



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2018-4475  
**Type:** Ordinance **Status:** Passed  
**File created:** 5/23/2018 **In control:** City Council  
**Final action:** 6/27/2018  
**Title:** Zoning Reclassification Map No. 8-H at 3182-3200 S Archer Ave - App No. 19682T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-H  
**Attachments:** 1. O2018-4475 (V1).pdf, 2. O2018-4475.pdf

Date	Ver.	Action By	Action	Result
6/27/2018	1	City Council	Passed	Pass
5/23/2018	1	City Council	Referred	

## 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:

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 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.

31,248 square feet

### **Zoning Lot 1 (West Zoning Lot / West Building)**

**Zoning Lot 1 (West Zoning Lot / West Building)** 15,624 square feet

Lot Area:

**Zoning Lot 1 (West Zoning Lot / West Building)** 1.82

Floor Area Ratio:

**Zoning Lot 1 (West Zoning Lot / West Building)** 3,400 square feet 24,900 square feet 28,300 square feet  
Building Commercial Area: Building Residential

Area: Total Building Area:

**Zoning Lot 1 (West Zoning Lot / West Building)** 24 dwelling units

Dwelling Units:

**Zoning Lot 1 (West Zoning Lot / West Building)** 650 square feet

Minimum Lot Area Per Dwelling Unit:

**Zoning Lot 1 (West Zoning Lot / West Building)** 27 parking spaces

Off-Street Parking:

**Zoning Lot 1 (West Zoning Lot / West Building)** 7 feet 5 inches  
Front Setback:  
**Zoning Lot 1 (West Zoning Lot / West Building)** 15 feet 0 inches  
Side Setback (southwest):  
**Zoning Lot 1 (West Zoning Lot / West Building)** 28 feet 7 inches  
Side Setback (northeast):  
**Zoning Lot 1 (West Zoning Lot / West Building)** 10 feet\*  
Rear Setback:  
**Zoning Lot 1 (West Zoning Lot / West Building)** 47 feet 8 inches  
Building Height (per § 17-17-0311, and excluding allowable rooftop features):

\*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)** 15,624 square feet  
Lot Area:  
**Zoning Lot 2 (East Zoning Lot)** Floor Area Ratio: 1.82  
**Zoning Lot 2 (East Zoning Lot)** Building 3,400 square feet 24,900 square feet 28,300 square feet  
Commercial Area: Building Residential Area: Total  
Building Area:  
**Zoning Lot 2 (East Zoning Lot)** Dwelling Units: 24 dwelling units  
**Zoning Lot 2 (East Zoning Lot)** Minimum Lot Area 650 square feet  
Per Dwelling Unit:  
**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 39 feet 5 inches  
(southwest):  
**Zoning Lot 2 (East Zoning Lot)** Side Setback 4 feet 2 inches  
(northeast):  
**Zoning Lot 2 (East Zoning Lot)** Rear Setback: 10 feet \*  
**Zoning Lot 2 (East Zoning Lot)** Building Height 47 feet 8 inches  
(per § 17-17-0311, and excluding allowable rooftop features):

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

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