



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-1525  
**Type:** Ordinance  
**File created:** 4/21/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 5/26/2021  
**Title:** Zoning Reclassification Map No. 8-H at 3595-3599 S Archer Ave - App No. 20687T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-H  
**Attachments:** 1. SO2021-1525.pdf, 2. O2021-1525.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed as Substitute	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
4/21/2021	1	City Council	Referred	

**FINAL FOR  
PUBLICATION**

### 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. 8-H in the area bounded by:**

**South Archer Avenue; South Leavitt Avenue; the public alley next south east of and parallel to South Archer Avenue; and a line 165.6 feet southwest of and almost parallel to South Leavitt Street (as measured along the southern boundary line of South Archer Avenue.**

**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: 3595-99 South Archer Ave., Chicago**

## **FINAL FOR PUBLICATION**

**File # 20687**

### **NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 3595-99 SOUTH ARCHER AVENUE, CHICAGO**

The subject property is currently vacant. The Applicant needs a zoning change to comply with the minimum lot area per dwelling unit requirements and the maximum floor area ratio requirements of the Zoning Ordinance, in order to build a 4-story mixed-use building with 2 live-work units and 1 commercial unit on the ground floor (retail/office), and 27 dwelling units on the upper floors (total of 29 dwelling units).

Project Description:	Zoning Change from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District
Use:	Mixed-Use Building with 2 live-work units and 1 commercial unit on the ground floor and 27 dwelling units on the upper floors
Floor Area Ratio:	2.3
Lot Area:	13,939 Square Feet
Building Floor Area:	31,772 Square Feet
Density:	480 Square Feet per Dwelling Unit

Off- Street parking:	Parking spaces: 23 (reduction due to Transit Served Location)
Set Backs:	Front: 0' Side: 0' east side and 3' west side Rear: 30'
Building height:	48'

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