Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #:	O2017-6199		
Type:	Ordinance	Status:	Passed
File created:	9/6/2017	In control:	City Council
		Final action:	11/8/2017
Title:	Zoning Reclassification Map No. 8-H at 3172-3178 S Archer Ave - App No. 19368T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 8-H		
Attachments:	1. O2017-6199.pdf		

Date	Ver.	Action By	Action	Result
11/8/2017	1	City Council	Passed	Pass
10/23/2017	1	Committee on Zoning, Landmarks and Building Standards		
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/6/2017	1	City Council	Referred	

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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 Ml-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 8-H in the area bounded by:

A line 150.0 feet northwest of and parallel to South Archer Avenue;

a line 100.0 feet northeast of and parallel to the public alley northeast of South Wood Street;

South Archer Avenue; and

the public alley next northeast of South Wood Street;

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): 3172-3178 South Archer Avenue

NARRATIVE AND PLANS

Re: 3172-3178 South Archer Avenue

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

The applicant proposes to build a mixed-use, four story building with first floor commercial space, 24 dwelling units above the first floor, and 32 parking spaces.

Lot Area:	15,000 square feet
Floor Area Ratio:	2.0
Building Commercial Area: Building Residential	3,400 square feet 24.900 square feet 28,300
Area: Total Building Area:	square feet
Dwelling Units:	24 dwelling units
Minimum Lot Area Per Dwelling Unit:	625 square feet
Off-Street Parking:	32 parking spaces
Front Setback:	8 feet
Side Setback (southwest):	34 feet 4 inches

Side Setback (northeast): 5 feet 0 inches
Rear Setback: 10 feet*
Building Height (per §17-17-0311, and 44 feet 8 inches
excluding allowable rooftop features):

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

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