



Office of the City Clerk

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Legislation Text

File #: SO2021-1525, Version: 1

**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 CI-2 Neighborhood Commercial District symbols as shown on Map No. 8-H in the area bounded by:

South Archer Avenue; South Leavitt Avenue; the public alley next south east of and parallel to South Archer Avenue; and a line 165.6 feet southwest of and almost parallel to South Leavitt Street (as measured along the southern boundary line of South Archer Avenue.

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: 3595-99 South Archer Ave., Chicago

FINAL FOR PUBLICATION

File # 20687

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 3595-99 SOUTH ARCHER AVENUE, CHICAGO

The subject property is currently vacant. The Applicant needs a zoning change to comply with the minimum lot area per dwelling unit requirements and the maximum floor area ratio requirements of the Zoning Ordinance, in order to build a 4-story mixed-use building with 2 live-work units and 1 commercial unit on the ground floor (retail/office), and 27 dwelling units on the upper floors (total of 29 dwelling units).

Project Description:	Zoning Change from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District
Use:	Mixed-Use Building with 2 live-work units and 1 commercial unit on the ground floor and 27 dwelling units on the upper floors
Floor Area Ratio:	2.3
Lot Area:	13,939 Square Feet
Building Floor Area:	31,772 Square Feet
Density:	480 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 23 (reduction due to Transit Served Location)
Set Backs:	Front: 0' Side: 0' east side and 3' west side Rear: 30'
Building height:	48'

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