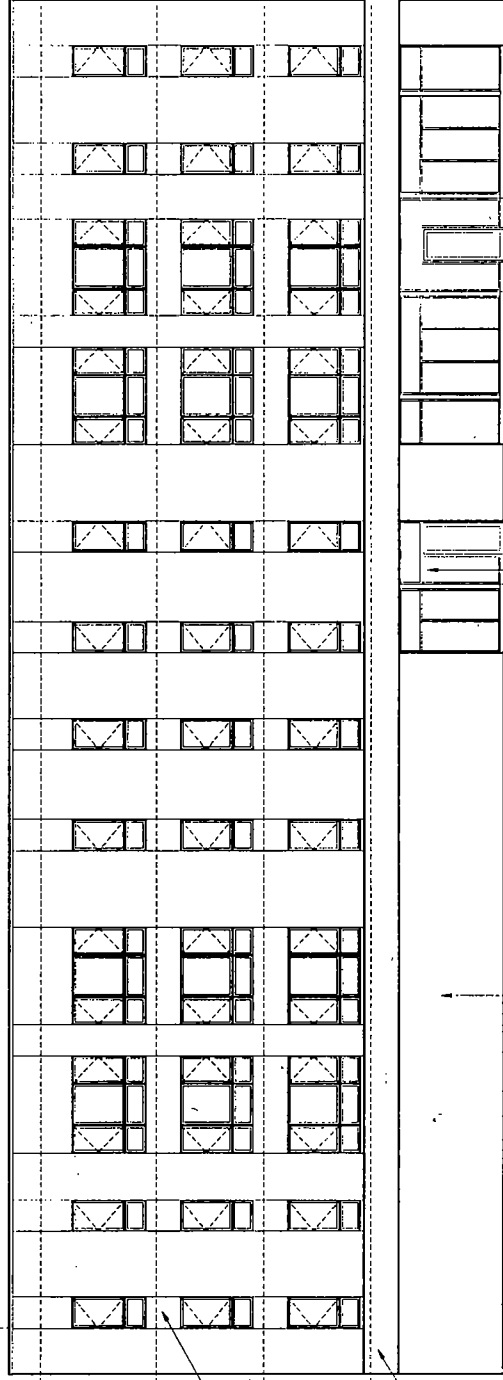
ALUM. PANELS OR
EQUAL (TYP.)

3RD FLR. LINE: 23'-4"

2ND FLR. LINE: 13'-0"

ALUM. BAND (TYP.)

GRADE: 0'-0"



2 LEFT ELEVATION

1/2" = 1'-0"

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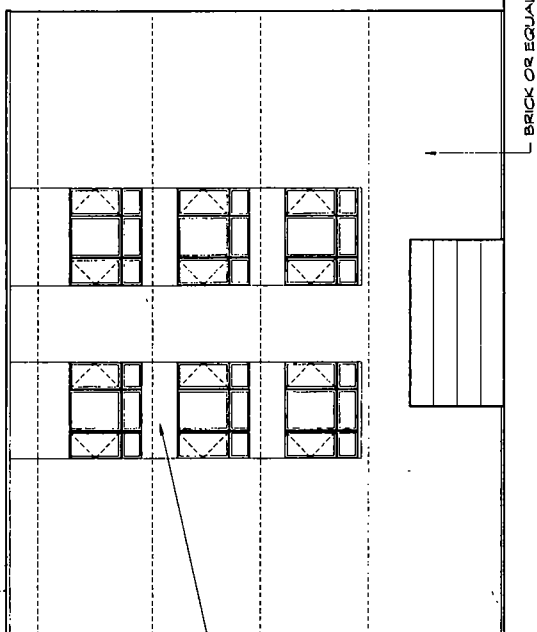
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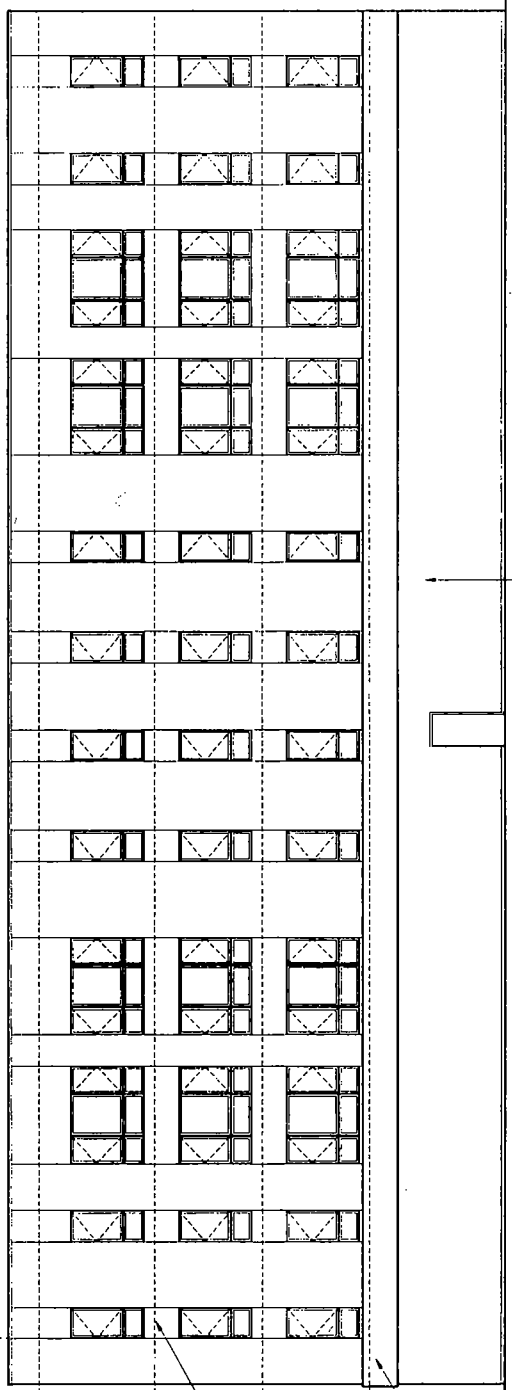
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RESIDENTIAL BUILDING
COVER RETAIL SPACE
EXTERIOR ELEVATIONS

3182-3200 South Archer Avenue
Zoning Lot 1
West Zoning Lot / West Building



1 REAR ELEVATION



2 RIGHT ELEVATION

3182-3200 S. ARCHER AVE.
CHICAGO, ILLINOIS 60642

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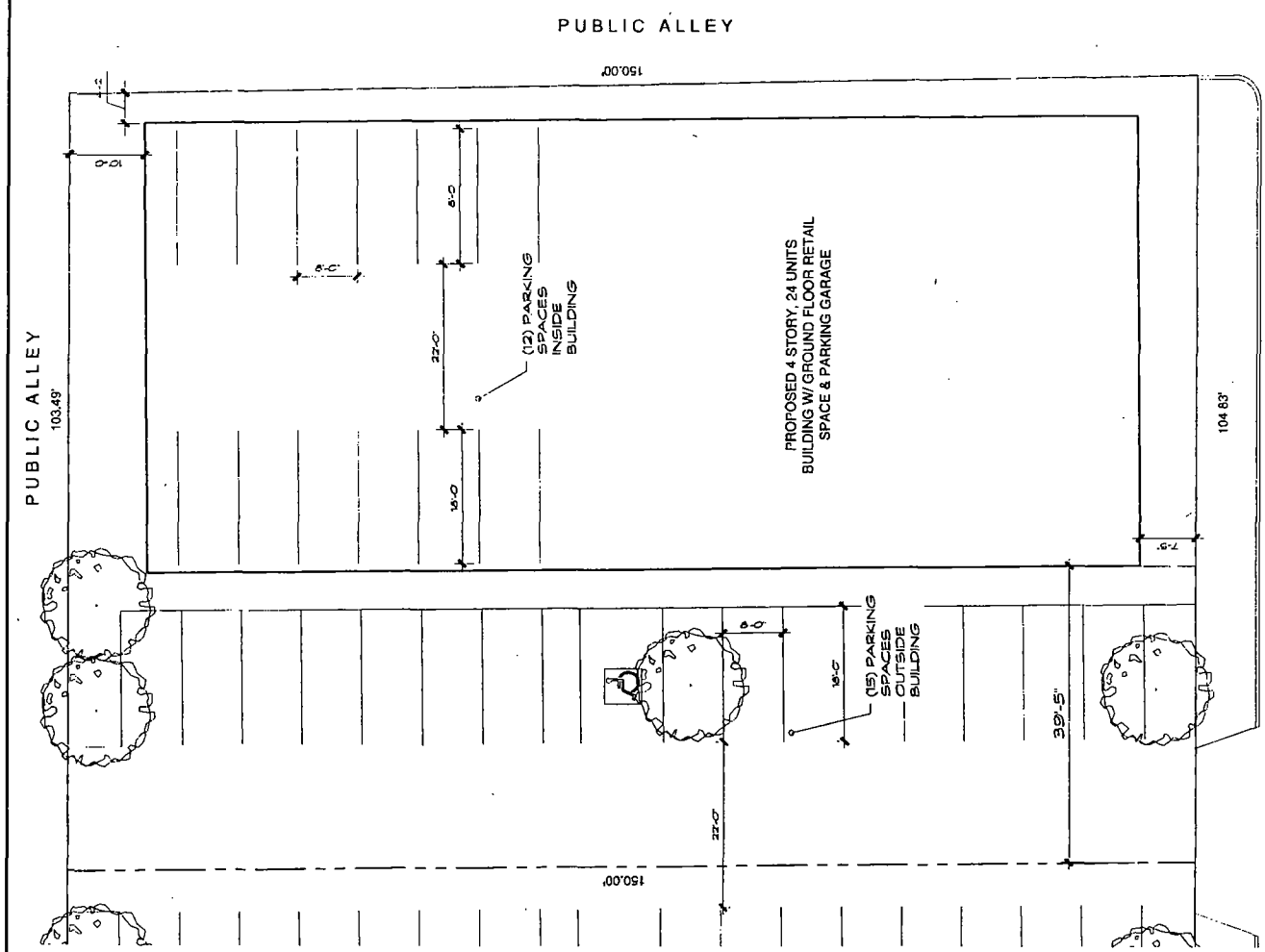
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RESIDENTIAL BUILDING
OVER RETAIL SPACE
EXTERIOR ELEVATIONS

5/5

3182-3200 South Archer Avenue
Zoning Lot 2
East Zoning Lot / East Building



1 SITE PLAN

S. ARCHER AVENUE

RESIDENTIAL BUILDING
OVER RETAIL SPACE
SITE PLAN
1/5

REVISIONS

NO.	DATE	DESCRIPTION
1		

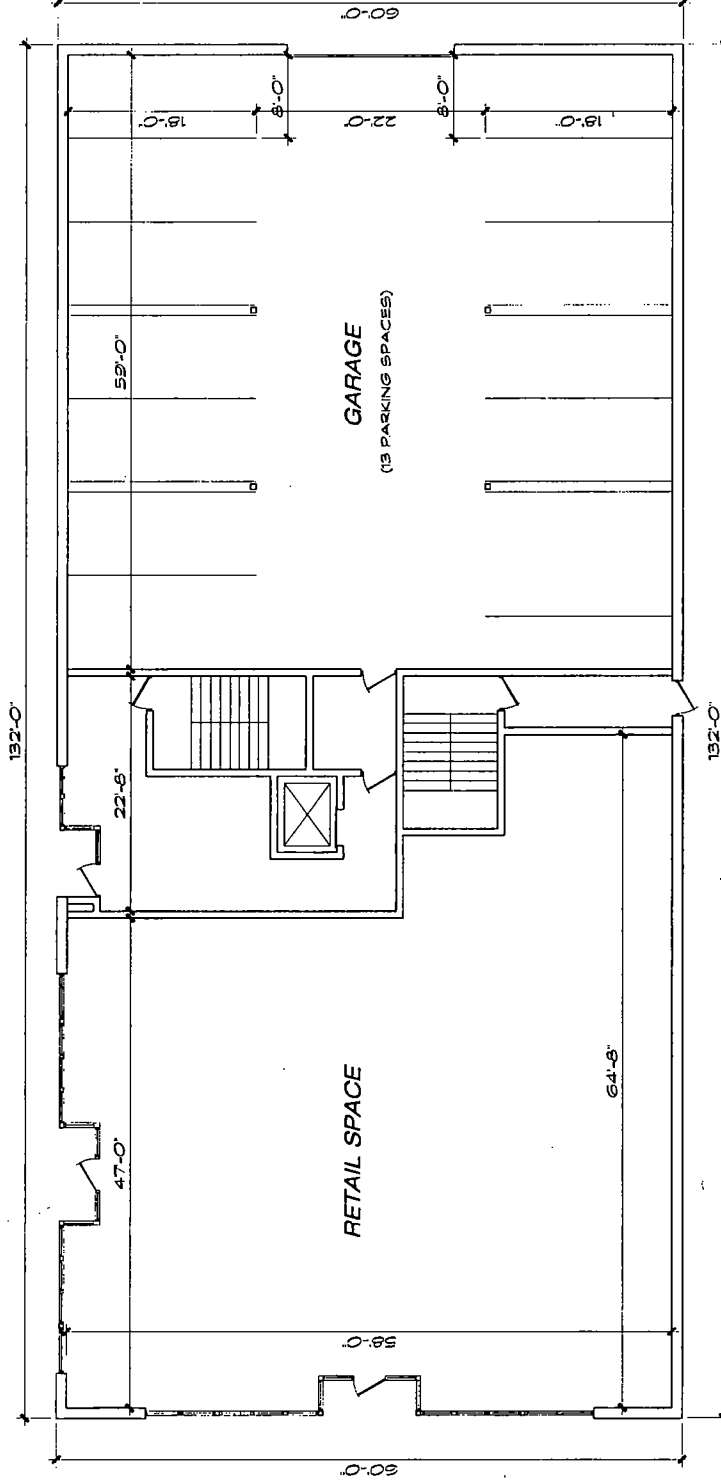
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3182-3200 South Archer Avenue
Zoning Lot 2
East Zoning Lot / East Building



1 GROUND FLOOR PLAN

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826 NORTH ROCKING AVENUE
CHICAGO, ILLINOIS 60642
312.029.4700

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APPROVED BY: AL

RESIDENTIAL BUILDING
OVER RETAIL SPACE
FLOOR PLAN

3182-3200 South Archer Avenue
 Zoning Lot 2
 East Zoning Lot / East Building

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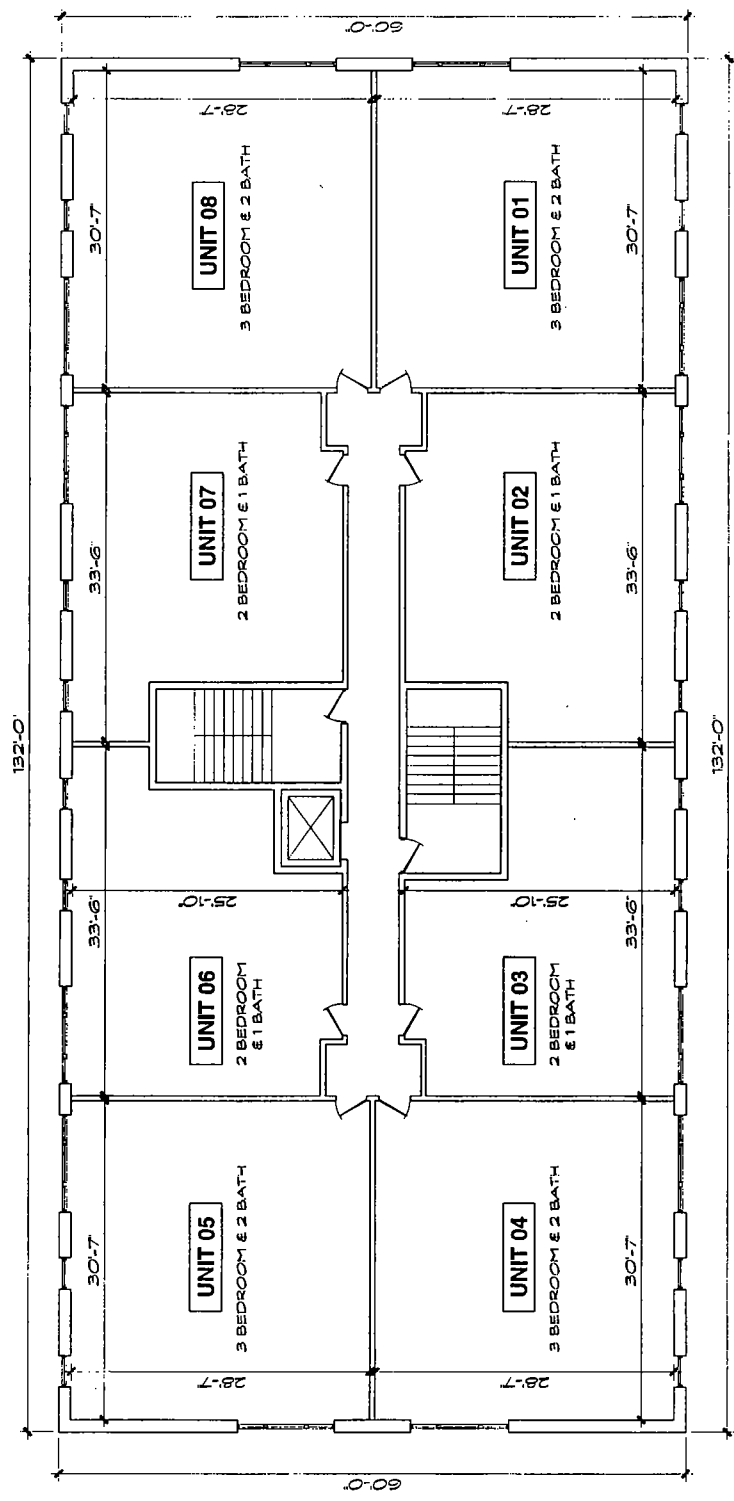
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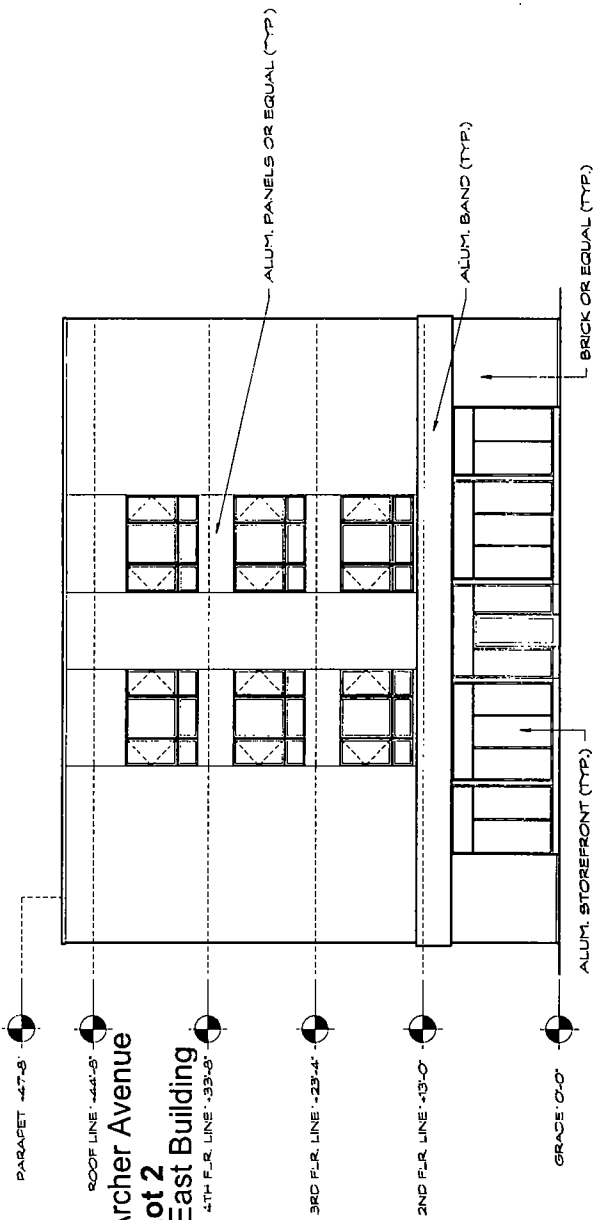
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RESIDENTIAL BUILDING
 OVER RETAIL SPACE
 FLOOR PLAN
 3/5

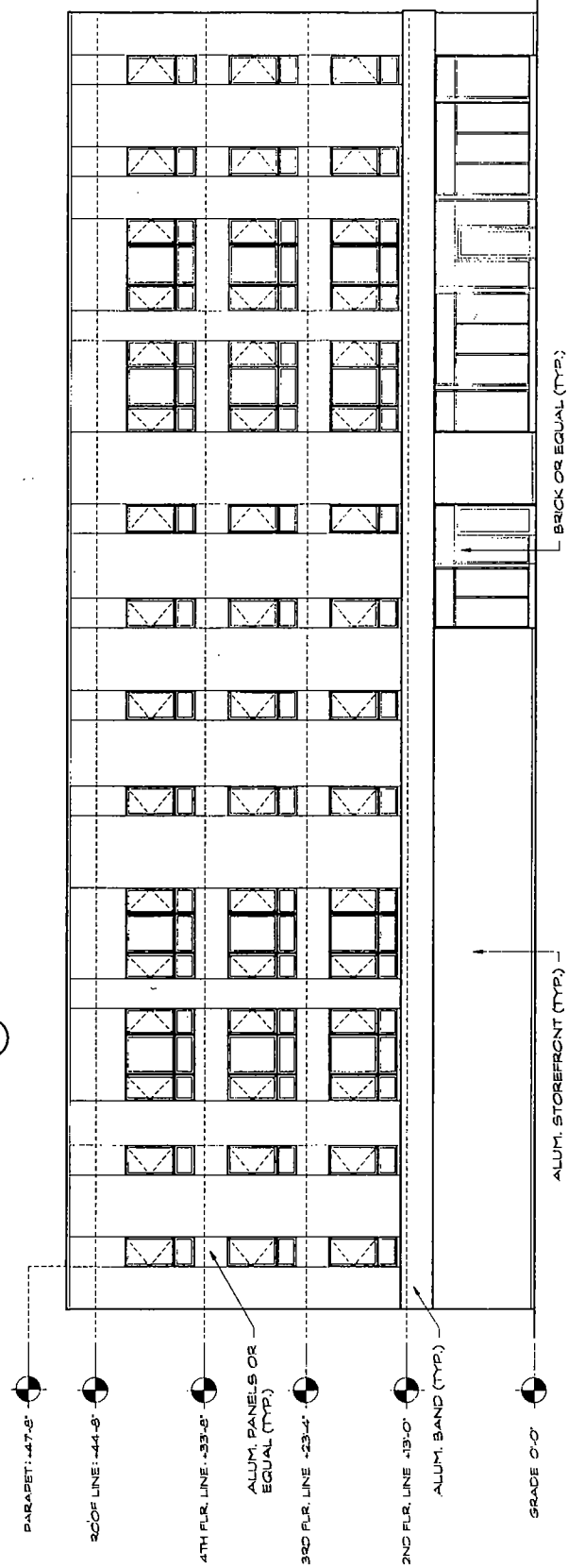


1 2ND-4TH FLOOR PLAN

3182-3200 South Archer Avenue
Zoning Lot 2
East Zoning Lot / East Building



1 FRONT ELEVATION



2 LEFT ELEVATION

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RESIDENTIAL BUILDING
COVER REAR SPACE
EXTERIOR ELEVATIONS

4/5

3182-3200 South Archer Avenue
Zoning Lot 2
 East Zoning Lot / East Building

PARAFE: 47-8-

ROOF LINE. 44'-3".

4TH FLR. LINE. +33'-8"

ALUM. PANELS OR EQUAL (TYP.)

3RD FLR. LINE. +23'-4"

2ND FLR LINE - 13'-0"

GRADE: 0-0'

REAR ELEVATION

PARADET: 47.8°

ROC = LINE. 44.8°

4TH FLR, LINE: 493-E-

ALUM PANELS
EQUA! (TYP.)

320 FLR LINE: 23-4-

2ND FLR. LINE +13'-0"

ALUM. SAND (TYP.)

GRADE: O'-O'

RIGHT ELEVATION

BRICK OR EQUAL (W.P.)

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RESIDENTIAL BUILDING
OVER RETAIL SPACE
EXTERIOR ELEVATIONS

5/5