

Legislation Text

File #: 02018-4475, Version: 1

## 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 amended by changing all the MI-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 8-H in the area bounded by:

The center line of the public alley next northwest of and parallel with South Archer Avenue; the center line of the public alley next northeast of South Wood Street and perpendicular to South Archer Avenue; South Archer Avenue;

a line 209.67 feet southwest of and parallel with the west right-of-way line of the public alley next northeast of South Wood Street and perpendicular to South Archer Avenue;

to those of a B2-3 Neighborhood Mixed-Use District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 3182-3200 South Archer Avenue

#### NARRATIVE AND PLANS Re: 3182-3200

#### South Archer Avenue, Chicago, IL

The Applicant seeks a change in zoning from M1-2 to B2-3.

The Applicant proposes to build two mixed-use buildings, each with first floor commercial space, each with 24 dwelling units, each with 32 parking spaces, both approximately 47 feet 8 inches high.

31,248 square feet

## Zoning Lot 1 (West Zoning Lot / West Building)

Zoning Lot 1 (West Zoning Lot / West Building) Lot Area:	15,624 square feet
Zoning Lot 1 (West Zoning Lot / West Building)	1.82
Floor Area Ratio: Zoning Lot 1 (West Zoning Lot / West Building)	3,400 square feet 24,900 square feet 28,300 square
Building Commercial Area: Building Residential Area: Total Building Area:	feet
Zoning Lot 1 (West Zoning Lot / West Building)	24 dwelling units
Dwelling Units: Zoning Lot 1 (West Zoning Lot / West Building)	650 square feet
Minimum Lot Area Per Dwelling Unit: Zoning Lot 1 (West Zoning Lot / West Building)	27 parking spaces
Off-Street Parking:	7 feet 5 inches
Zoning Lot 1 (West Zoning Lot / West Building) Front Setback:	
Zoning Lot 1 (West Zoning Lot / West Building) Side Setback (southwest):	15 feet 0 inches
Zoning Lot 1 (West Zoning Lot / West Building) Side Setback (northeast):	28 feet 7 inches
Zoning Lot 1 (West Zoning Lot / West Building)	10 feet*
Rear Setback: <b>Zoning Lot 1 (West Zoning Lot / West Building)</b> Building Height (per § 17-17-0311, and excluding allowable rooftop features):	47 feet 8 inches

\*Will seek a variation for a rear yard setback reduction.

#### **Zoning Lot 2** t / East Building) (East Zoning Lo Zoning Lot 2 (East Zoning Lot / East Building) 15,624 square feet Lot Area: Zoning Lot 2 (East Zoning Lot) Floor Area Ratio: 1.82 Zoning Lot 2 (East Zoning Lot) Building 3,400 square feet 24,900 square feel 28,300 square Commercial Area: Building Residential Area: Total feet **Building Area**: Zoning Lot 2 (East Zoning Lot) Dwelling Units: 24 dwelling units Zoning Lot 2 (East Zoning Lot) Minimum Lot Area650 square feet Per Dwelling Unit: Zoning Lot 2 (East Zoning Lot) Off-Street Parking: 27 parking spaces Zoning Lot 2 (East Zoning Lot) Front Setback: 7 feet 5 inches Zoning Lot 2 (East Zoning Lot) Side Setback 39 feet 5 inches (southwest): 4 feet 2 inches Zoning Lot 2 (East Zoning Lot) Side Setback (northeast): 10 feet \* Zoning Lot 2 (East Zoning Lot) Rear Setback: 47 feet 8 inches Zoning Lot 2 (East Zoning Lot) Building Height (per § 17-17-0311, and excluding allowable rooftop features):

\*Will seek a variation for a rear yard setback reduction.



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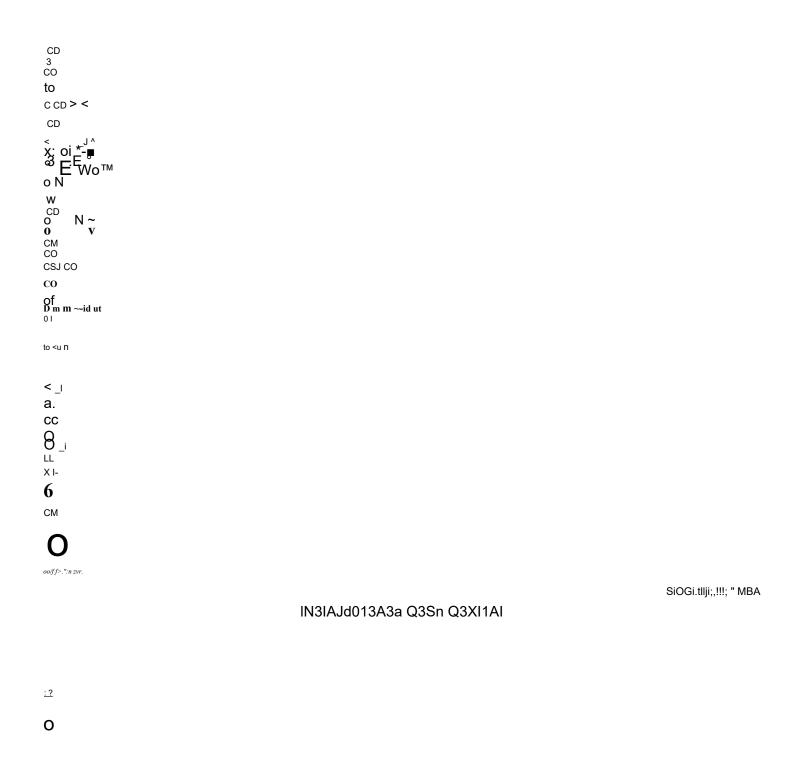
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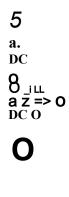
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