



Office of the City Clerk

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Legislation Text

File #: SO2020-4568, 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 hereby amended by changing all of the CI-2, Neighborhood Commercial District symbols as shown on Map No. 6-G in the area bounded by:

The public alley next northwest of and parallel to South Archer Avenue; a line 25 feet northeast of and parallel to South Broad Street; South Archer Avenue; and South Broad Street.

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: 3022 South Archer Avenue, Chicago

Final for Publication

A SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1
ZONING AMENDMENT FOR 3022 SOUTH ARCHER
AVENUE, CHICAGO, IL

The subject property is currently improved with an existing 4-story building, currently vacant, but previously used for SRO units. The Applicant intends to rehab the existing building and convert it to a mixed-use with commercial space on the ground floor front, and 8 dwelling units to be located on the ground floor rear and on the upper floors. The Applicant needs a zoning change in order to comply with the maximum floor area ratio; the minimum lot area per unit reduction for Transit-Served Locations (per section 17-3-0402-B) and to obtain parking relief pursuant to TSL parking reduction (per Section 17-10-0102-B).

Project Description:	Zoning Change from a C1 -2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District
Use:	Residential Building with 8 dwelling units
Floor Area Ratio:	3.5 (increase in FAR pursuant to 17-3-0403-B)
Lot Area:	2,500 Square Feet
Building Floor Area:	8,750 Square Feet
Density:	312 Square Feet per Dwelling Unit (MLA reduction for Transit-Served Locations per section 17-3-0402-B)
Off- Street parking:	Parking spaces: 0 (TSL reduction per 17-10-0102B.)
Set Backs:	Front: 0 Feet North Side: 0 Feet South Side: 0 Feet Rear: 0 Feet
Building height:	Existing 4-story - 47.67 Feet

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