



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-8104
Type: Ordinance
File created: 10/31/2018
Status: Passed
In control: City Council
Final action: 12/12/2018
Title: Zoning Reclassification Map No. 8-H at 3211-3213 S Archer Ave - App No. 19861T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-H
Attachments: 1. O2018-8104.pdf, 2. SO2018-8104.pdf

Date	Ver.	Action By	Action	Result
12/12/2018	1	City Council	Passed as Substitute	Pass
12/6/2018	1	Committee on Zoning, Landmarks and Building Standards		
10/31/2018	1	City Council	Referred	

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 the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map N0.8-H in the area bounded by

South Archer Avenue; a line 155.05 feet southwest of the intersection of South Archer Avenue and South Paulina 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; and a line 230.05 feet southwest of the intersection of South Archer Avenue and South Paulina Avenue, as measured at the southeasterly right-of-way line of South Archer Avenue and perpendicular thereto,

to those of a B2-5 Neighborhood Mixed-Use District and a corresponding uses 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 addresses of property: 3211-3213 South Archer Avenue

FINAL FCR PUBLICATION

Application No. 19861-TI

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans

3211-3213 South Archer Avenue, Chicago, Illinois

Proposed Zoning: B2-5 Neighborhood Mixed-Use District Lot Area:

11,010 square feet

Proposed Land Use: In and around March 28, 2018, the Applicant obtained a Zoning Map Reclassification, pursuant to a Type 1 Application (No. 19502T1), in order to permit the construction of a new five-story (with basement) residential building, containing twenty-four (24) dwelling units, at the subject site. The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application, in order to permit the construction of a new four-story (with basement) all residential building, pursuant to a modified set of architectural plans. The new proposed building will contain a total of thirty-four (34) dwelling units, between the 1st thru 4th Floors. There will be onsite parking for twenty-four (24) vehicles, located within the basement (Lower Level) of the new proposed building, with surface parking for an additional four (4) vehicles located at the rear of the building - for a total of twenty-eight (28) off-street vehicular parking spaces. The new proposed building will be masonry in construction and will measure 44 feet-6 inches in height.

- A) The Project's Floor Area Ratio: 36,941 square feet (3.36 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
34 dwelling units (323.82 square feet)
- C) The amount of off-street parking: 28 parking spaces
**The Applicant will be seeking a Variation to reduce the required onsite parking by 20% -from 34 to 28.*
- D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback:
9 feet-9 inches (Residential Floors - at and above grade)
- c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches

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

FINAL FCR PUBLICATION

Building Height:

44 feet-6 inches (4th Floor Ceiling)

55 feet - 6 inches (Rooftop Access Structure)

FINAL FCR PUBLICATION