



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2018-4475, 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 M1-2 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)	15,624 square feet
Lot Area:	
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 feet
Building Commercial Area: Building Residential Area: Total Building Area:	
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:	
Zoning Lot 1 (West Zoning Lot / West Building)	7 feet 5 inches
Front Setback:	
Zoning Lot 1 (West Zoning Lot / West Building)	15 feet 0 inches
Side Setback (southwest):	
Zoning Lot 1 (West Zoning Lot / West Building)	28 feet 7 inches
Side Setback (northeast):	
Zoning Lot 1 (West Zoning Lot / West Building)	10 feet*
Rear Setback:	
Zoning Lot 1 (West Zoning Lot / West Building)	47 feet 8 inches
Building Height (per § 17-17-0311, and excluding allowable rooftop features):	

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

Zoning Lot 2

(East Zoning Lot 2)

(East Building)

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 feet 28,300 square feet

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 Area 650 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):

Zoning Lot 2 (East Zoning Lot) Side Setback 4 feet 2 inches

(northeast):

Zoning Lot 2 (East Zoning Lot) Rear Setback: 10 feet *

Zoning Lot 2 (East Zoning Lot) Building Height 47 feet 8 inches

(per § 17-17-0311, and excluding allowable rooftop

features):

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

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