



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-6198
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 3204-3260 S Archer Ave and 3223-3233 S Wood St - App No. 19367T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-H
Attachments: 1. O2017-6198.pdf, 2. SO2017-6198.pdf

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

ORDINANCE

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

SECTION I: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 8-H in the area bounded by:

A line 120.79 feet north of the northwest line of South Archer Avenue (as measured along the east line of South Wood Street); a line 39.10 feet east of and parallel to South Wood Street; a line 140.49 feet north of the northwest line of South Archer Avenue (as measured along the east line of South Wood Street); a line 137.44 feet east of and parallel to South Wood Street; the center line of the public alley next northwest of and parallel to South Archer Avenue; the public alley next northwest of and parallel to South Archer Avenue; a line 209.67 feet southwest of and parallel to the public alley next northeast of South Wood Street; South Archer Avenue; and 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): 3204-3260 South Archer Avenue, 3223-3233 South Wood Street

**SUBSTITUTE NARRATIVE AND
PLANS**

Re: 3204-3260 South Archer Avenue, 3223-3233 South Wood Street

The Applicant seeks a change in zoning from M1-2 to B2-3.

The applicant proposes to build two 1-story commercial buildings and two mixed-use, four story buildings - each with first floor commercial space, 24 dwelling units above the first floor, and accessory parking.

61,321 square feet

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Zoning Lot 1 (West Zoning Lot) Building A (Commercial) and Building B (Commercial)

Zoning Lot 1 (West Zoning Lot) Lot Area: 28,709 square feet
Zoning Lot 1 (West Zoning Lot) Floor Area Ratio: 0.4
Building Commercial Area / Total Building Area: 3,600 square feet (Building A) 7,428 square feet
(Building B) V
Zoning Lot 1 (West Zoning Lot) Dwelling Units: 0
Zoning Lot 1 (West Zoning Lot) Minimum Lot Area Not applicable (no dwelling units)
Per Dwelling Unit:
Zoning Lot 1 (West Zoning Lot) Off-Street Parking: 25 parking spaces
Zoning Lot 1 (West Zoning Lot) Front Setback: 0 feet (Building A) 8 feet (Building B)
Zoning Lot 1 (West Zoning Lot) Side Setback Of feet
(southwest):
Zoning Lot 1 (West Zoning Lot) Side Setback 0 feet
(northeast):
Zoning Lot 1 (West Zoning Lot) Rear Setback: 0 feet (Building A) 0 feet (Building B)
Zoning Lot 1 (West Zoning Lot) Building Height 17 feet 8 inches
(per § 17-17-0311, and excluding allowable rooftop
features):

Zoning Lot 2 (Center Zoning Lot) Building C (Residential)

Zoning Lot 2 (Center Zoning Lot)
Lot Area:

Zoning Lot 2 (Center Zoning Lot)
Floor Area Ratio:

Zoning Lot 2 (Center Zoning Lot)
Building Commercial Area: Building Residential Area: Total Building Area:

3,400 square feet 24,900 square feet 28,300 square feet

Zoning Lot 2 (Center Zoning Lot)
Dwelling Units:

Zoning Lot 2 (Center Zoning Lot)
Minimum Lot Area Per Dwelling Unit:

Zoning Lot 2 (Center Zoning Lot)
Off-Street Parking:

Zoning Lot 2 (Center Zoning Lot)
Front Setback:

Zoning Lot 2 (Center Zoning Lot)
Side Setback (southwest):

Zoning Lot 2 (Center Zoning Lot)
Side Setback (northeast):

Zoning Lot 2 (Center Zoning Lot)
Rear Setback:

Zoning Lot 2 (Center Zoning Lot)
Building Height (per § 17-17-0311, and excluding allowable rooftop features):

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

Zoning Lot 3 (East Zoning Lot)

Zoning Lot 3 (East Zoning Lot) Lot Area: 16,284 square feet
Zoning Lot 3 (East Zoning Lot) Floor Area Ratio: 1.9
Zoning Lot 3 (East Zoning Lot) Building Commercial Area: Building Residential Area: Total 3,400 square feet 24,900 square feet 28,300 square feet
Building Area:
Zoning Lot 3 (East Zoning Lot) Dwelling Units: 24 dwelling units
Zoning Lot 3 (East Zoning Lot) Minimum Lot Area Per Dwelling Unit: 665 square feet
Zoning Lot 3 (East Zoning Lot) Off-Street Parking: 27 parking spaces
Zoning Lot 3 (East Zoning Lot) Front Setback: 8 feet
Zoning Lot 3 (East Zoning Lot) Side Setback (southwest): 34 feet
Zoning Lot 3 (East Zoning Lot) Side Setback (northeast): 15 feet
Zoning Lot 3 (East Zoning Lot) Rear Setback: 10 feet*
Zoning Lot 3 (East Zoning Lot) Building Height (per § 17-17-0311, and excluding allowable rooftop features): 47 feet 8 inches

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

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