

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 3004-3006 S. ARCHER AVENUE and 3008 S. ARCHER AVENUE

The Applicant seeks to rezone 3004-3008 S. Archer from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District to divide the zoning lot and improve the vacant lot at 3008 S. Archer with a four story, two dwelling unit residential building while converting the existing building at 3004-3006 S. Archer. 3004-3008 S. Archer is a transit served location because it is 1,040 feet from the Ashland Orange Line CTA train station and located on the Archer CTA bus line corridor.

The property located at 3004-3006 S. Archer Avenue is currently improved with a nonconforming 4-story residential building with eight (8) dwelling units and six (6) surface parking lots. Vacant commercial space is provided at 3004-3006 S. Archer on the ground floor and the existing building is 46 feet, seven inches. No exterior changes are being proposed to the 3004-3006 S. Archer Avenue building, which is being included in the zoning map amendment application to convert the eight (8) dwelling unit and vacant ground floor commercial space into twelve (12) dwelling unit residential building with no commercial space. 3004-3006 S. Archer has an existing nonconforming rear setback of 19 feet, 2 inches. Pursuant to Section 17-13-0303-D, the Applicant seeks relief under Section 17-13-1003-I to reduce the rear setback from 30 feet to 19 feet, 2 inches to preserve the existing rear setback and to allow residential on the ground floor.

The property located at 3008 S. Archer Avenue is a vacant lot. The applicant intends to establish a four-story two-dwelling unit residential building at 3008 S. Archer Avenue. No commercial space is provided at 3008 S. Archer and the height of the proposed building will be 47 feet. The property located at 3008 S. Archer Avenue will require relief under Section 17-3-0308 of the Chicago Zoning Ordinance for the two parking spaces. Pursuant to Section 17-13-0303-D, the Applicant seeks to allow two (2) parking spaces under Section 17-3-0308, the Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE. The project will also require rear setback relief under Section 17-13-1003-I to bring the rear setback to 22 feet.

Project Bulk and Density

	3008 S. Archer (New Building)	3004-3006 S. Archer (Existing Building)
Lot Area	2,500 SF	5,000 SF
Density MLA (Lot area per unit)	1,250 SF (2 DU)	416.6 SF (12 DU)
Commercial SF	0 SF	0 SF
Off Street* Parking	2 spaces*	6 spaces (existing)* TSL as of right
Rear Setback*	22 feet*	19 feet, 2 inches* (existing)
Side Setback (West)	2 feet	0 feet (existing)
Side Setback (East)	3 feet	0 feet (existing)
Front Setback	6 inches	0 feet (existing)
Building SF	5,500 SF	14,175 SF (existing)
FAR	2.2	2.84 (existing)
Building Height	47 feet	46 feet 7 inches (existing)

I. 17-3-0307 Exceptions.

1. Any application seeking a zoning map amendment, pursuant to Section 17-13-0300, in order to establish a residential, day care, hospital, parks and recreation, school, eating and drinking establishment with an outdoor patio or outdoor assembly use that is proposed to be established within 660' of any (a) windrow composting facility, (b) intensive manufacturing, production and industrial service use, (c) Class III, Class IV A, Class IVB and Class V recycling facility, (d) warehousing, wholesaling, and freight movement use, (e) container storage, (f) freight terminal, (g) outdoor storage of raw material as a principal use, (h) waste-related use, or (i) manganese-bearing material operation use may be allowed only if farther reviewed and approved in accordance with the special use procedures of Section 17-13-0900, unless it otherwise meets a planned development threshold of Section 17-8-0500.

The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provision be determined as applicable.

II. 17-3-0308 Specific Criteria for Transit-Served Location.

1. The project complies with the applicable standards of Section 17-10-0102-B;

3004-3008 S. Archer Avenue is a transit served location because it is 1,040 feet from the Ashland Orange Line CTA train station and located on the Archer CTA bus line corridor.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a pedestrian street and except paragraph C if the land use is designated in a non-commercial use group, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street;

The Project complies with Section 17-3-0504-B because the building abuts Archer Avenue. The Project does not need to comply with Section 17-3-0504-C because this is a residential building. The Project complies with Section 17-3-0504-D because the building has a primary entrance on Archer Avenue to access the first-floor unit. Section 17-3-0504-E does not apply to this residential building. The Project complies with Section 17-3-0504-F and G because all parking is accessed from the rear public alley and not visible from Archer Avenue. Section 17-3-0504-H does not apply to this residential building. Section 17-3-0504-I does not apply to this all residential building.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;

The Ashland Orange Line CTA train station typology allows for light density in infill opportunities. The proposed two-flat conforms to this typology where residential uses are already abundantly present.

4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE; and

The subject property at 3008 S. Archer Avenue pursuant to 17-13-0303-D seeks relief as an Administrative Adjustment as part of its Type-1 zoning amendment application to allow for two parking space under Section 17-13-1003-EE.

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

This Specific Criteria is not applicable to this project.

TOD Status for 3004-3006 S Archer Ave, Chicago, IL

This section is designed for property owners, developers, and businesses to understand the benefits of the Chicago "Transit-Served Location" ordinance (also known as the TOD ordinance). Properties & storefronts in Chicago near train stations – CTA's rapid transit 'L' and Metra's commuter rail – and eligible bus corridors may be eligible for bonuses.

Read our summary of the TOD ordinance rules (</guide/connectedcommunities>), including the zoning code sections that set the requirements and standards for developments in TOD areas

Cityscape's automated determination

TOD 3004-3006 S Archer Ave is **likely** eligible for the benefits of the Transit-Served Location ordinance because of its zoning class (C1-2) and close proximity to transit.

The nearest eligible transit facilities are...

Nearest station entrance/exit

Ashland (</maps/?place=ctastation-ashland-midway>) CTA Orange Line station, **1,103 feet away** (direct line). It must be within 2,640 feet.

Nearest listed bus corridor

Archer Ave (</maps/?place=chicagotodbusroute2022-archer-ave-harlem-ave-state-st>), **69 feet away** (direct line). It must be within 1,320 feet.


Benefits & standards

Development at this location is eligible for these project benefits or must comply with these standards (read our summary (</guide/connectedcommunities>)):

- **More units** - The limit on efficiency units is waived, due to the site being less than or equal to 660 feet away from transit
- **Less parking required** - Minimum parking requirements can be eliminated (an administrative adjustment is required for residential projects that are proposing fewer or more than 0.5 spaces per unit)
- **Parking cap** - Due to being in a rail TOD area, parking for residential is capped at 100% of the chapter 17-10 parking table (per 17-3-308/17-4-0301 and 17-13-1003-EE)
- **Driveway standard** - Pedestrian Street standards apply here, and require that any driveway or curb cut is approved via *administrative adjustment*

Take note

Pedestrian Street design standards apply to new construction here per 17-3-0308(2).

 TDM guidelines apply to new construction here per 17-3-0308(5) (learn more (</blog/chicago-deploys-its-first-tdm-requirements-for-new-construction-in-rail-station-tod-areas-0cb6a82403>)).

Maximum distances

The maximum distance between properties and...
CTA & Metra stations entrances/exits is **2,640 feet**
select bus route corridors is **1,320 feet**

"R" districts other than RM-5, RM-5.5, RM-6, and RM-6.5 are not eligible.

Pedestrian Streets

X P-Street This is not on or within 150 feet of a zoned Pedestrian Street (/maps/index.php#/?places_type=chipedstreet).

Read about how this is measured

Nearby transit walking distances

Nearest CTA or Metra station entrance or exit 

Ashland (</maps/?place=ctastation-ashland-midway>) CTA Orange Line station
about 2.1 blocks away / 1,391 feet (walking distance) / 1,103 feet (straight line)


Nearest listed bus corridor

Archer Ave (</maps/?place=chicagotodbusroute2022-archer-ave-harlem-ave-state-st>)
about 0.1 blocks away / 96 feet (walking distance) / 69 feet (straight line).



TOD map notes

View all bus stops and train stations on Transportation Snapshot [🗺️ \(/transportation.php?id=as_68baac7b6a74c16d1e1146042c3fcc78\)](/transportation.php?id=as_68baac7b6a74c16d1e1146042c3fcc78)

 Walking distance is approximate in a city with a street grid. Blocks refer to the 1/8th mile typical block length in Chicago. Lines are measured to nearest station entrance or exit; in Chicago, additionally measured to nearest listed bus corridor.

NEW 2 UNIT RESIDENTIAL 4 STORY BUILDING

CHICAGO 3008 S. ARCHER AVE. ILLINOIS



PERMISSION TO REPRODUCE THIS DRAWING FOR ANY PURPOSES IS GRANTED BY THE ARCHITECT TO THE CLIENT FOR THE PROJECT DESCRIBED HEREIN. ANY OTHER REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

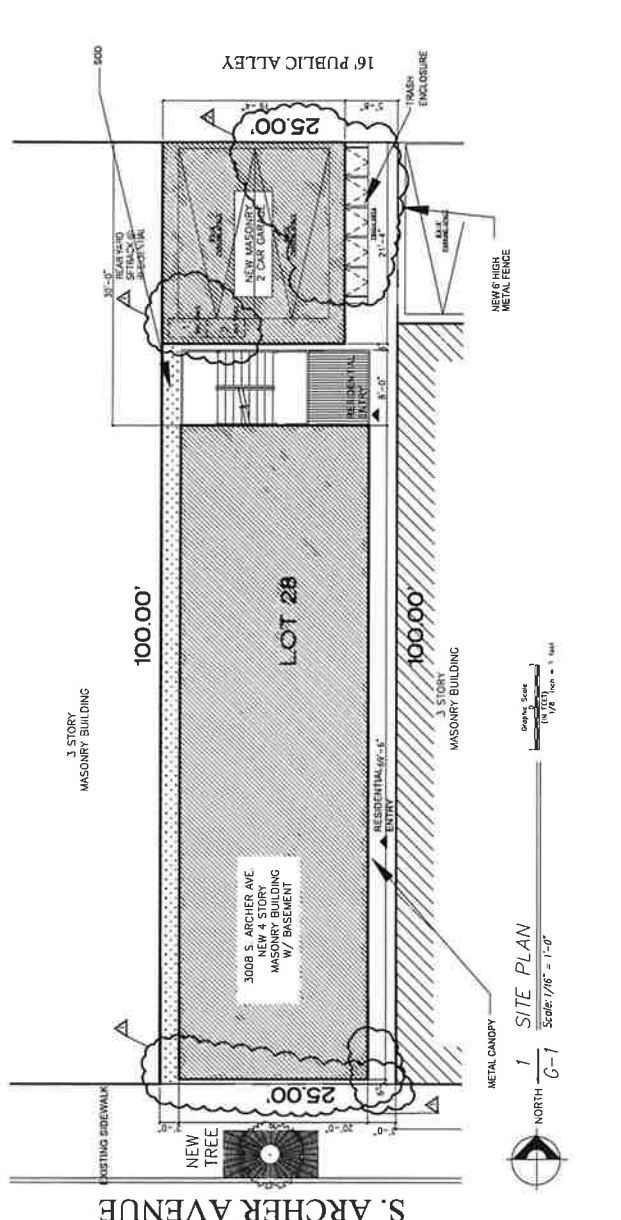
DATE: 10/20/2022

PROJECT: NEW 2 UNIT RESIDENTIAL 4 STORY BUILDING

CLIENT: NEW 2 UNIT RESIDENTIAL 4 STORY BUILDING

DRAWING LIST:

- ARCHITECTURAL
 - G-1 100' DISTANCE PLAN
 - G-2 GENERAL NOTES
 - G-3 MECHANICAL NOTES & DETAILS
 - G-4 HANDICAP PLAN
 - A-1 FLOOR PLANS
 - A-2 FLOOR PLANS
 - A-3 FLOOR PLANS
 - A-4 ELEVATIONS
 - A-5 ELEVATIONS
 - A-6 5 SECTIONS
 - A-7 WALL TYPES
 - A-8 BRICKS
 - A-9 5 METAL PANEL DETAILS
 - A-10 SCHEDULES
- STRUCTURAL
 - S-1.0 FOUNDATION & FIRST FLOOR FRAMING PLAN
 - S-1.1 2ND & 3RD FLOOR FRAMING
 - S-1.2 LOWER & UPPER ROOF FRAMING
 - S-2.1 ROOF DETAILS
- MECHANICAL/PLUMBING
 - M-1B MECHANICAL NOTES & DETAILS
 - M-1C MECHANICAL NOTES & DETAILS
 - M-2 BASEMENT MECHANICAL PLAN
 - M-3 1ST FLR. MECHANICAL PLAN
 - M-4 2ND FLR. MECHANICAL PLAN
 - M-5 3RD FLR. MECHANICAL PLAN
 - M-6 ROOF MECHANICAL PLAN
 - PPF-1 PLUMBING & FP PLAN NOTES & DETAILS
 - PPF-2 BASEMENT PLUMBING & FP PLANS
 - PPF-3 1ST FLR. PLUMBING & FP PLANS
 - PPF-4 2ND FLR. PLUMBING & FP PLANS
 - PPF-5 3RD FLR. PLUMBING & FP PLANS
 - PPF-6 ROOF PLUMBING & FP PLANS
- ELECTRICAL
 - E-0 ELECTRICAL SYMBOLS & GENERAL NOTES
 - E-1 2ND & 3RD FLOOR ELECTRICAL PLANS
 - E-2 2ND & 3RD FLOOR ELECTRICAL PLANS
 - E-3 GRADE/BASEMENT & 1ST FLR. EXIT & FIRE ALARM PLANS
 - E-4 2ND, 3RD & ROOF EXIT & FIRE ALARM PLANS



ARCHITECTURE
INTERIORS
PLANNING

kutlesa hernandez
ARCHITECTS
647 Berkeley Drive
Romeoville, Illinois 60446
Direct: 312-315-1746
www.kutlesahernandez.com

CONTRACT: 15/18/2022
PROJECT: NEW 2 UNIT RESIDENTIAL 4 STORY BUILDING
DATE: 10/20/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/20/2022
PROJECT: NEW 2 UNIT RESIDENTIAL 4 STORY BUILDING
DATE: 10/20/2022

16 PUBLIC ALLEY

25.00'

3008 S. ARCHER AVE
NEW 4 STORY
MASONRY BUILDING
W/ BASEMENT

LOT 28

100.00'

100.00'

S. ARCHER AVENUE

EXISTING SIDEWALK

NEW TREE

NEW 6'-HIGH METAL FENCE

METAL CANOPY

16'-0" CAN YARD SETBACK (RESIDENTIAL)

NEW 4 STORY UNIT RESIDENTIAL BLDG. W/ DETACHED 2 CAR GARAGE

3008 S. ARCHER AVE. CHICAGO, IL 60608

Owner: First Western Properties

Building Address: 3008 S. Archer Ave. Chicago, IL 60608

Scale: 1/16" = 1'-0"

North Arrow

Graphic Scale (in feet)

16 PUBLIC ALLEY

25.00'

3008 S. ARCHER AVE
NEW 4 STORY
MASONRY BUILDING
W/ BASEMENT

LOT 28

100.00'

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Scale: 1/16" = 1'-0"

North Arrow

Graphic Scale (in feet)

PLANT LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	⊙	ASH	ASH	13" W/4" CHUP	
		BLACK WALNUT	BLACK WALNUT		
		DECIDUOUS SHRUBS			

GENERAL CONSTRUCTION NOTES

- LANDSCAPE SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE CHICAGO LANDSCAPE ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL D.C.G. & AT 312.744.7000 TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL TAKE CARE TO PROTECT ANY UTILITIES. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- PROTECT EXISTING UTILITIES, STRUCTURES, PAVERS AND UTILITIES TO REMAIN FROM OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - CAUTION: MAINTAIN PROPER CLEARANCE FROM ALL EXISTING UTILITIES TO PREVENT ANY DISTURBANCE OF EXISTING UTILITIES INCLUDING SCOT ZONES. USE TRIC PROTECT ON BARBERADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN BY INSTALLING TRIC PROTECT ON THE TRUNKS OF EXISTING TREES TO REMAIN. PROTECT EXISTING TREES TO REMAIN BY INSTALLING TRIC PROTECT ON THE TRUNKS OF EXISTING TREES TO REMAIN. PROTECT EXISTING TREES TO REMAIN BY INSTALLING TRIC PROTECT ON THE TRUNKS OF EXISTING TREES TO REMAIN.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREPARATION WORKS AS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAINTING AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

PARKWAY PLANTING DATA

APPLICABLE HEIGHTAGE - 25' 00" 1'
 REQUIRED PARKWAY TREES - 1
 PARKWAY WELLS PROVIDED - 1

OWNER'S STATEMENT

CALLER TOLL FREE THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 3008 S. ARCHER AVE., CHICAGO, ILLINOIS HAS, TO THE BEST OF THE UNDERSIGNED APPLICANTS KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".

OWNER'S SIGNATURE

TREE PRESERVATION STATEMENT

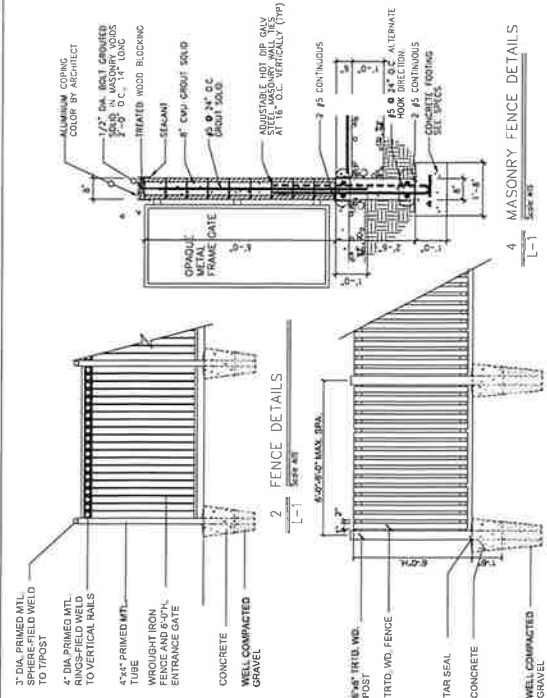
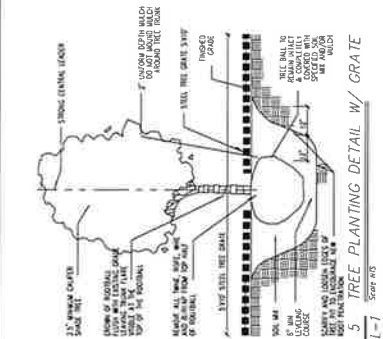
EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED

ESTIMATED PLANTING TIME WILL BE: DECEMBER 2023

ARCHITECT'S STATEMENT

THE UNDERSIGNED ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 3008 S. ARCHER AVE., CHICAGO, ILLINOIS HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".

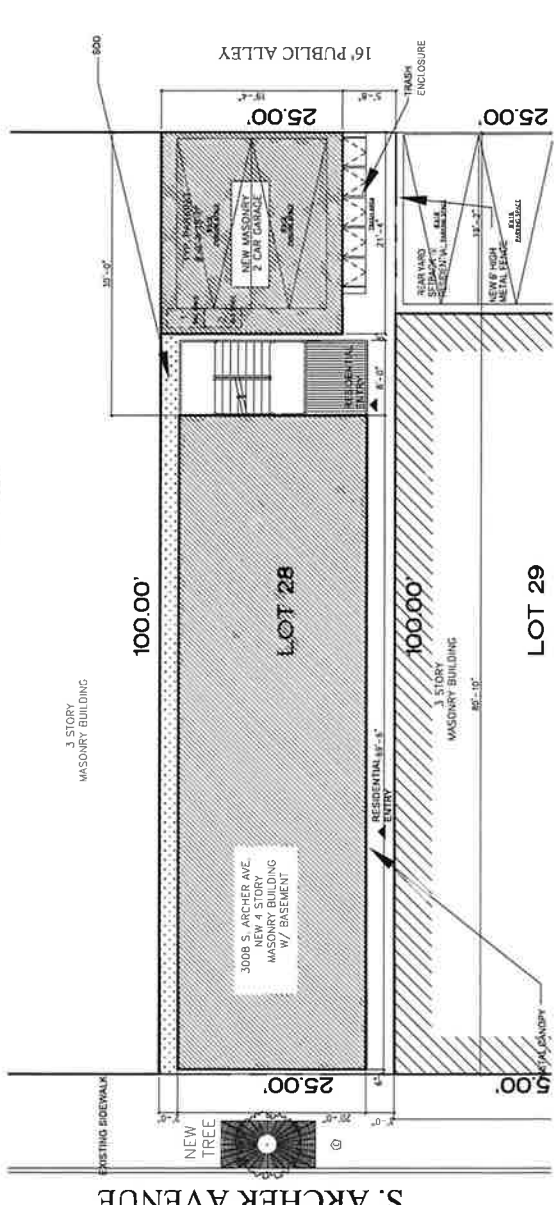
ARCHITECT'S SIGNATURE & STAMP



WD. FENCE ELEVATION

WOOD FENCE DETAILS

MASONRY FENCE DETAILS



LANDSCAPE PLAN

Scale: 1/16" = 1'-0"

DATE: 11/15/23

ARCHITECTURE INTERIORS PLANNING

kutlesa architects

1115 S. ARCHER AVE. SUITE 200
 CHICAGO, IL 60608

Direct: 312-815-1746
 www.kutlesarchitects.com

ARCHITECTURE INTERIORS PLANNING

kutlesa architects

1115 S. ARCHER AVE. SUITE 200
 CHICAGO, IL 60608

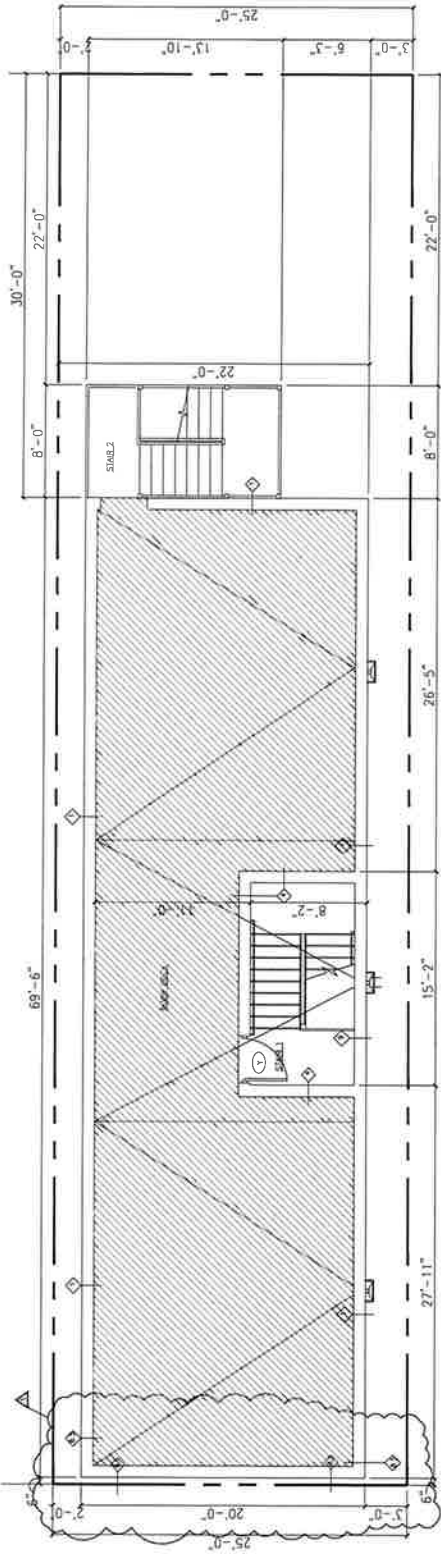
Direct: 312-815-1746
 www.kutlesarchitects.com

NEW 4 STORY 2 UNIT RESIDENTIAL BLDG. W/ DETACHED 2 CAR GARAGE

Building Address: 3008 S. Archer Ave. Chicago, IL. 60608

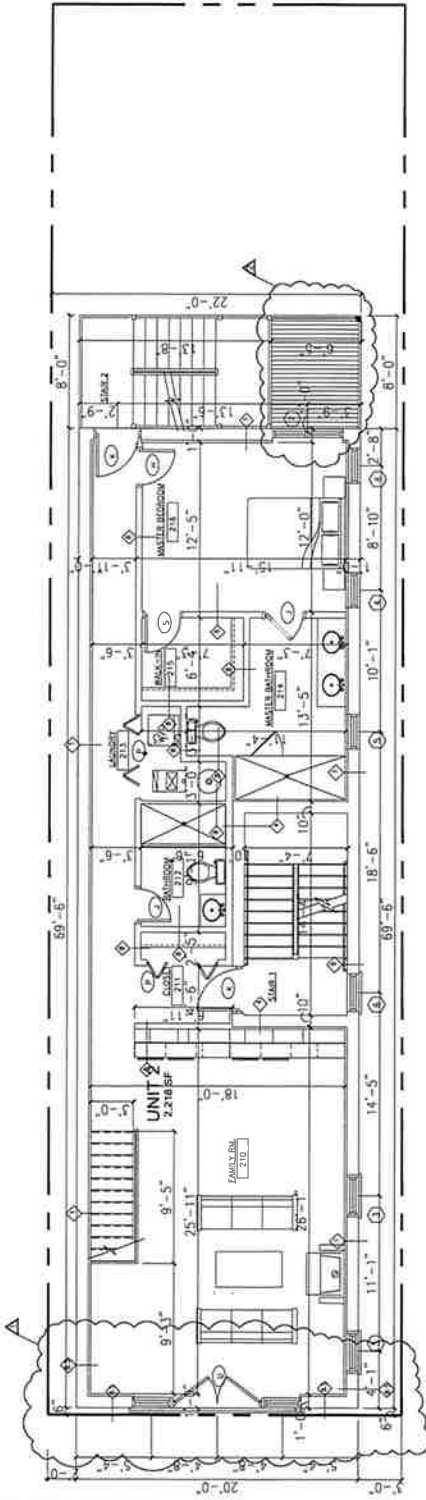
Owner: First Western Properties

LANDSCAPE PLAN



NORTH

1 ROOF PLAN
A-3
Scale: 1/4" = 1'-0"



NORTH

2 4TH FLOOR PLAN
A-3
Scale: 1/4" = 1'-0"

ARCHITECTURE
INTERIORS
PLANNING
kutlesa hernandez
ARCHITECTS
647 Berkeley Drive
Fornville, Illinois 60446
www.kutlesahernandez.com
Direct: 312-315-1746

CONTRACT: UNLAWYER ARCHITECTS, INC.
NO. 2104 PROGRESSIVE TRAIL, SUITE 100, CHICAGO, ILLINOIS 60618
DESIGNED BY: UNLAWYER ARCHITECTS, INC.
DRAWN BY: UNLAWYER ARCHITECTS, INC.
CHECKED BY: UNLAWYER ARCHITECTS, INC.
DATE: 08/14/2013
PROJECT: NEW 4 STORY 2 UNIT RESIDENTIAL BLDG. W/ DETACHED 2 CAR GARAGE
SHEET: 2 OF 2
SCALE: AS SHOWN
DATE: 08/14/2013



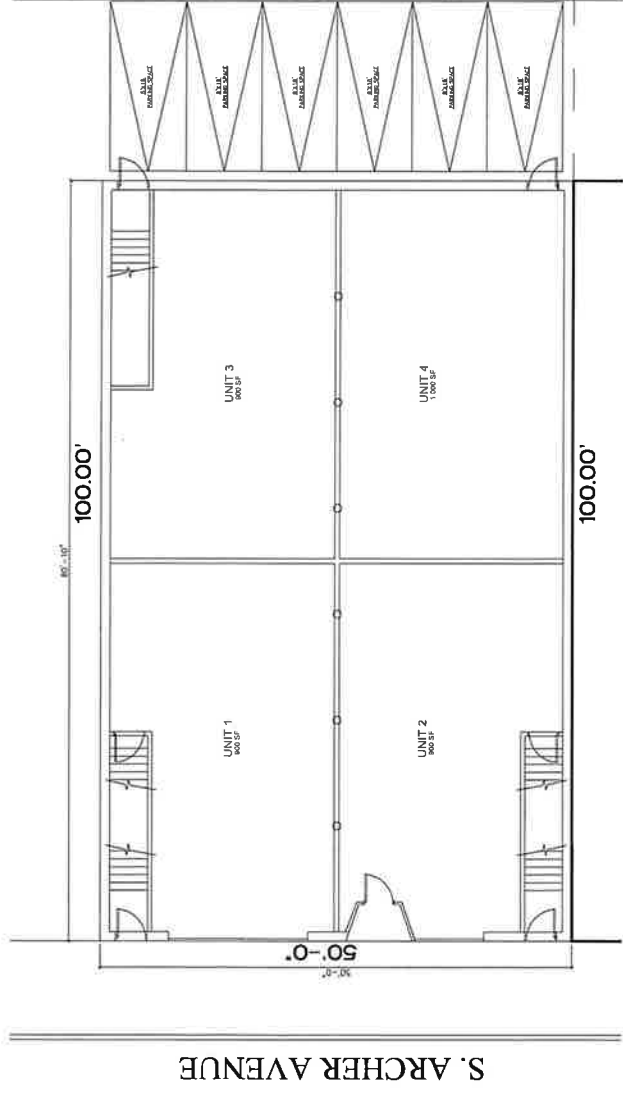
NO.	DATE	DESCRIPTION
1	08/14/2013	ISSUED FOR PERMIT
2	08/14/2013	PERMIT CONNECTIONS
3	12/14/2013	PERMIT CONNECTIONS

Building Address:
3008 S. Archer Ave.
Chicago, IL. 60608
Owner:
First Western Properties

NEW 4 STORY 2
UNIT RESIDENTIAL
BLDG. W/ DETACHED
2 CAR GARAGE

4TH FLOOR & ROOF
PLANS

A-3



1 1st Floor Plan
 A-1 Scale: 3/16" = 1'-0"

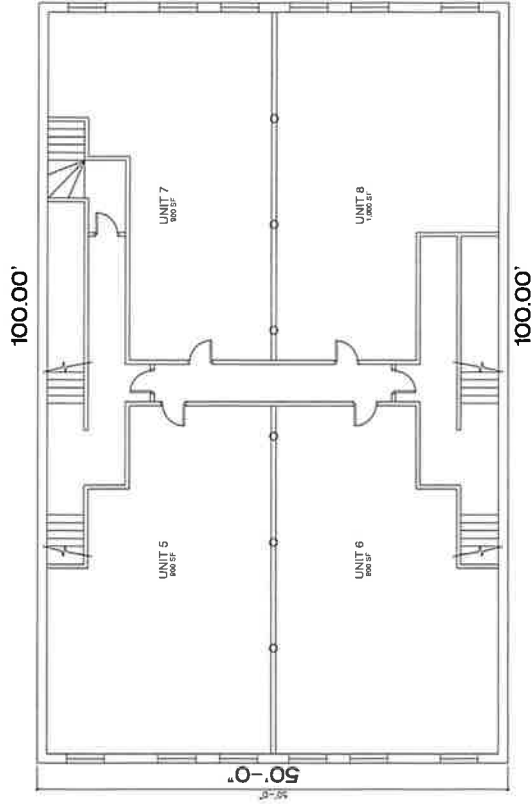
FIRST WESTERN PROPERTIES

kutlesa hernandez
 ARCHITECTS

EXISTING RESIDENTIAL BUILDING

CHICAGO 3004-06 S. ARCHER AVE. ILLINOIS

9.19.23



1 2nd Floor Plan

Scale: 3/16" = 1'-0"



FIRST WESTERN PROPERTIES

kutlesa hernandez
ARCHITECTS

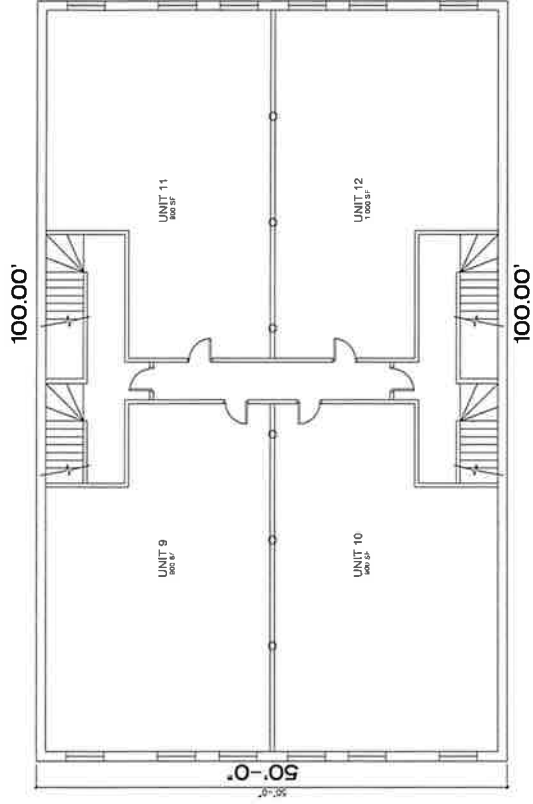
EXISTING RESIDENTIAL BUILDING

CHICAGO

3004-06 S. ARCHER AVE.

ILLINOIS

9.19.23



1 3rd Floor Plan

Scale: 3/16" = 1'-0"



FIRST WESTERN PROPERTIES

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ARCHITECTS

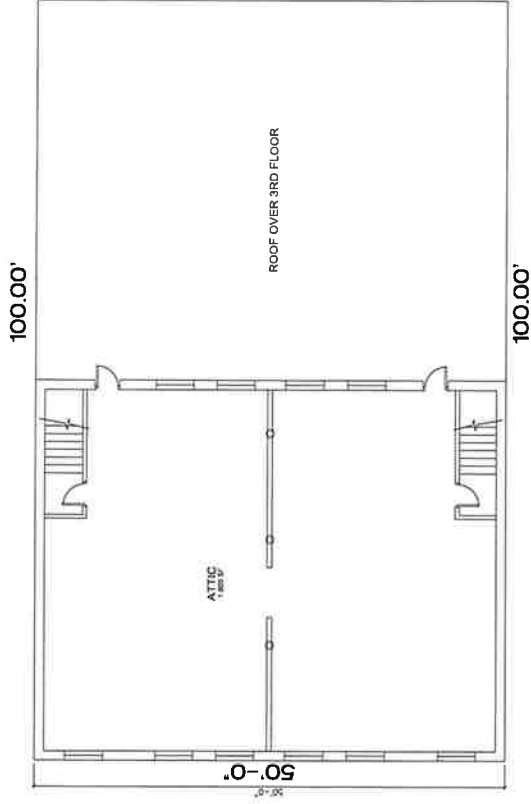
EXISTING RESIDENTIAL BUILDING

CHICAGO

3004-06 S. ARCHER AVE.

ILLINOIS

9.19.23



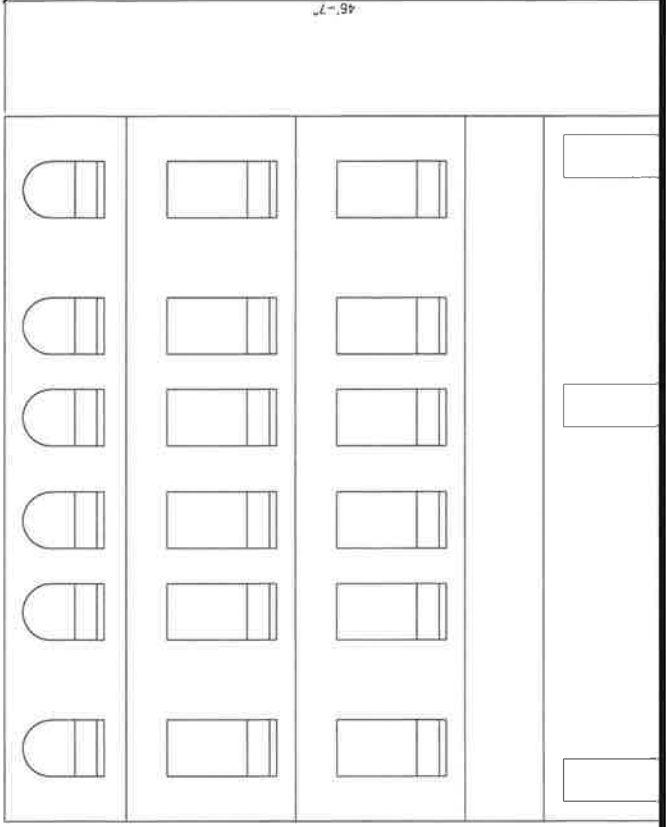
1 Attic Plan - Non habitable space 
 A-1 Scale: 3/16" = 1'-0"

FIRST WESTERN PROPERTIES

kutlesa hernandez
 ARCHITECTS

EXISTING RESIDENTIAL BUILDING
 CHICAGO 3004-06 S. ARCHER AVE. ILLINOIS

9.19.23



1 South Elevation

Scale: 1/4" = 1'-0"

A-1

FIRST WESTERN PROPERTIES

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ARCHITECTS

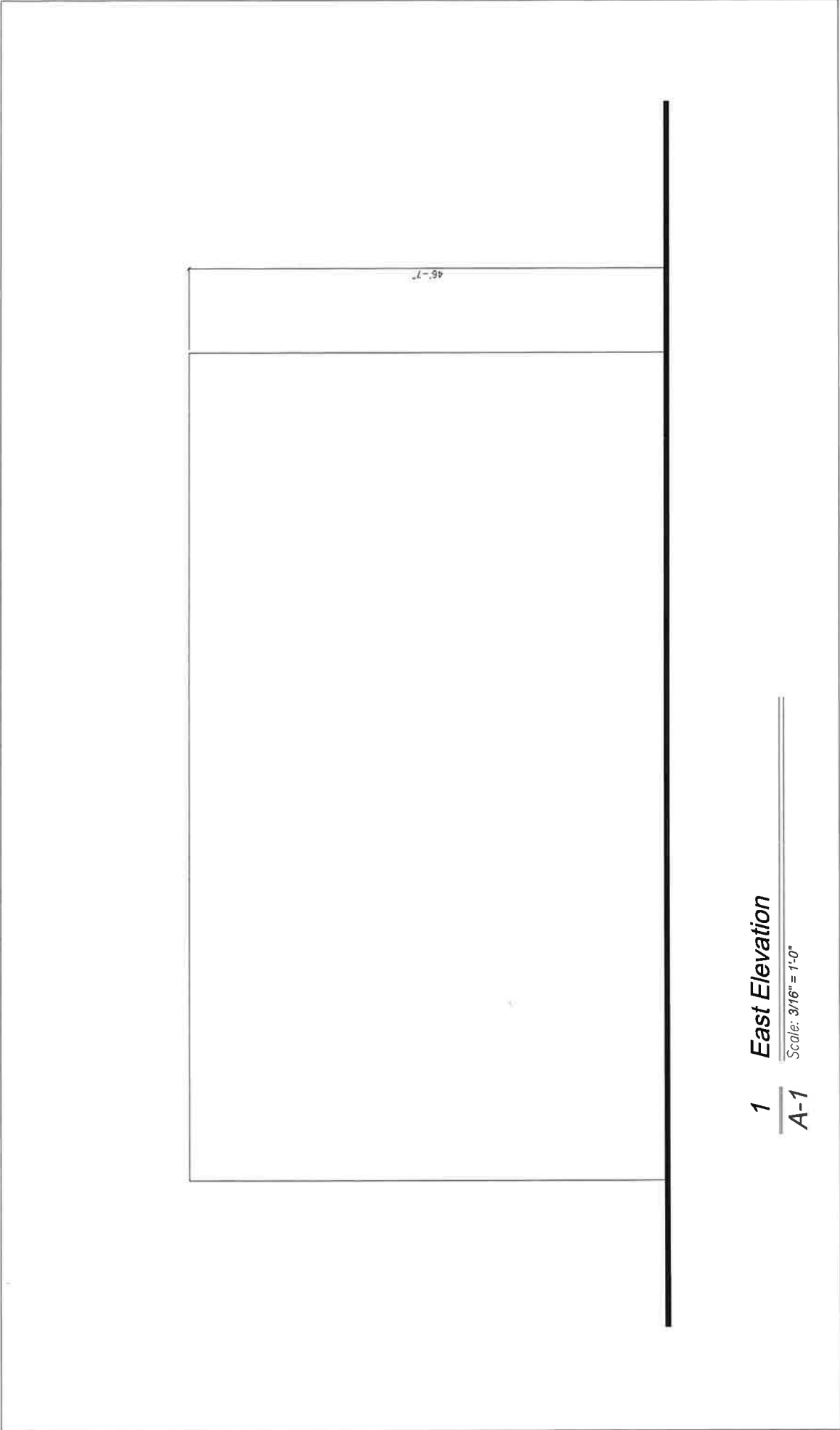
EXISTING RESIDENTIAL BUILDING

CHICAGO

3004-06 S. ARCHER AVE.

ILLINOIS

9.19.23



1 East Elevation

Scale: 3/16" = 1'-0"

A-1

FIRST WESTERN PROPERTIES

kutlesa hernandez
ARCHITECTS

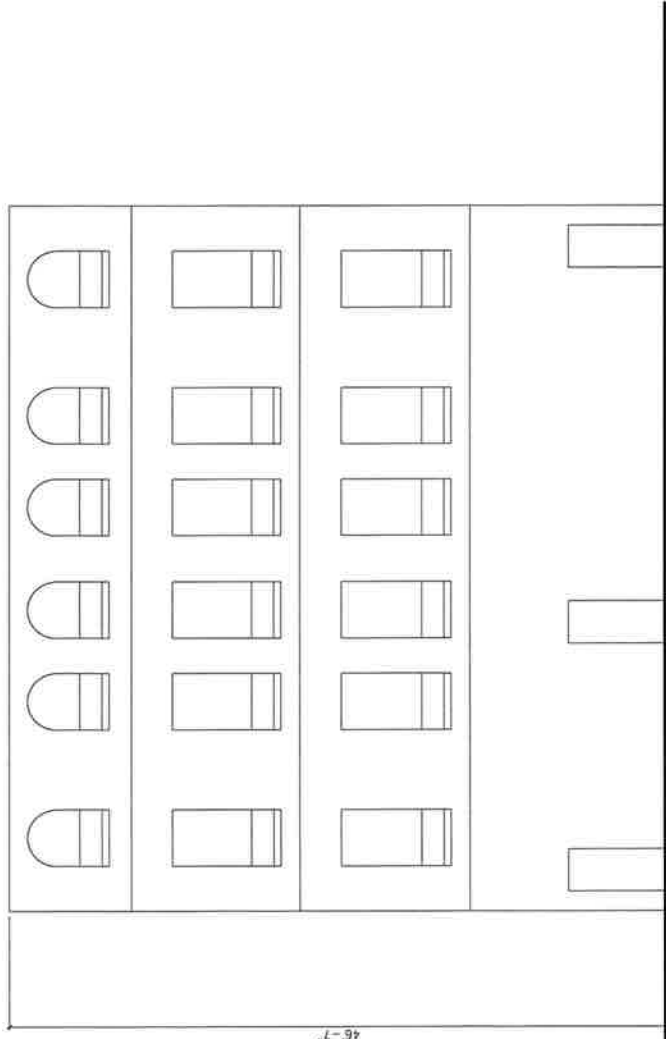
EXISTING RESIDENTIAL BUILDING

CHICAGO

3004-06 S. ARCHER AVE.

ILLINOIS

9.19.23



1 North Elevation

Scale: 1/4" = 1'-0"

A-1

FIRST WESTERN PROPERTIES

kutlesa hernandez
ARCHITECTS

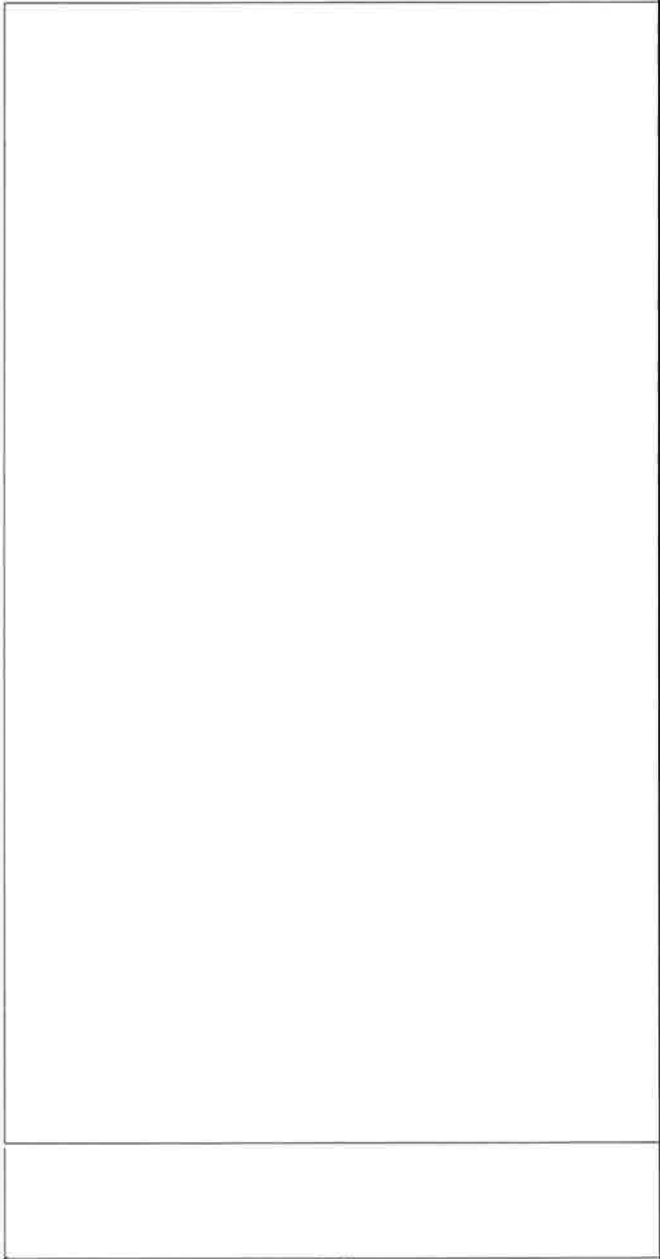
EXISTING RESIDENTIAL BUILDING

CHICAGO

3004-06 S. ARCHER AVE.

ILLINOIS

9.19.23



1 West Elevation

Scale: 3/16" = 1'-0"

A-1

FIRST WESTERN PROPERTIES

kutlesa | **hernandez**
ARCHITECTS

EXISTING RESIDENTIAL BUILDING

CHICAGO

3004-06 S. ARCHER AVE.

ILLINOIS

9.19.23