



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-6330
Type: Ordinance
File created: 9/14/2016
Status: Passed
In control: City Council
Final action: 11/16/2016
Title: Zoning Reclassification Map No. 8-H at 3201 S Archer Ave - App No. 18935T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-H
Attachments: 1. O2016-6330 (V1).pdf, 2. O2016-6330.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the Cl-2 Neighborhood Commercial District symbols and indications as shown on Map No. 8-H in area bound by

SOUTH ARCHER AVENUE; A LINE 114.80 FEET IN LENGTH COMMENCING AT A POINT 80.05 FEET SOUTHWEST OF THE INTERSECTION OF SOUTH ARCHER AVENUE AND SOUTH PAULINA STREET; SOUTH PAULINA STREET; A LINE 147.17 FEET IN LENGTH COMMENCING AT A POINT 180.75 FEET SOUTH OF THE INTERSECTION OF SOUTH ARCHER AVENUE AND SOUTH PAULINA STREET

To those of a B2-5 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

SECTION 2 The ordinance shall be in force and effect from and after its passage and due publication.

**ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A
TYPE I MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE
PROPERTY COMMONLY KNOWN AS 3201 SOUTH ARCHER AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from Cl-2 District to that of a B2-5 District for the property commonly known as 3201 South Archer Avenue. The lot has irregular measurements and a total lot area of 3,275 square feet. The property is currently the site of a Single Room Occupancy. Applicant seeks to increase the number of Single Room Occupancy units on the site from the current 17 to 21.

The following is a list of the proposed dimensions of the development:

Density: 21 single room occupancy residential dwelling units ,

Lot Area Per Unit: 155.95
Off Street Parking: 0 spaces
Height: 21 feet 10 inches
Floor Area: approximately 2,949 square feet
Floor Area Ratio: approximately 1.11
Front Setback (through lot): 41.80 feet
Rear Setback(through lot): 0 feet
West Side Setback: 0.20 feet
East Side Setback: 0 feet

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