



City of Chicago



O2020-4813

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/7/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 8-H at 3473-3477 S Archer Ave - App No. 20529T1

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 8-H in the area bounded by:

South Archer Avenue; a line 109.80 feet northeast of and almost parallel to South Hoyne Avenue (as measured along the southern boundary line of South Archer Avenue and perpendicular to South Archer Avenue); West 35th Street; and South Hoyne Avenue.

To those of a B3-3, Community Shopping District

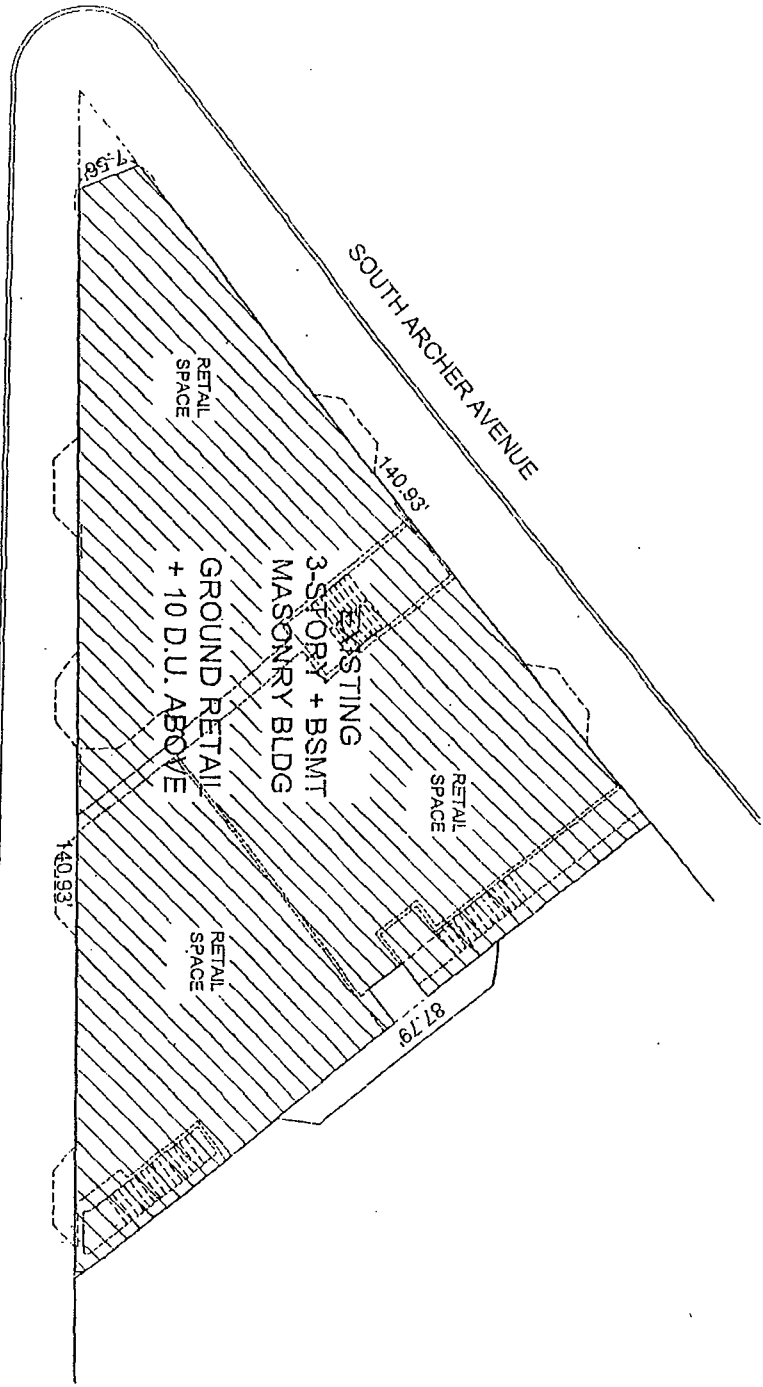
SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 3473-77 South Archer Avenue, Chicago

**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR
3473-77 SOUTH ARCHER AVENUE, CHICAGO, IL**

The subject property is currently improved with an existing 3-story mixed-use building, with existing commercial units on the ground floor and 10 existing dwelling units on the upper floors, with no existing parking. The Applicant needs a zoning change in order to re-establish commercial use within the existing commercial units located on the ground floor of the existing mixed-use building. The existing 10 dwelling units will remain on the upper floors with no change

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to a B3-3, Community Shopping District
Use:	Mixed-use Building with commercial units on the ground floor and 10 dwelling units located on the upper floors.
Existing Floor Area Ratio:	2.98
Lot Area:	4,850 Square Feet
Existing Building Floor Area:	1 st floor = 4,782.6 s.f. 2 nd floor = 4,845.0 s.f. 3 rd floor = 4,845.0 s.f. Total = 14,471.6 s.f.
Existing Density:	485 Square Feet per Dwelling Unit
Off- Street parking:	No existing parking
Existing Setbacks:	Front: 0 Feet Side: 0 Feet Rear: 0 Feet
Building height:	Existing 3-story – 34 Feet 7 Inches



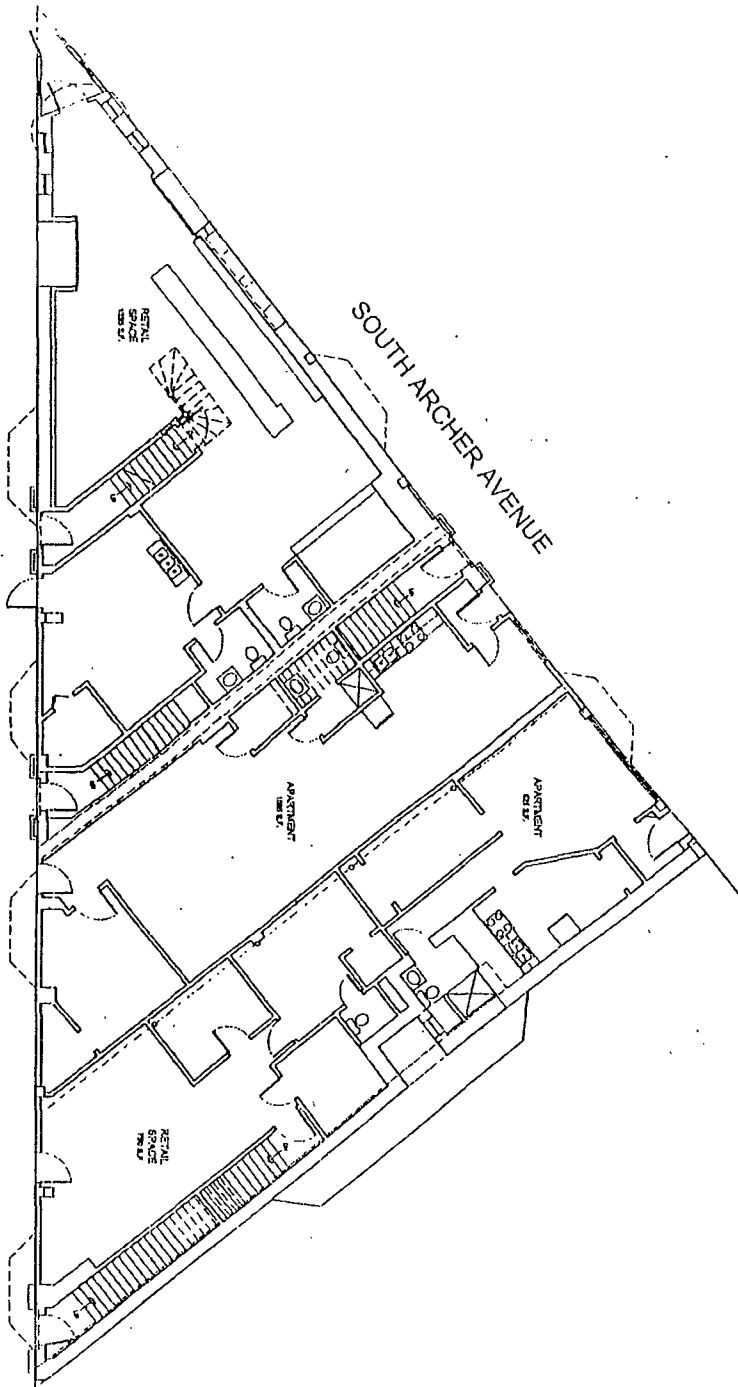
⊕ SITE PLAN
SCALE 1/16" = 1'-0"

FOX CHICAGO, LLC

MICHAEL FOX
1110 PULASKI ST
OAK PARK, IL 60302

3479 S ARCHER AVE

Mayer
Jeffers
Gillespie
Architects
1017 WEST WEBSTER AVENUE
CHICAGO, ILLINOIS 60614
773-933-3011



EXISTING 1ST FLOOR PLAN

FOX CHICAGO, LLC

MICHAEL FOX
1110 PLEASANT ST
OAK PARK, IL 60302

3479 S ARCHER AVE

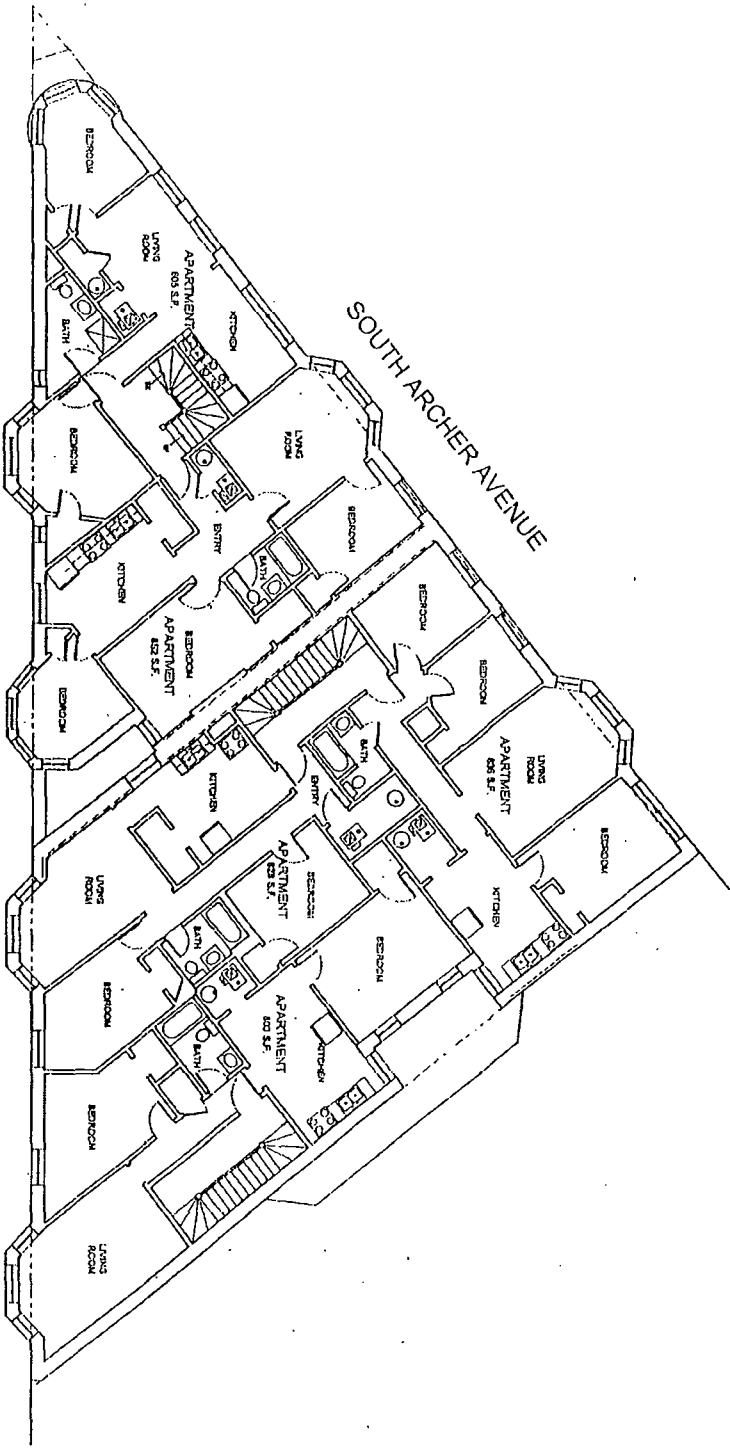
Mayer

Jeffers

Gillespie

Architects

1017 WEST WESSTER AVENUE
CHICAGO, ILLINOIS 60614
773-525-3011

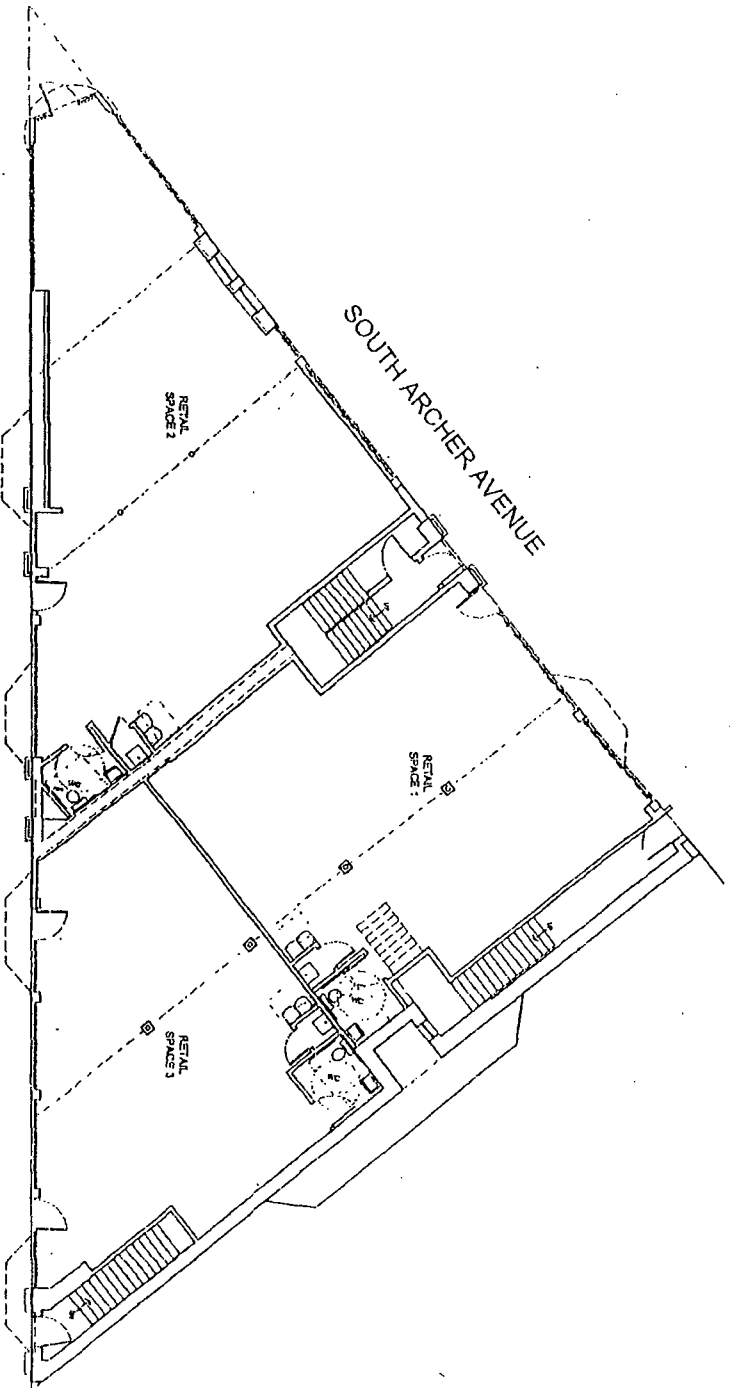


EXISTING 2ND/3RD FLR PLAN
2022.11.12
WEST 35TH STREET

FOX CHICAGO, LLC
MICHAEL FOX
1110 PLEASANT ST
OAK PARK, IL 60132

3479 S ARCHER AVE

Mayer
Jeffers
Gillespie
Architects
1017 WEST WESTER AVENUE
CHICAGO, ILLINOIS 60614
773-935-1011



PROPOSED 1ST FLR PLAN
2008.2.11.07

WEST 35TH STREET

SOUTH ARCHER AVENUE

RETAIL SPACE 2

RETAIL SPACE 1

RETAIL SPACE 3

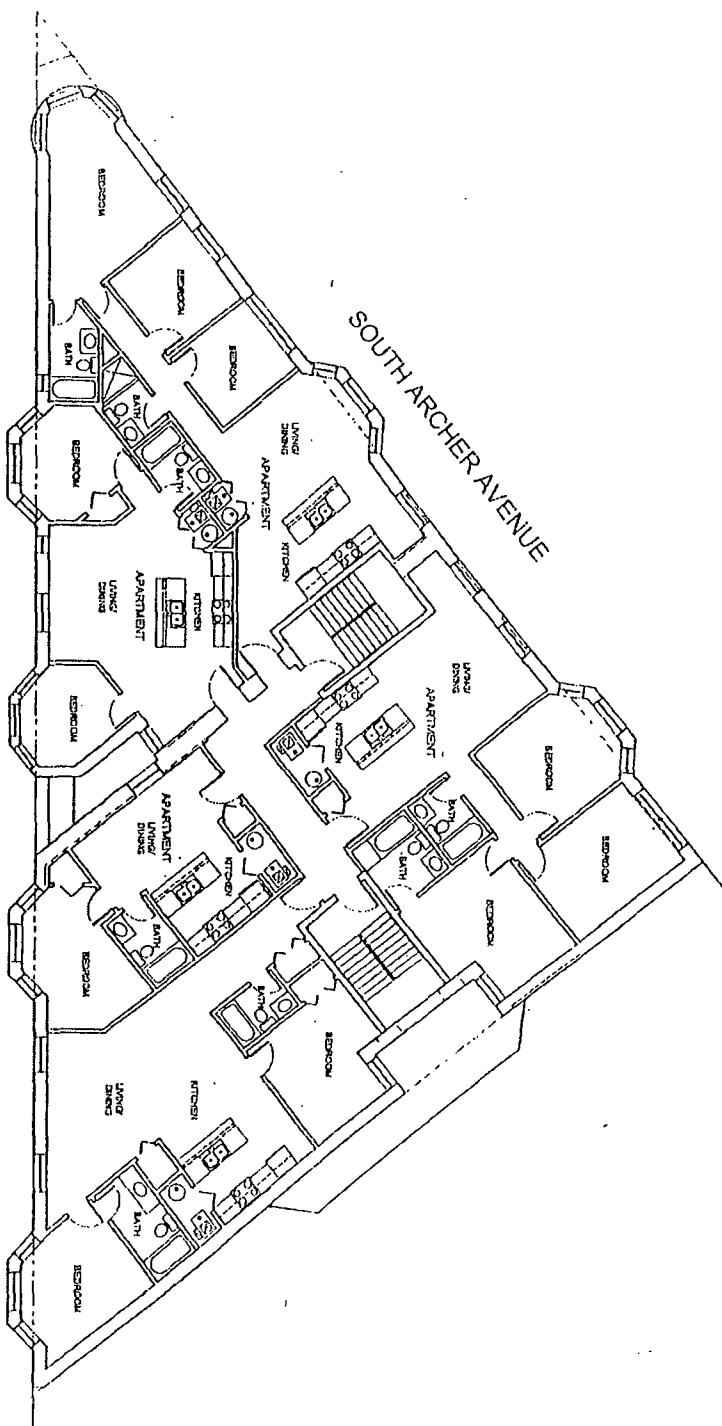
FOX CHICAGO, LLC

MICHAEL FOX
1110 PULASKI ST
OAK PARK, IL 60302

3479 S ARCHER AVE

Mayer
Jeffers
Gillespie
Architects

1017 WEST WESTER AVENUE
CHICAGO, ILLINOIS 60614
773-935-5011



PROPOSED 2ND/3RD FLR PLAN

WEST 35TH STREET

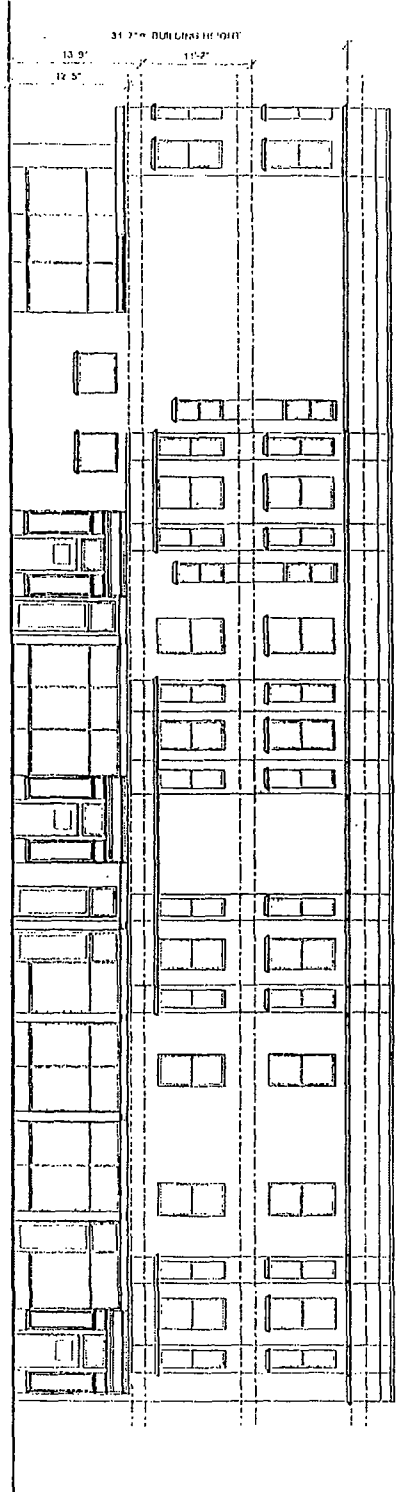
SOUTH ARCHER AVENUE

FOX CHICAGO, LLC

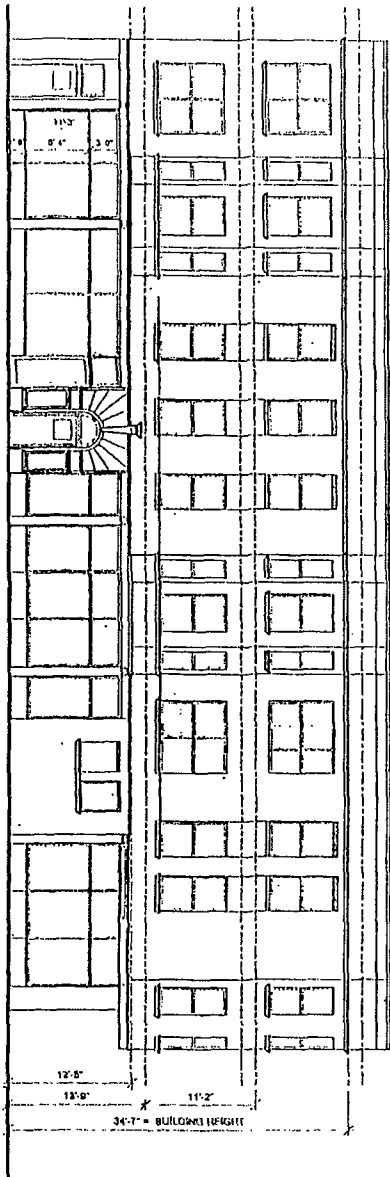
MICHAEL FOX
1110 PLEASANT ST
OAK PARK, IL 60302

3479 S ARCHER AVE

Mayer
Jeffers
Gillespie
Architects
1017 WEST WESTER AVENUE
CHICAGO, ILLINOIS 60614
773-935-5011



SOUTH ELEVATION



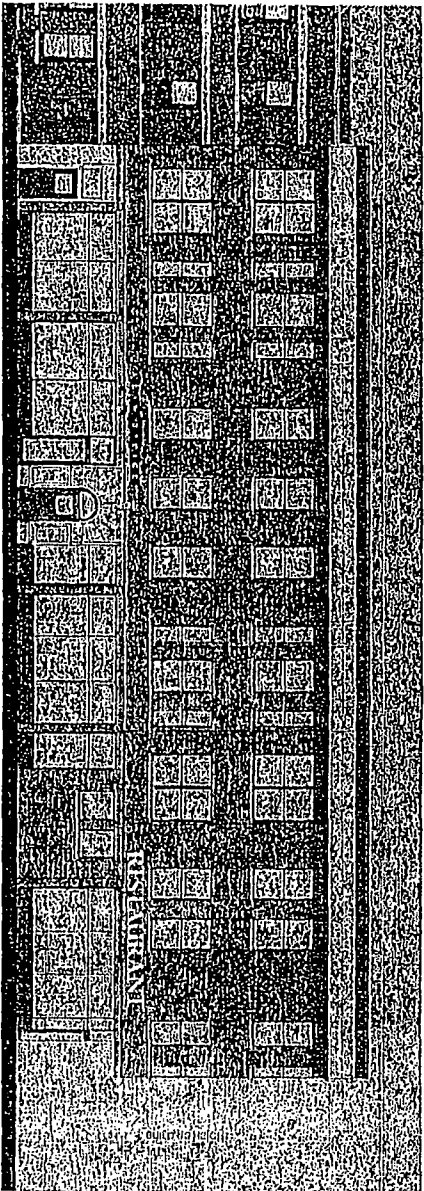
NORTH ELEVATION

FOX CHICAGO, LLC

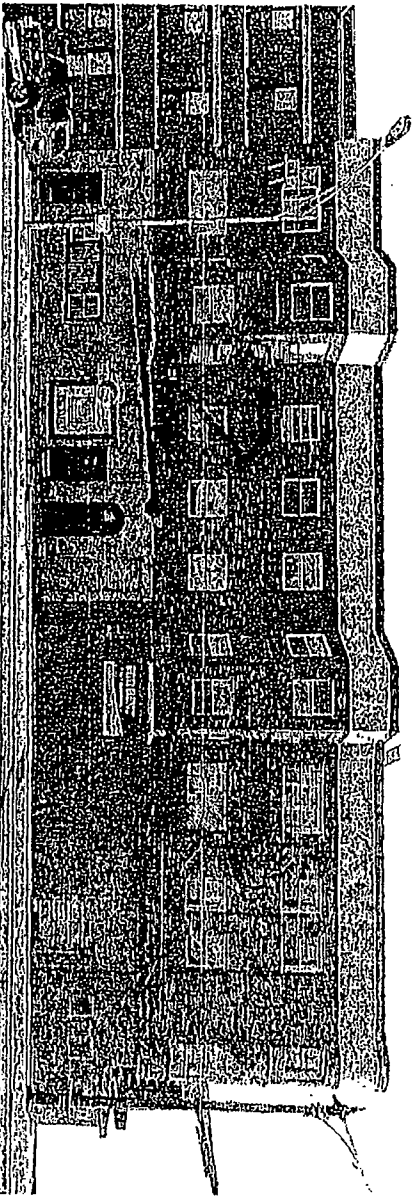
MICHAEL FOX
1110 PLEASANT ST
OAK PARK, IL 60302

3479 S ARCHER AVE

Mayer
Jeffers
Gillespie
Architects
1017 WEST WESTER AVENUE
CHICAGO, ILLINOIS 60614
773-855-3011



NORTH ELEVATION



EXISTING CONDITIONS

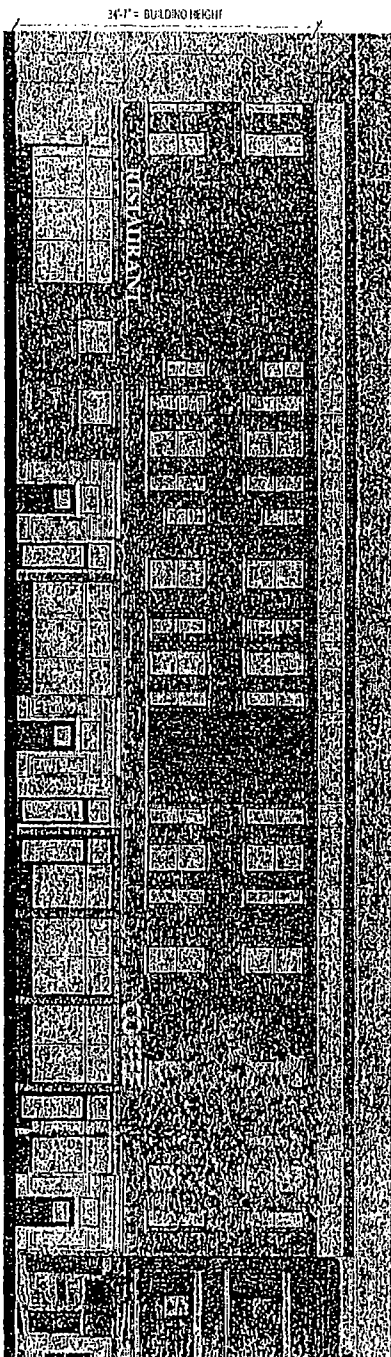
FOX CHICAGO, LLC

MICHAEL FOX
1110 PLEASANT ST
OAK PARK, IL 60302

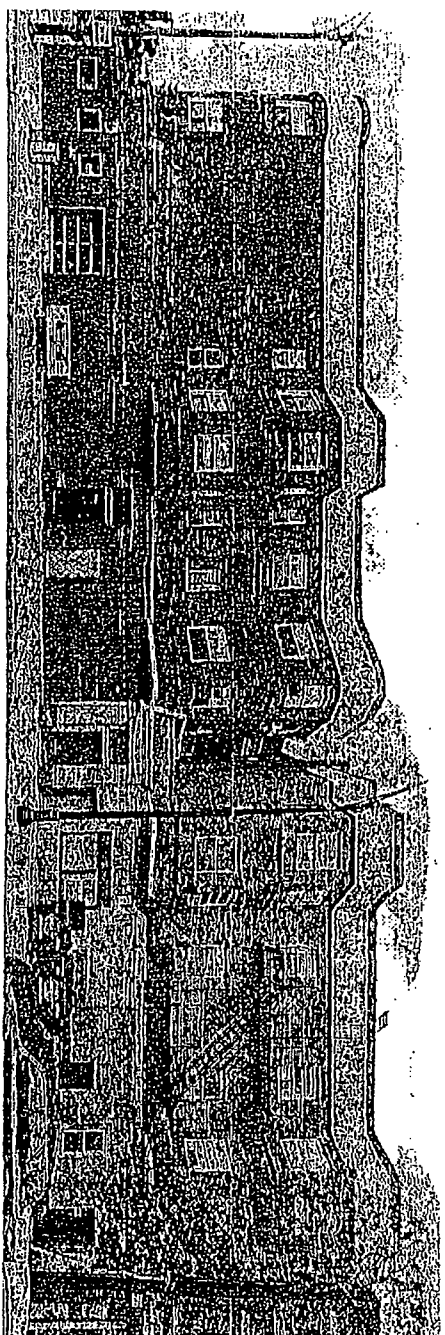
3479 S ARCHER AVE

Mayer
Jeffers
Gillespie
Architects

1017 WEST WERTER AVENUE
CHICAGO, ILLINOIS 60614
773-535-3911



SOUTH ELEVATION



EXISTING CONDITIONS

FOX CHICAGO, LLC

MICHAEL FOX
3110 PLEASANT ST
OAK PARK, IL 60302

3479 S ARCHER AVE

Mayer
Jeffers
Gillespie
Architects
1017 WEST WESTERN AVENUE
CHICAGO, ILLINOIS 60614
773-925-3011