



City of Chicago



O2020-4568

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 3022 S Archer Ave - App No. 20491T1
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 of the C1-2, Neighborhood Commercial District symbols as shown on Map No. 6 - G in the area bounded by:

The public alley next northwest of and parallel to South Archer Avenue; a line 25 feet northeast of and parallel to South Broad Street; South Archer Avenue; and South Broad Street.

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

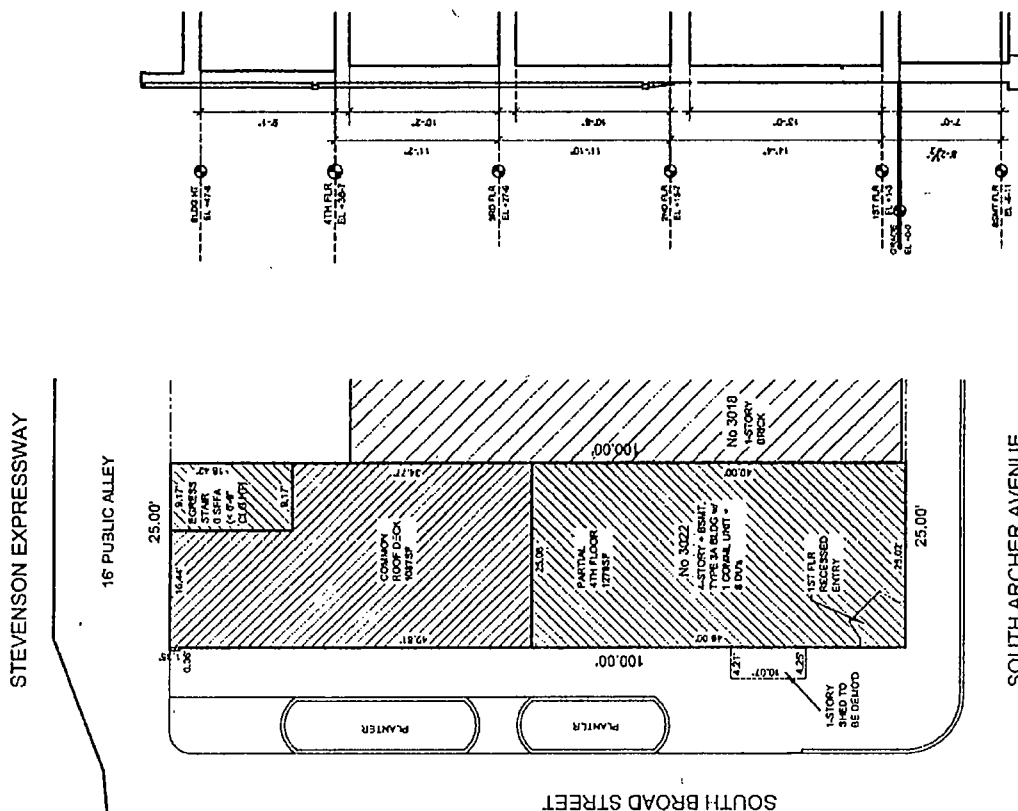
Common address of property: 3022 South Archer Avenue, Chicago

**A SUBSTITUTE NARRATIVE AND PLANS
FOR TYPE 1 ZONING AMENDMENT FOR
3022 SOUTH ARCHER AVENUE, CHICAGO, IL**

The subject property is currently improved with an existing 4-story building, currently vacant, but previously used for SRO units. The Applicant intends to rehab the existing building and convert it to a mixed-use with commercial space on the ground floor front, and 8 dwelling units to be located on the ground floor rear and on the upper floors. The Applicant needs a zoning change in order to comply with the maximum floor area ratio; the minimum lot area per unit reduction for Transit-Served Locations (per section 17-3-0402-B) and to obtain parking relief pursuant to TSL parking reduction (per Section 17-10-0102-B).

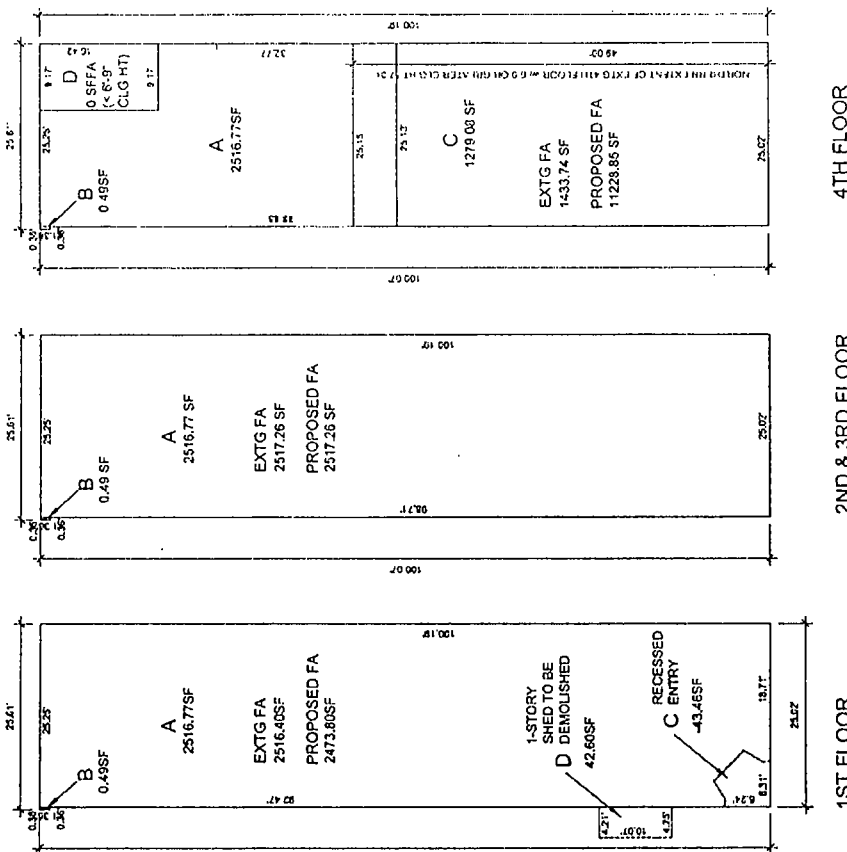
Project Description:	Zoning Change from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District
Use:	Residential Building with 8 dwelling units
Floor Area Ratio:	3.5 (increase in FAR pursuant to 17-3-0403-B)
Lot Area:	2,500 Square Feet
Building Floor Area:	8,750 Square Feet
Density:	312 Square Feet per Dwelling Unit (MLA reduction for Transit-Served Locations per section 17-3-0402-B)
Off- Street parking:	Parking spaces: 0 (TSL reduction per 17-10-0102B)
Set Backs:	Front: 0 Feet North Side: 0 Feet South Side: 0 Feet Rear: 0 Feet
Building height:	Existing 4-story – 47.67 Feet

Publications



BLDG SECTION
SCALE: $\frac{1}{4"} = 1'-0"$

SITE PLAN
SCALE: 1/16"=1'-0"

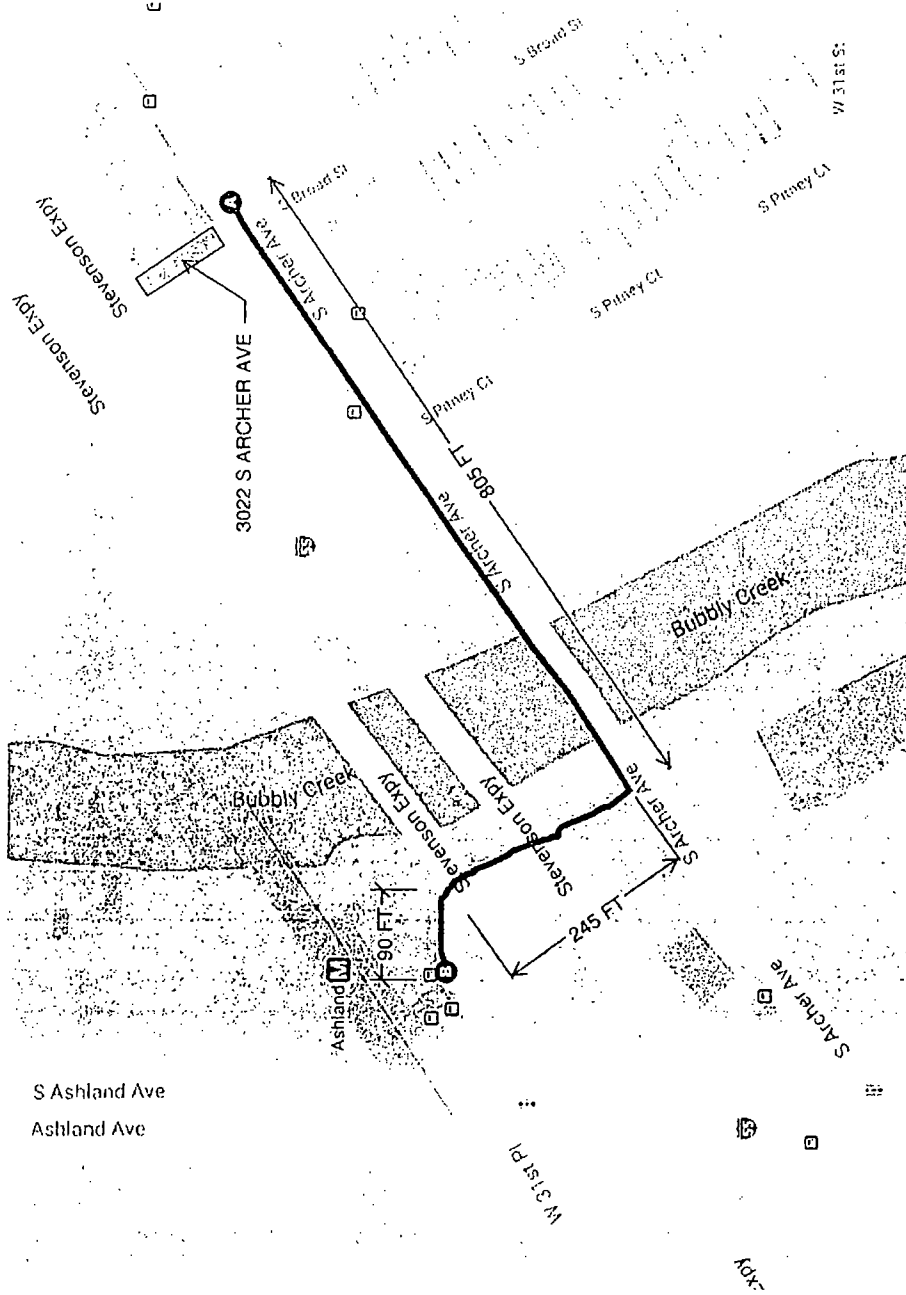


FLOOR AREA DIAGRAM

	EXISTING	PROPOSED
1ST FLOOR	2516.40 SF	2473.80 SF
2ND FLOOR	2517.26 SF	2517.26 SF
3RD FLOOR	2517.26 SF	2517.26 SF
4TH FLOOR	1433.74 SF	1228.85 SF
TOTAL FA	8984.66 SF	8738.17 SF
FAR	3.594	3.495

FOX CHICAGO CONVERSION OF EXISTING 3022 S ARCHER AVE CHICAGO, IL 60608 SITE PLAN, FLS AREA CALC R. SECTION	Mayer Jeffers Gillespie Architects 1017 NICE STREET JAMES COOK COUNTY, ILL 60142 TEL. 838-3011 FAX. 838-3330 SHEET:	A0.1
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Final for Publication

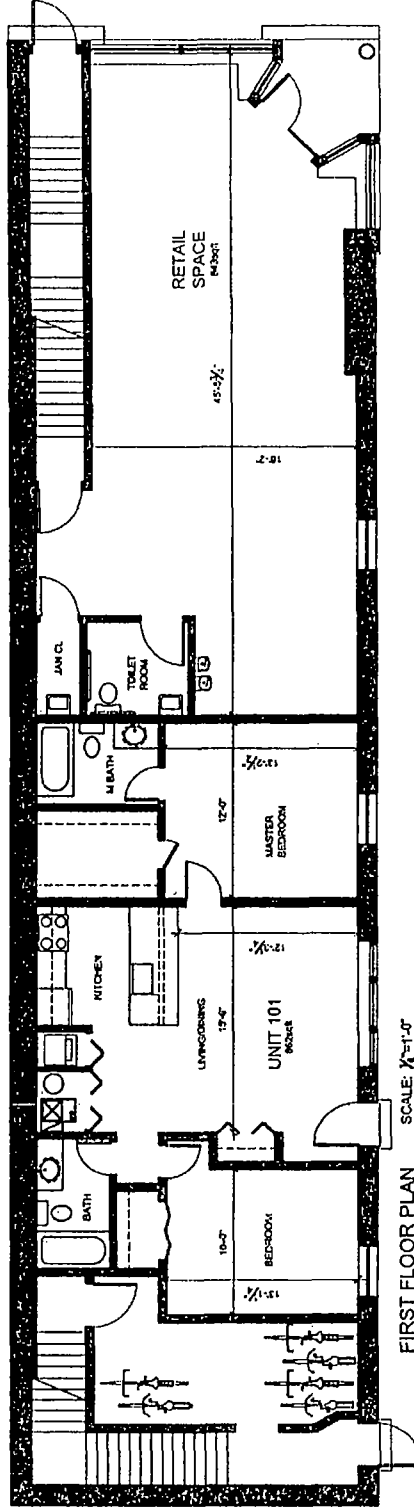
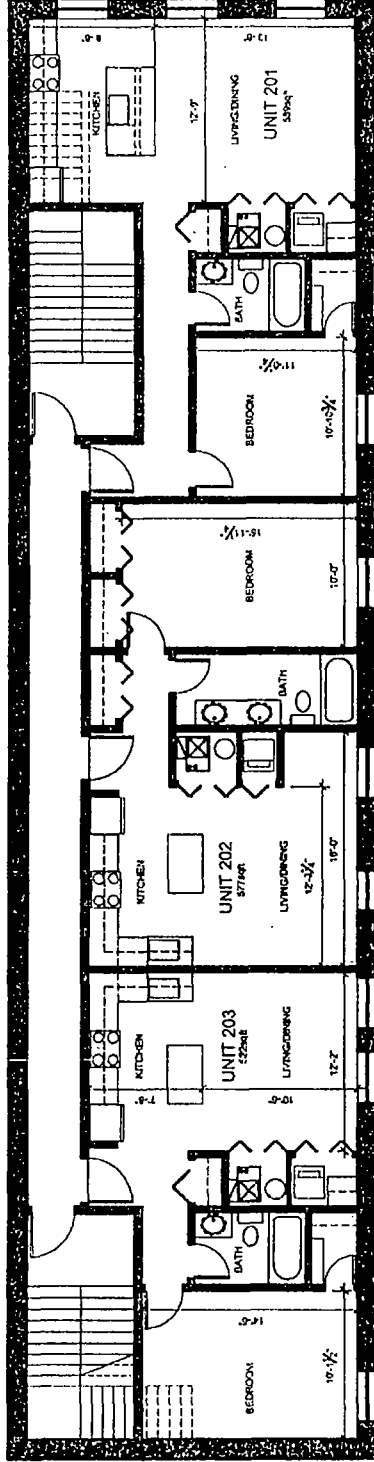


TOTAL TRAVEL DISTANCE TO RAPID TRANSIT
(CTA ORANGE LINE-ASHLAND STOP) = 1,140 FEET

3022 SOUTH ARCHER AVENUE

PRINTED: On: 22 August 2022
FOX CHICAGO CONVERSION OF EXTG SRO 3022 S ARCHER AVE CHICAGO, IL 60603
TRANSIT ORIENTED TRAVEL DISTANCE
Mayer Jeffers Gillespie Architects 1017 WEST WABASH AVENUE CHICAGO, ILLINOIS 60604 773-432-3011
SHEET A0.2

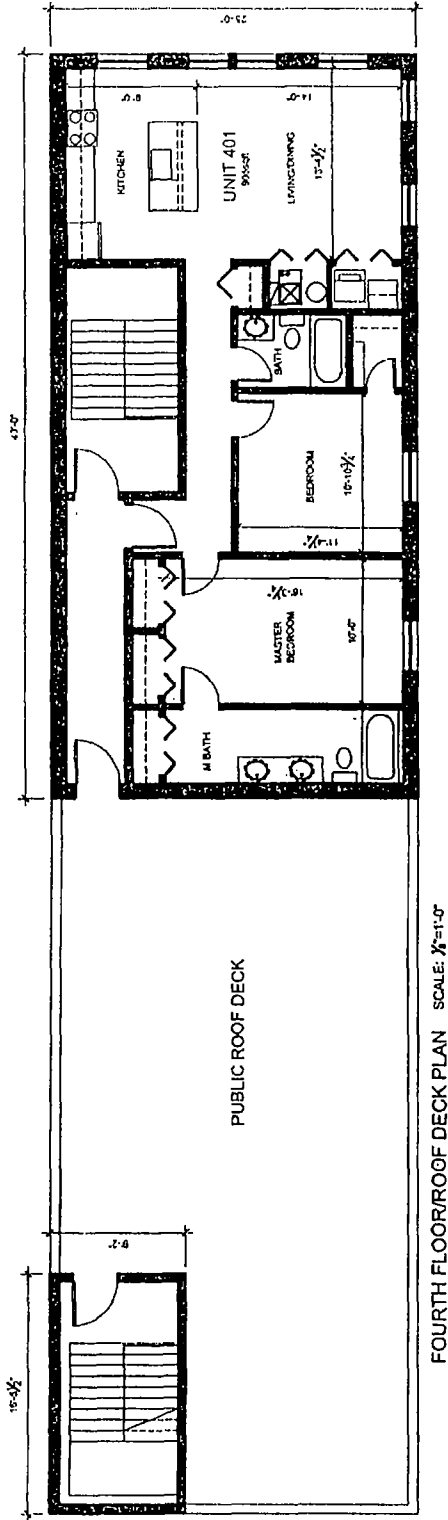
Final for Publication



3022 SOUTH ARCHER AVENUE

FOX CHICAGO CONVERSION OF EXISTING SRO 3022 S ARCHER AVE CHICAGO, IL 60608	1ST & 2ND/3RD FLOOR PLANS
Mayer Jeffers Gillespie Architects 1917 WEST WENTZ AVENUE CHICAGO, ILLINOIS 60614 TEL: 312-467-1111 FAX: 312-467-1112	SHEET: A1.1

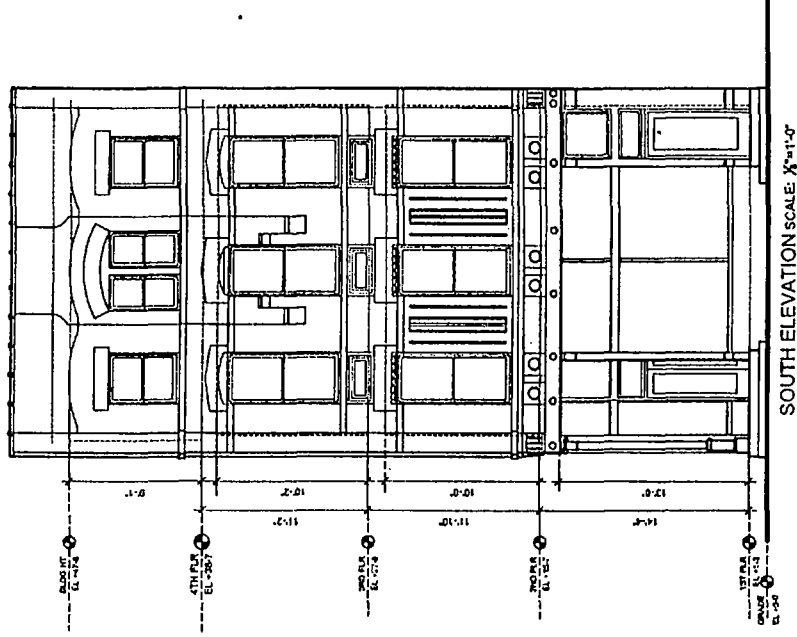
Final for Publication



PRINTED ON: 20 September 2020	FOX CHICAGO CONVERSION OF EXTG SRD 3022 S ARCHER AVE CHICAGO, IL 60608	4TH FLOOR/COMMON ROOF DECK PLAN
Mayer Jeffers Gillespie Architects 1017 WEST WENTZ AVENUE CHICAGO, ILLINOIS 60614 773-435-3011		
SHEET: A1.2		

3022 SOUTH ARCHER AVENUE

Final for Publication



3022 SOUTH ARCHER AVENUE

PRINTED ON: 28 September 2005	FOX CHICAGO	Mayer Jeffers Gillespie Architects 1017 WEST WENTZ AVENUE CHICAGO, ILLINOIS 60614 773-638-3011	SHEET: A2.1
CONVERSION OF EXISTING SRO	3022 S ARCHER AVE		
CHICAGO, IL 60608	SOUTH ELEVATION		

Architectural drawing of the West Elevation of the 4th floor of the building. The drawing shows a long facade with multiple windows and doors. Annotations include:

- PORTION OF EXTG. 4TH FLOOR TO BE DEMOLISHED - REPLACED BY COMMON ROOF DECK 4'0"
- PORTION OF EXTG. 4TH FLOOR - 4'0" OR GREATER CLO. 1'10" - 3'10"
- NEW STAIRWELL PROVIDING A 2ND EXIT FOR COMMON ROOF DECK
- FACADETISED DOOR TO L
- PORTION OF EXTG. 4TH FLOOR RETAINED - 4'9"

WEST ELEVATION SCALE: 1/8"=1'-0"

WEST ELEVATION SCALE: $\frac{1}{8}''=1'-0''$

3022 SOUTH ARCHER AVENUE

PRINTED ON: 28 September 2020
FOX CHICAGO
CONVERSION OF EXT0 SRO
3022 S ARCHER AVE
CHICAGO, IL 60608
WEST ELEVATION

**Mayer
Jeffers
Gillespie
Architects**
1617 WEST WOODSTOCK AVENUE
CHICAGO, ILLINOIS 60614
773-435-3011

A2.2