



City of Chicago



SO2020-4568

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

Final for Publication

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.

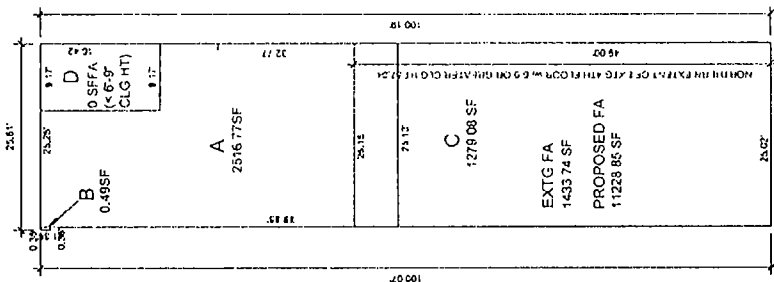
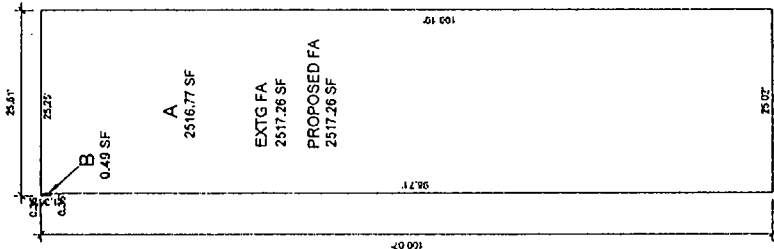
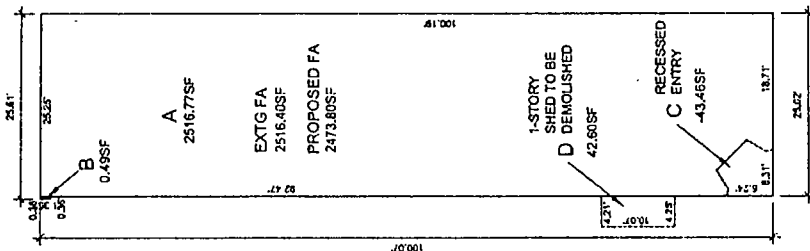
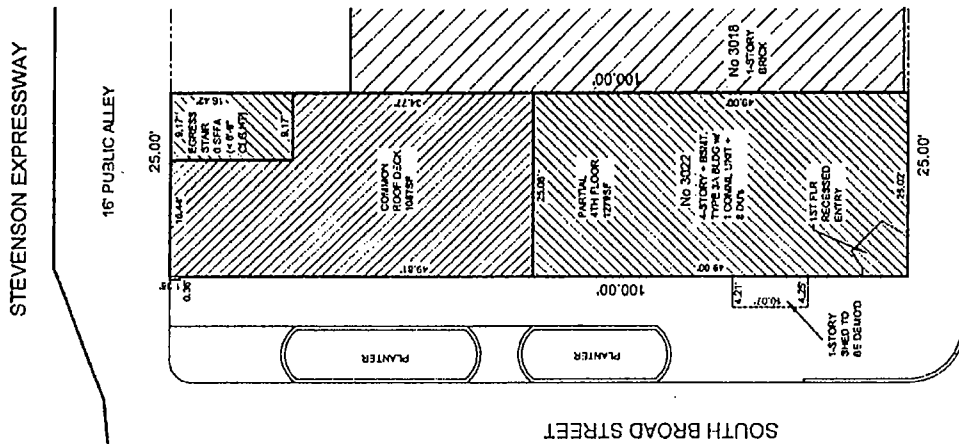
Common address of property: 3022 South Archer Avenue, Chicago

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).

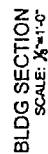
Project Description:	Zoning Change from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District
Use:	Residential Building with 8 dwelling units
Floor Area Ratio:	3.5 (increase in FAR pursuant to 17-3-0403-B)
Lot Area:	2,500 Square Feet
Building Floor Area:	8,750 Square Feet
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



2ND & 3RD FLOOR
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



SOUTH ARCHER AVENUE

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



AO.1

**Mayer
Jeffers
Gillespie
Architects**
1617 WEST WENTZ AVENUE
CHICAGO, ILL. 60610-4001

:13045

3022 S ARCHER AVE

S ARCHER AVE

Stevenson Expy

Bubbly Creek

Ashland M

Ashland Ave

S Ashland Ave

S Brund St

S Piney Ct

W 31st St

W 31st Pl

805 FT

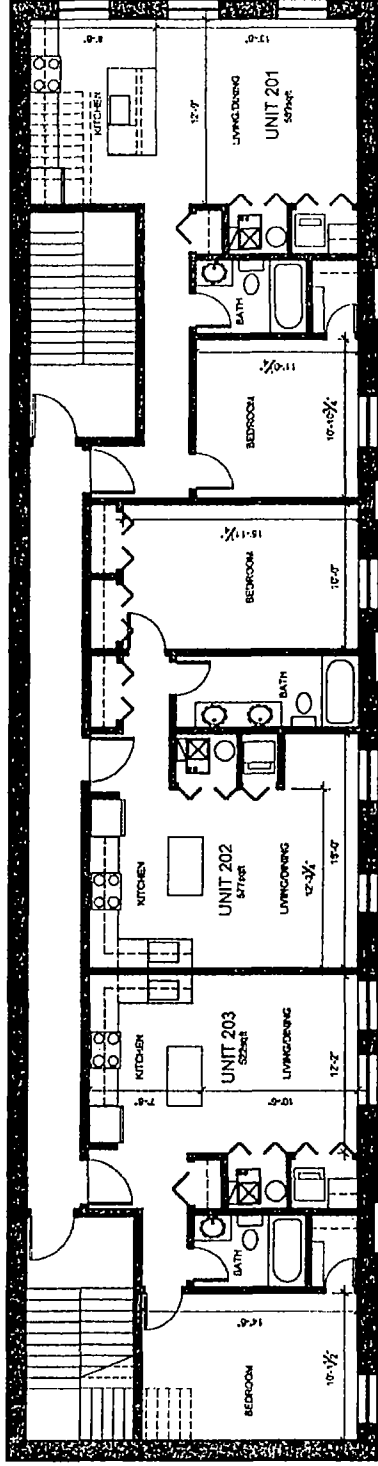
245 FT

90 FT

3022 SOUTH ARCHER AVENUE

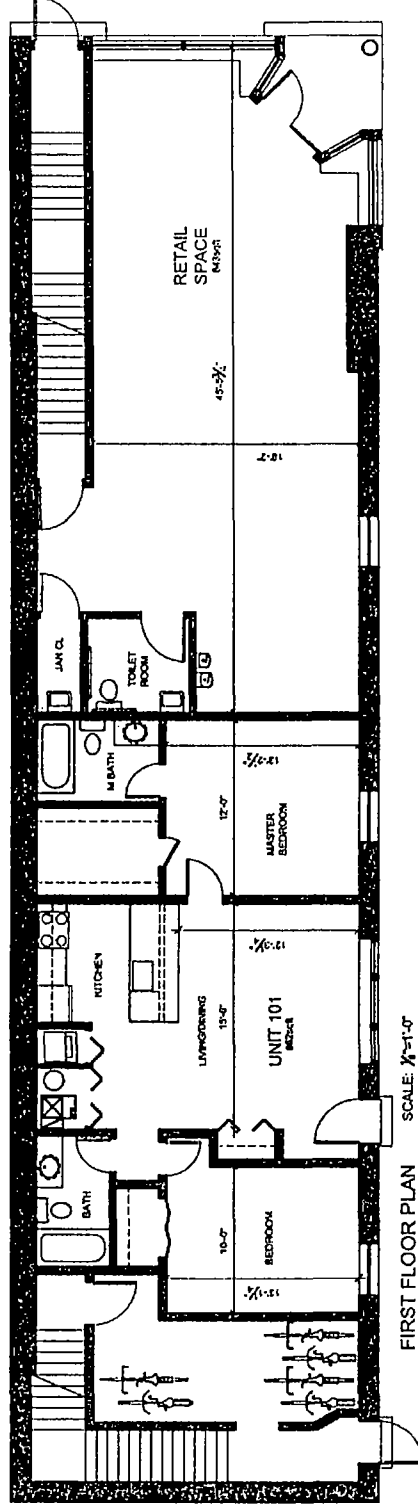
PRINTED ON 22 AUGUST 2022	FOX CHICAGO CONVERSION OF EXTG SRG 3022 S ARCHER AVE CHICAGO, IL 60608	TRANSIT ORIENTED TRAVEL DISTANCE	Mayer Jeffers Gillespie Architects 1017 WEST CENTER AVE CHICAGO, ILLINOIS 60614 773-432-3611	A0.2	SHEET
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Final for Publication



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

2nd FLOOR PLAN
(3rd Floor Same)



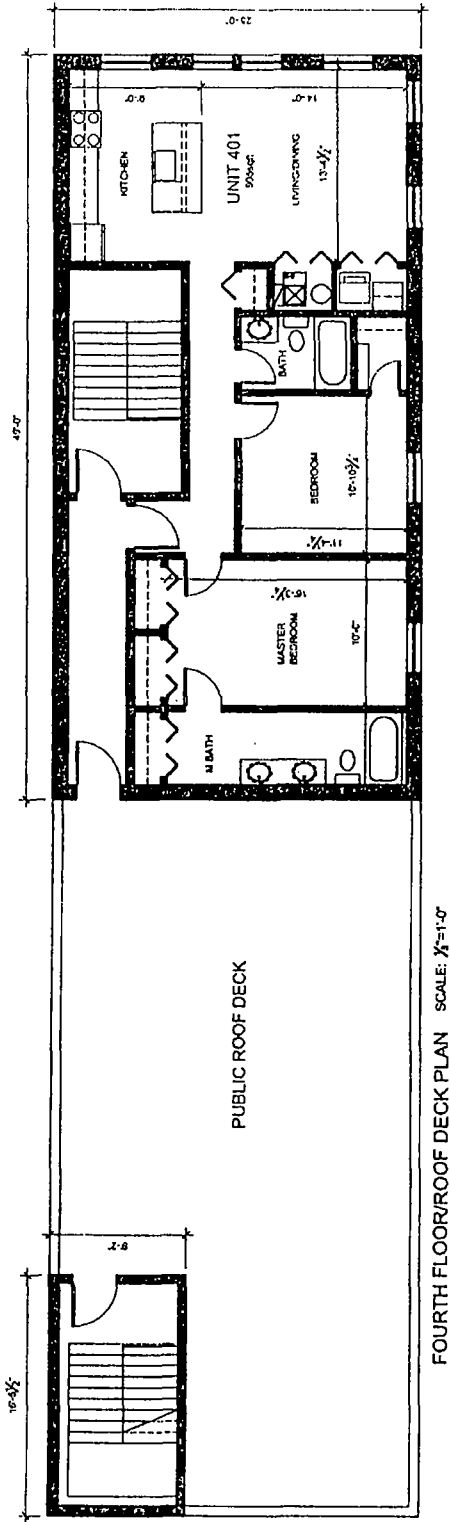
SCALE: 1/8"=1'-0"

FIRST FLOOR PLAN

FOX CHICAGO CONVERSION OF EDG SRD 3022 S ARCHER AVE CHICAGO, IL 60608	1ST & 2ND/3RD FLOOR PLANS
Mayer Jeffers Gillespie Architects 1017 WEST WENTZ AVE CHICAGO, ILLINOIS 60614 773-463-8011 FAX: 773-463-8012	SHEET: A1.1

3022 SOUTH ARCHER AVENUE

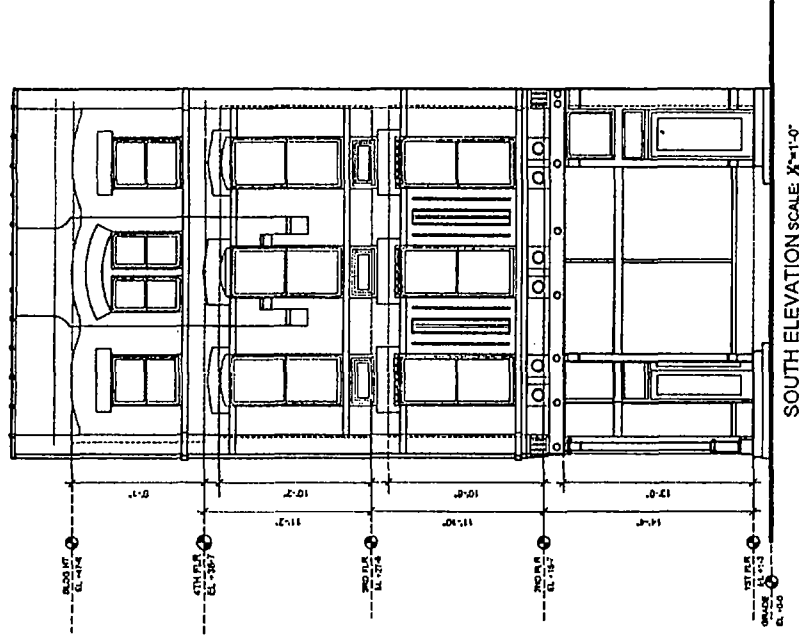
Final for Publication



PRINTED ON: 28 September 2020	FOX CHICAGO CONVERSION OF EXTG SRO 3022 S ARCHER AVE CHICAGO, IL 60608	4TH FLOOR/COMMON ROOF DECK PLAN
Mayer Jeffers Gillespie Architects 1017 WEST WENTZ AVENUE CHICAGO, ILLINOIS 60614 773-452-3811		
SHEET: A1.2		

3022 SOUTH ARCHER AVENUE

1. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467



3022 SOUTH ARCHER AVENUE

PRINTED OCT 28 September 2020	FOX CHICAGO CONVERSION OF EXTO SRG 3072 S ARCHER AVE CHICAGO, IL 60608	SOUTH ELEVATION	<p>Mayer Jeffers Gillespie Architects</p> <p>107 WEST WASHINGTON AVENUE CHICAGO, ILLINOIS 60604 773-439-3011</p> <p>SHEET: A2.1</p>
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3022 SOUTH ARCHER AVENUE



PRINTED Oct. 28, 1959	FOX CHICAGO CONVERSION OF EXTG SRO 3022 S ARCHER AVE CHICAGO, IL 60608 WEST ELEVATION	Mayer Jeffers Gillespie Architects 1157 WEST WENTZ AVENUE CHICAGO, ILLINOIS 60614 773-483-3011	A2.2 SHEET:
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