

Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-1525

Type: Ordinance Status: Passed

File created: 4/21/2021 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 Cl-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.

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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 Cl-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

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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'

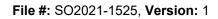
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