



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-779
Type: Ordinance
File created: 2/19/2020
Status: Passed
In control: City Council
Final action: 4/24/2020
Title: Zoning Reclassification Map No. 12-L at 5781-5789 S Archer Ave - App No. 20342T1
Sponsors: Misc. Transmittal
Indexes: Map No. 12-L
Attachments: 1. O2020-779.pdf, 2. O2020-779 (V1).pdf

Date	Ver.	Action By	Action	Result
4/24/2020	1	City Council	Passed	Pass
3/16/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/19/2020	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 M1-1 Limited Manufacturing /Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.12-L in the area bounded by

South Archer Avenue; South Long Avenue; the alley next south of South Archer Avenue; and a line 122.10 feet southwest of the intersection of South Archer Avenue and South Long Avenue as measured at the south right-of-way of South Archer Avenue and perpendicular thereto,

to those of a B3-1 Community Shopping District.

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

5781-5789 South Archer Avenue

17-13-0303-C (1) Narrative Zoning Analysis

5781-5789 South Archer Avenue, Chicago, Illinois

Proposed Zoning: B3-1 Community Shopping District Lot Area:

13,882 square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new one-story commercial-office building and a surface parking lot, at the subject property - which such site is presently split-zoned. The existing one-story (vacant) building will be razed, to allow for the proposed new improvements. The new surface parking lot will provide off-street accessory parking for approximately twenty-one (21) vehicles. The new proposed building will be masonry in construction and measure 20 feet-8 inches in height.

- A) The Project's Floor Area Ratio: 3,510 square feet (0.25 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units are intended or proposed
- C) The amount of off-street parking: 21 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 40 feet-0 inches
 - c. Side Setbacks: West: 0 feet-0 inches
East: 52 feet-4 inches

- (E) Building Height:
20 feet-8 inches

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