Office of the City Clerk

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Legislation Details (With Text)

File #:	SO2018-207			
Type:	Ordinance	**Status:**	Passed	
File created:	1/17/2018	**In control:**	City Council	
		Final action:	3/28/2018	
Title:	Zoning Reclassification Map No. 8-H at 3211-3213 S Archer Ave - App No. 19502T1			
Sponsors:	Misc. Transmittal			
Indexes:	Map No. 8-H			
Attachments:	1. O2018-207.pdf, 2. SO2018-207.pdf			

Date	Ver.	Action By	Action	Result
3/28/2018	1	City Council	Passed as Substitute	Pass
1/17/2018	1	City Council	Referred	

SUBSTITUTE ORDINANCE No. 19502T1

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 CI-2 Neighborhood Commercial District symbols and indications as shown on Map N0.8-H in the area bounded by

a line 155.05 feet southwest of the intersection of South Paulina Street and South Archer Avenue as measured at the southeasterly right-of- way line of south Archer Avenue and perpendicular thereto; the alley next southeast of and parallel to South Archer Avenue; a line 230.05 feet southwest of the intersection of South Paulina Street; and South Archer Avenue as measured at the southeasterly right-of-way line of South Archer Avenue and perpendicular thereto; and South Archer Avenue,

to those of a B2-5 Neighborhood Mixed-Use District is hereby established in the area above described.

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

Common address of property: 3211-3213 South Archer Avenue

FINAL W PUBLICATION 17-13-0303-C (1) Substitute Narrative and Plans Amended to Be a Type-1

3211-3213 South Archer Avenue, Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District Lot Area: 11,010.25 square feet
Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story (with partial basement) multi-unit residential building, at the subject site. The existing two-story building will be razed. The proposed new building will contain a total of twenty-four (24) dwelling units, between the basement thru 5th Floors. There will be interior parking for twenty-two (22) vehicles, located at grade level. The proposed new building will be masonry in construction and measure approximately 56 feet-6 inches in height.

(A)   The Project's Floor Area Ratio: 37,838 square feet (3.4 FAR)

(B)   The Project's Density (Lot Area Per Dwelling Unit):
        24 dwelling units (458.8 square feet)

(C)   The amount of off-street parking: 22 parking spaces
        *The Applicant will be seeking a Variation to reduce the required onsite parking by not more than 20% - from 24 to 22.

(D) Setbacks:

        a. Front Setback: 0 feet-0 inches

        b.   Rear Setback:
        9 feet-9'/2 inches (Residential Floors - at and above grade)
        0 feet-0 inches (Parking Garage - below grade)

        c.   Side Setbacks:
        North: 0 feet-0 inches South: 0 feet
                              -0 inches

        *The Applicant will seek Variations for any deviations fi-om the required setbacks for the new proposed building.

(E) Building Height:
        56 feet-6 inches (5th Floor Ceiling)

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FOR ZONING PURPOSES ONLY 02-14-18

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PROPOSED (5) STORY 24 UNIT BUILDING 3211 -3213 S. ARCHER AVE. CHICAGO IL, 60608

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FOR ZONING PURPOSES ONLY 02-14-18

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