



Office of the City Clerk

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Legislation Text

File #: O2016-6330, **Version:** 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the CI-2 Neighborhood Commercial District symbols and indications as shown on Map No. 8-H in area bound by

SOUTH ARCHER AVENUE; A LINE 114.80 FEET IN LENGTH COMMENCING AT A POINT 80.05 FEET SOUTHWEST OF THE INTERSECTION OF SOUTH ARCHER AVENUE AND SOUTH PAULINA STREET; SOUTH PAULINA STREET; A LINE 147.17 FEET IN LENGTH COMMENCING AT A POINT 180.75 FEET SOUTH OF THE INTERSECTION OF SOUTH ARCHER AVENUE AND SOUTH PAULINA STREET

To those of a B2-5 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

**ZONING AND DEVELOPMENT NARRATIVE IN SUPPORT OF AN APPLICATION FOR A
TYPE I MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE
PROPERTY COMMONLY KNOWN AS 3201 SOUTH ARCHER AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from CI-2 District to that of a B2-5 District for the property commonly known as 3201 South Archer Avenue. The lot has irregular measurements and a total lot area of 3,275 square feet. The property is currently the site of a Single Room Occupancy. Applicant seeks to increase the number of Single Room Occupancy units on the site from the current 17 to 21.

The following is a list of the proposed dimensions of the development:

Density:	21 single room occupancy residential dwelling units ,
Lot Area Per Unit:	155.95
Off Street Parking:	0 spaces
Height:	21 feet 10 inches
Floor Area:	approximately 2,949 square feet
Floor Area Ratio:	approximately 1.11
Front Setback (through lot):	41.80 feet
Rear Setback(through lot):	0 feet
West Side Setback:	0.20 feet
East Side Setback:	0 feet

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