



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-4813
Type: Ordinance
File created: 10/7/2020
Status: Passed
In control: City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 8-H at 3473-3477 S Archer Ave - App No. 20529T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-H
Attachments: 1. O2020-4813(V1).pdf, 2. O2020-4813.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 8-H in the area bounded by:

South Archer Avenue; a line 109.80 feet northeast of and almost parallel to South Hoyne Avenue (as measured along the southern boundary line of South Archer Aven and perpendicular to South Archer Avenue); West 35th Street; and South Hoyne Avenue.

To those of a B3-3, Community Shopping District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 3473-77 South Archer Avenue, Chicago

Final; for Publication

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 3473-77 SOUTH ARCHER AVENUE, CHICAGO, IL

The subject property is currently improved with an existing 3-story mixed-use building, with existing commercial units on the ground floor and 10 existing dwelling units on the upper floors, with no existing parking. The Applicant needs a zoning change in order to re-establish commercial use within the existing commercial units located on the ground floor of the existing mixed-use building. The existing 10 dwelling units will remain on the upper floors with no change

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to a B3-3, Community Shopping District
Use:	Mixed-use Building with commercial units on the ground floor and 10 dwelling units located on the upper floors.
Existing Floor Area Ratio:	2.98
Lot Area:	4,850 Square Feet
Existing Building Floor Area:	1 st floor = 4,782.6 s.f. 2 ^{1,d} floor = 4,845.0 s.f. 3 rd floor = 4,845.0 s.f Total - 14,471.6 s.f.
Existing Density:	485 Square Feet per Dwelling Unit
Off- Street parking:	No existing parking
Existing Setbacks:	Front: 0 Feet Side: 0 Feet Rear: 0 Feet
Building height:	Existing 3-story - 34 Feet 7 Inches

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