



# Office of the City Clerk

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## Legislation Text

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File #: O2020-4813, Version: 1

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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 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 Avcn and perpendicular to South Archer Avenue); West 35<sup>th</sup> 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**

## Final; for Publication

### 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 <sup>st</sup> floor = 4,782.6 s.f. 2 <sup>1,d</sup> floor = 4,845.0 s.f. 3 <sup>rd</sup> 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

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