



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2020-4568  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/9/2020 **In control:** City Council  
**Final action:** 10/7/2020  
**Title:** Zoning Reclassification Map No. 6-G at 3022 S Archer Ave - App No. 20491T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 6-G  
**Attachments:** 1. SO2020-4568.pdf, 2. O2020-4568.pdf\_V1, 3. O2020-4568.pdf

Date	Ver.	Action By	Action	Result
10/7/2020	1	City Council	Passed as Substitute	Pass
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	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 of the CI-2, Neighborhood Commercial District symbols as shown on Map No. 6-G in the area bounded by:**

**The public alley next northwest of and parallel to South Archer Avenue; a line 25 feet northeast of and parallel to South Broad Street; South Archer Avenue; and South Broad Street.**

**To those of a B2-3, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 3022 South Archer Avenue, Chicago**

# Final for Publication

## A SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 3022 SOUTH ARCHER AVENUE, CHICAGO, IL

The subject property is currently improved with an existing 4-story building, currently vacant, but previously used for SRO units. The Applicant intends to rehab the existing building and convert it to a mixed-use with commercial space on the ground floor front, and 8 dwelling units to be located on the ground floor rear and on the upper floors. The Applicant needs a zoning change in order to comply with the maximum floor area ratio; the minimum lot area per unit reduction for Transit-Served Locations (per section 17-3-0402-B) and to obtain parking relief pursuant to TSL parking reduction (per Section 17-10-0102-B).

Project Description:	Zoning Change from a C1 -2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District
Use:	Residential Building with 8 dwelling units
Floor Area Ratio:	3.5 (increase in FAR pursuant to 17-3-0403-B)
Lot Area:	2,500 Square Feet
Building Floor Area:	8,750 Square Feet
Density:	312 Square Feet per Dwelling Unit (MLA reduction for Transit-Served Locations per section 17-3-0402-B)
Off- Street parking:	Parking spaces: 0 (TSL reduction per 17-10-0102B.)
Set Backs:	Front: 0 Feet North Side: 0 Feet South Side: 0 Feet Rear: 0 Feet
Building height:	Existing 4-story - 47.67 Feet

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