



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2020-5693  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 11/16/2020              **In control:** City Council  
**Final action:** 1/27/2021  
**Title:** Zoning Reclassification Map No. 8-I at 3723-3753 Archer Ave/3728-3904 S Western Ave - 20554T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-I  
**Attachments:** 1. O2020-5693 (V1).pdf, 2. O2020-5693.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
12/15/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/16/2020	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 hereby amended by changing all the current M2-2 Light Industry District symbols and indications as shown on Map No. 8-1 in the area bounded by:

South Archer Avenue; South Western Avenue; a line 416.33 feet from South Archer Avenue as measured along the west line of south Western Avenue; a line from a point 126.54 west of the west line of South Western Avenue running in a northwesterly direction for a distance of 74.75 feet to a point 22.71 feet east of the east line of the Union Stockyard and Transit Company Railroad right-of-way; a line from the terminus of the previously described line running east 5.63 feet to a point 28.34 feet east of the east line of the Union Stockyard and Transit Company Railroad right-of-way; a line from the terminus of the previously described line running northwesterly 183.34 feet to its intersection with the southeasterly line of: South Archer Avenue

to those of a CI-1 Neighborhood Commercial District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 3723 - 53 S. Archer Ave./3728 - 3904 S. Western Ave.

NARRATIVE AND PLANS  
3723 - 53 S. Archer Ave./3728 - 3904 S. Western Ave. TYPE I  
REGULATIONS

Narrative: The Applicant proposes to demolish the one-story vacant commercial building and construct a new 4,955 square foot, one-story retail building with gas station and 29 parking spaces and a height of 21.42 feet and a new 2,159 square foot restaurant building with a drive-thru and 19 parking spaces and a height of 21.08 feet.

Lot Area: 61,254 square feet

FAR: 0.12

Floor Area: 7,114 square feet

Residential Dwelling Units: N/A

MLA: ■ N/A

Height: 21.42 feet and 21.08 feet.

Automobile Parking: 48

Bicycle Parking: 5

Setbacks:

Front (Western Ave.): 20.00 ft.  
North Side (Archer Ave.): 71.83 ft.  
South Side: N/A Rear: N/A

A set of plans is attached.

\* Special Uses will be sought for the gas station and drive-thru.

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