



# City of Chicago



SO2015-7364

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/14/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 2701 W Armitage Ave - App No. 18557T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18557T1  
INTRO DATE:  
OCT-14, 2015

## 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 be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No.5-I in the area bounded by

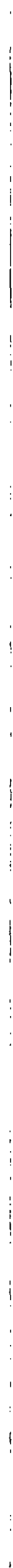
West Armitage Avenue; North Washtenaw Avenue; the alley next south of and parallel to West Armitage Avenue; and North Fairfield Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property:        2701 West Armitage Ave.

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**File # 18557TI**  
**2701 West Armitage**

**17-13-0303-C (1)**  
**Substitute Narrative Zoning Analysis & Substitute Plans**

Proposed Zoning: B2-3

Lot Area: 31,925

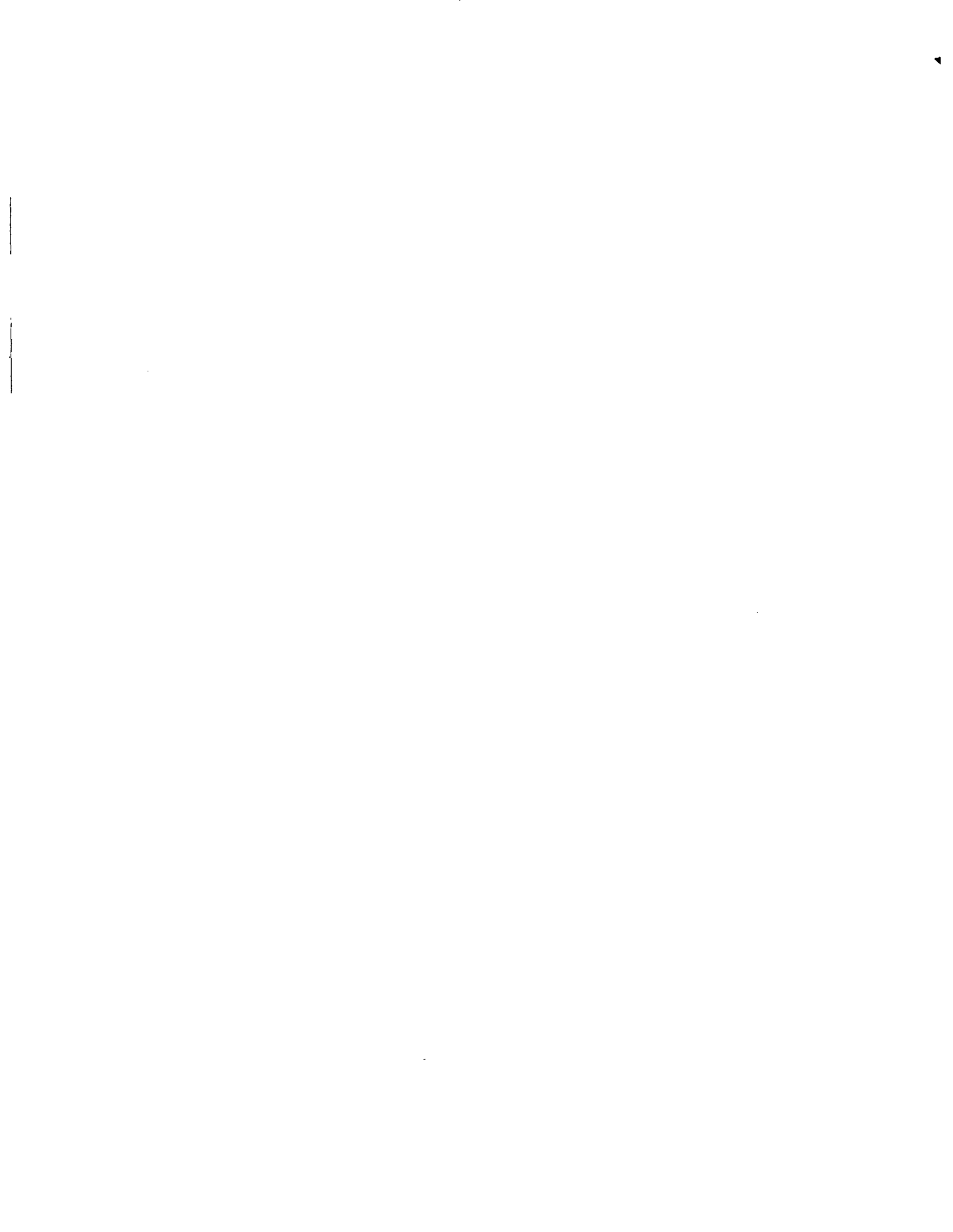
Proposed Land Use: Mixed-use Retail & Residential (59 dwelling units)

- (a) The Project's floor area ratio: 3.0
- (b) Total Building Area: 92,500 sq.ft.
- (c) Commercial Space: 10,000 sq.ft.
- (d) The project's density (Lot Area Per Dwelling Unit)  
541.67
- (e) The amount of off-street parking: 70
- (f) Loading: 1
- (g) Setbacks:
  - i. Front (North) Setbacks: 0
  - ii. Rear (South) Setbacks: 23 ft. (Applicant will seek a Variation)
  - iii. Side (East and West) Setbacks: 0
  - iv. Rear Yard Open Space: 0
- (h) Building Height:  
53' 10"

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

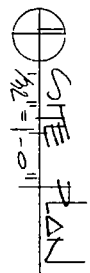
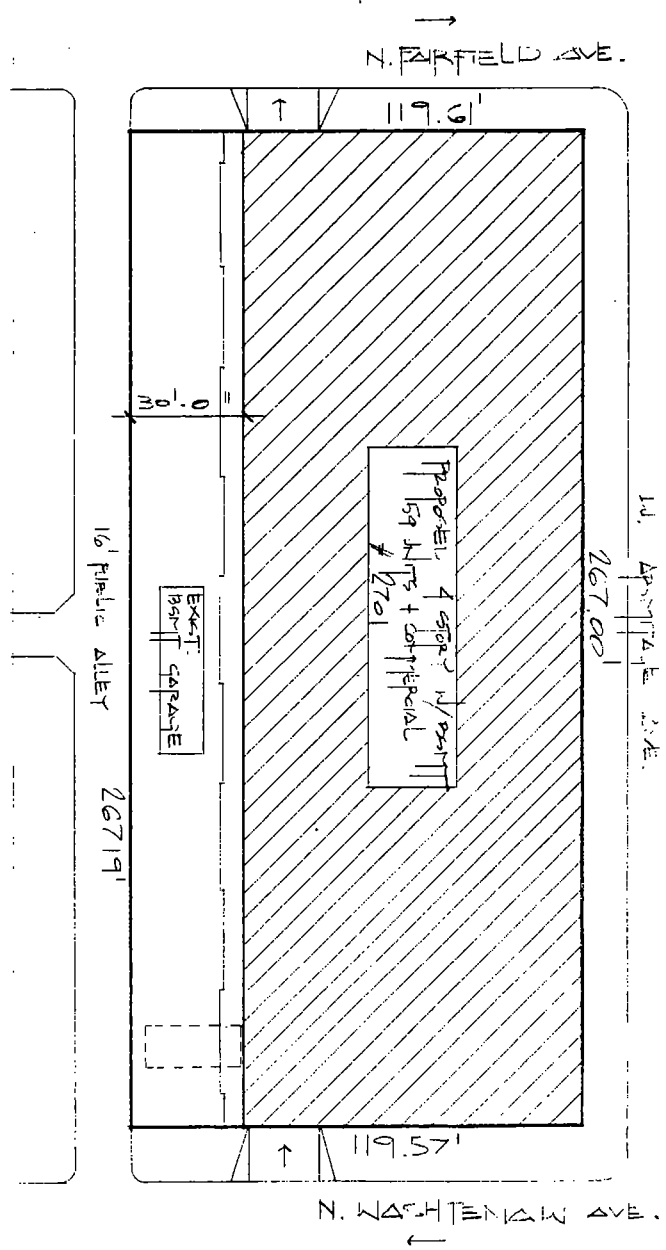
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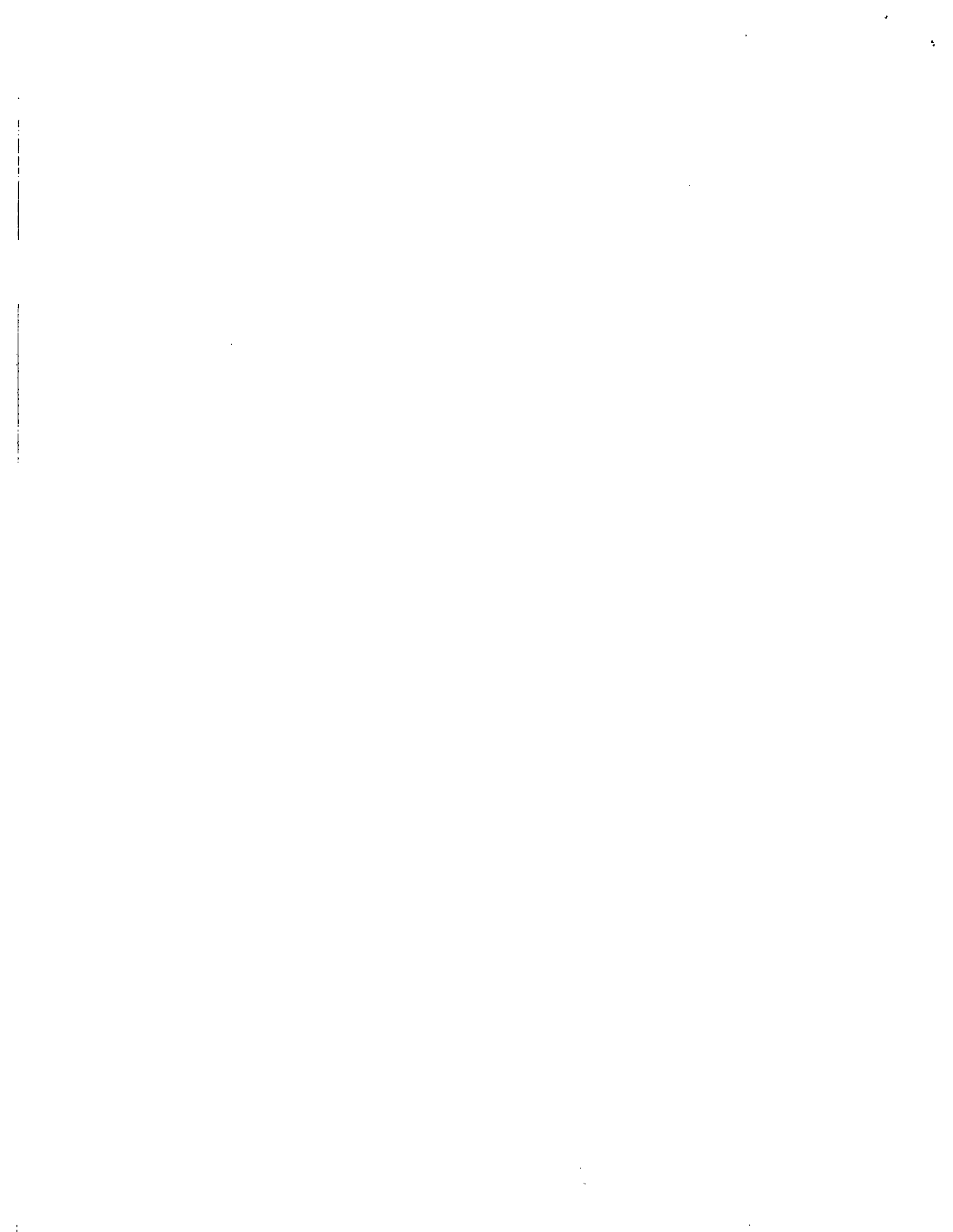
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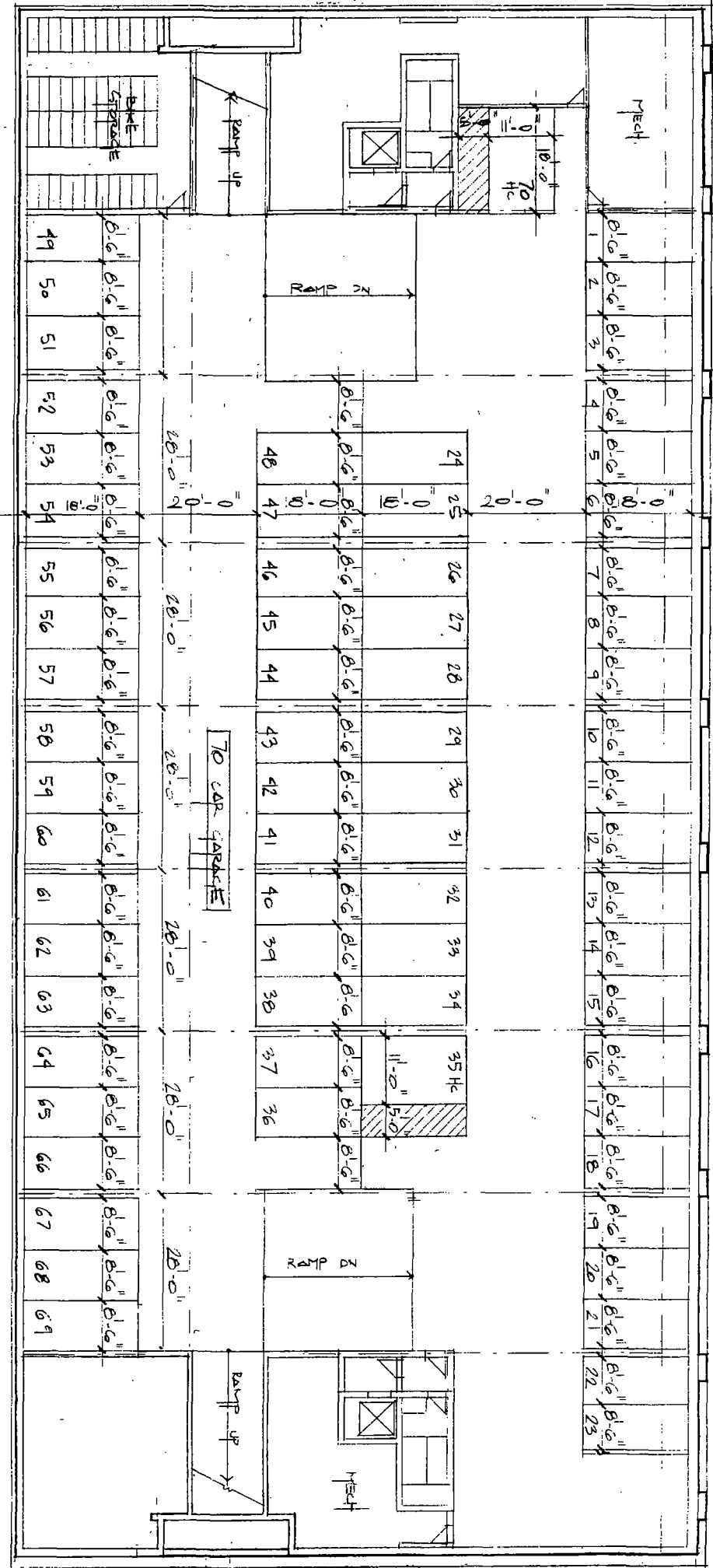


Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	Total
14,000	23,000	23,000	22,500	92,500	92,500
					31,925
					3.0
					95,775
					95,775
					92,500
					95,775

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Part of Floor Plan  
 1/4" = 1'-0"



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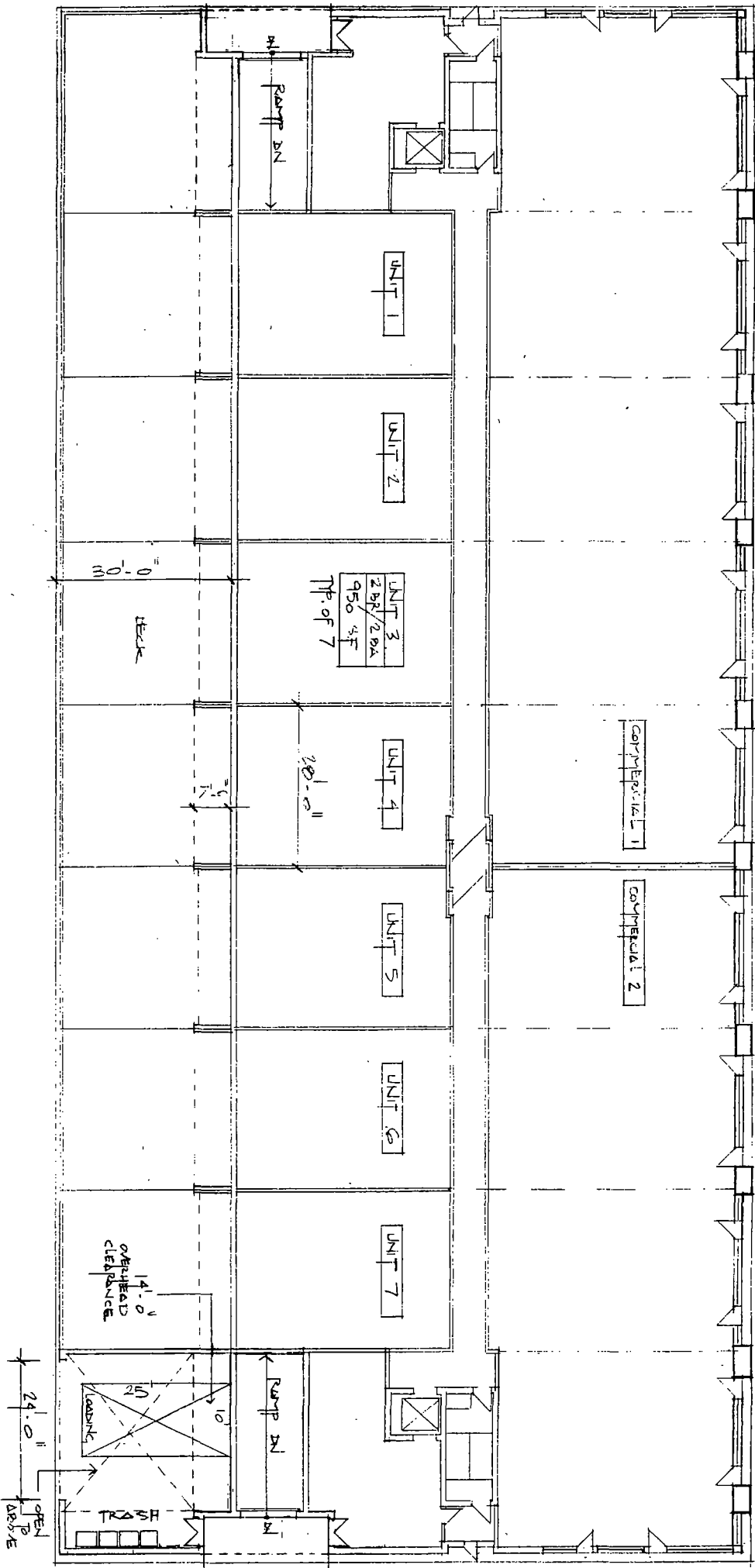
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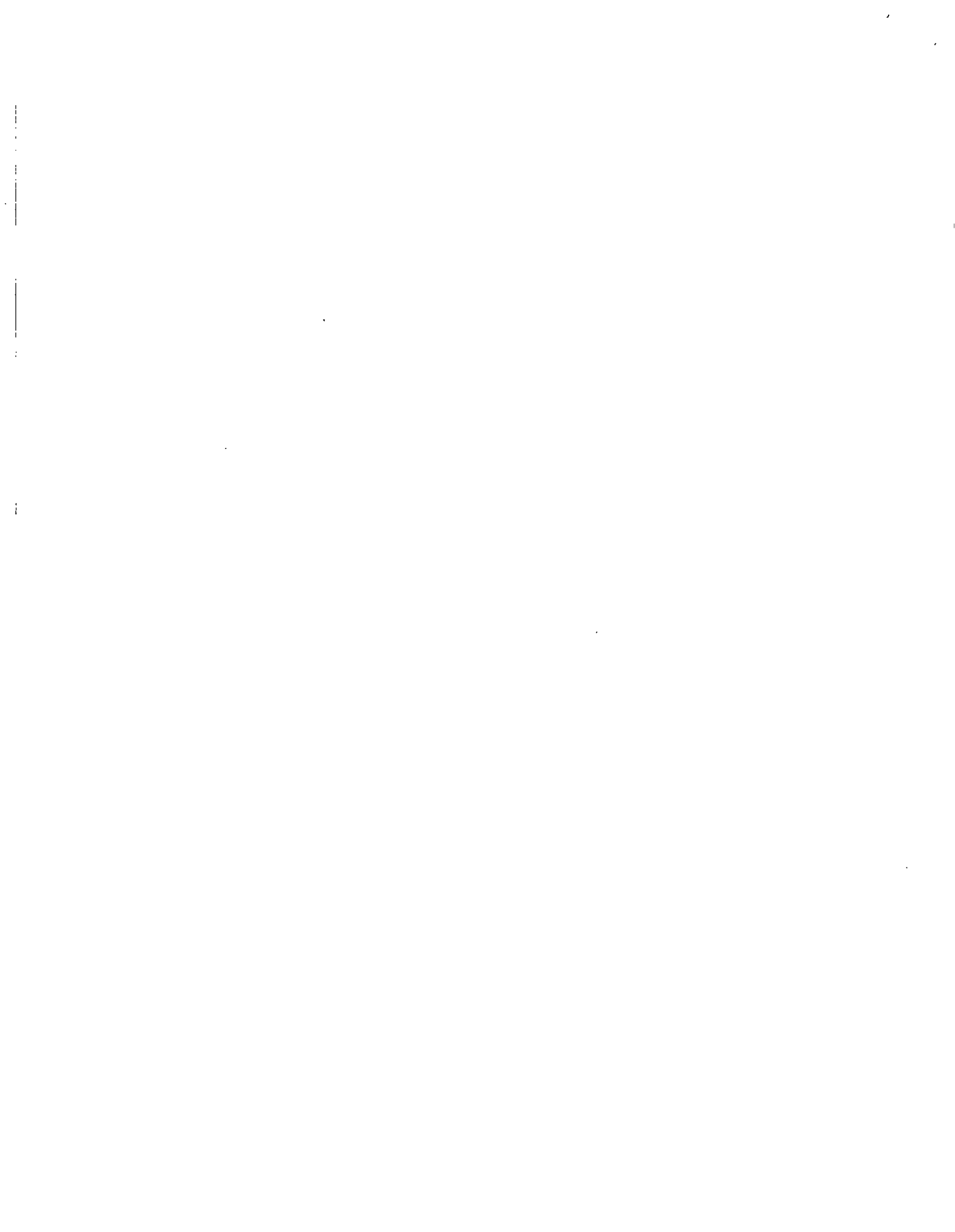
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1st Floor Plan  
1/16" = 1'-0"

7 UNITS - 24,000 SF  
59 UNITS TOTAL + 10,000 SF COMMERCIAL + 70 CARP SPACES

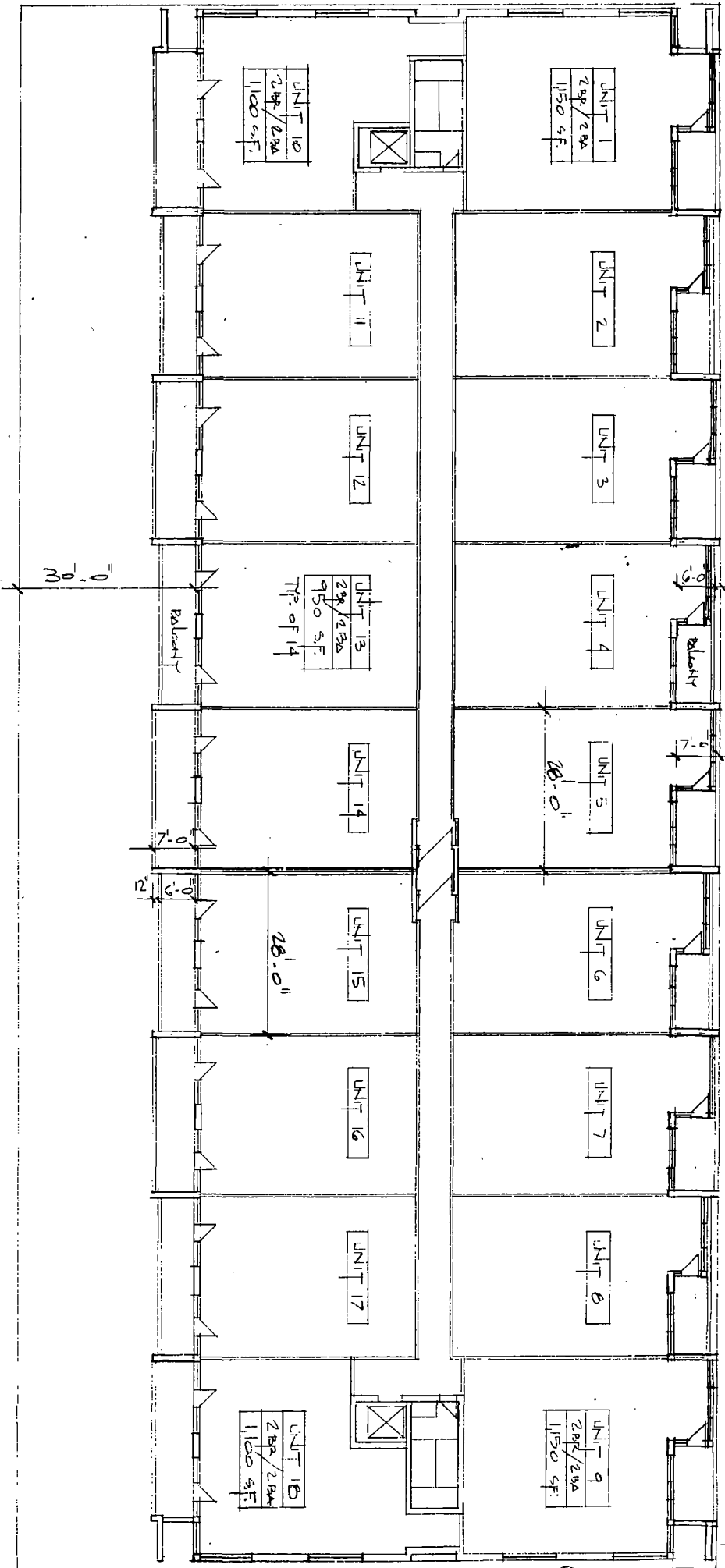




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Typical Floor Plan (2<sup>nd</sup> & 3<sup>rd</sup>)

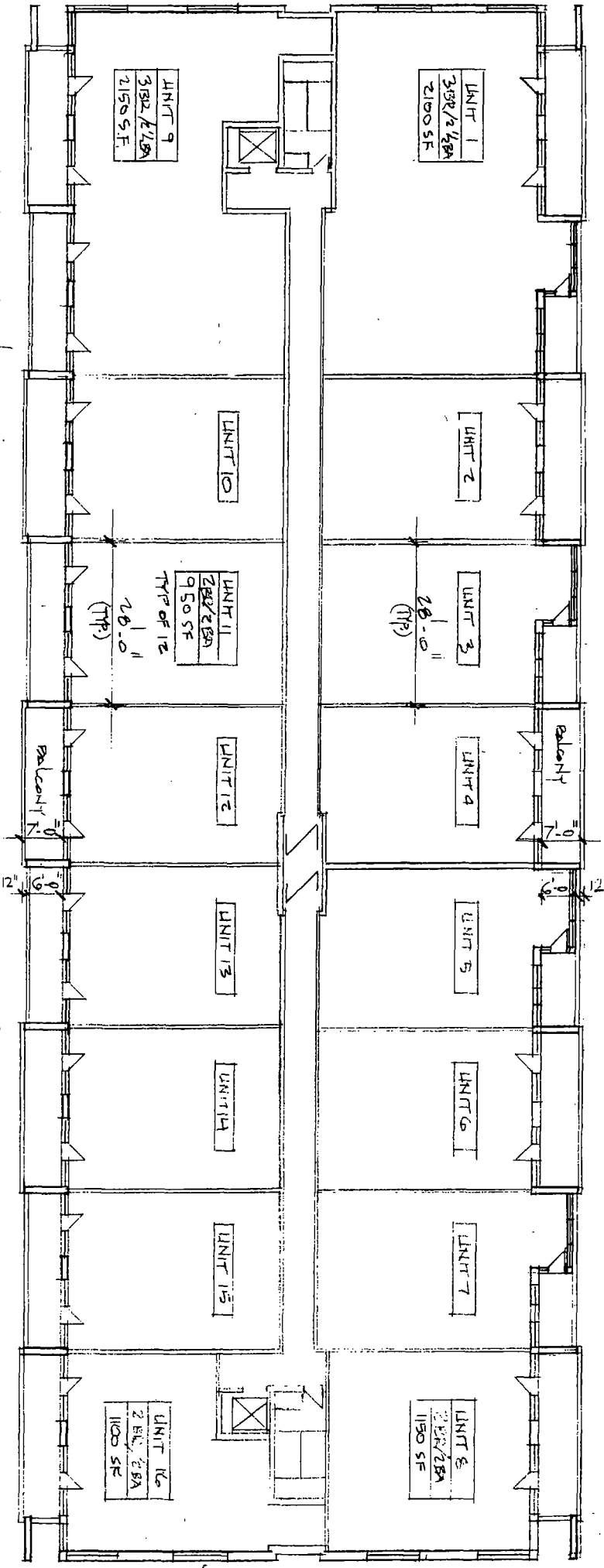
18 UNITS - 23,000 S.F.



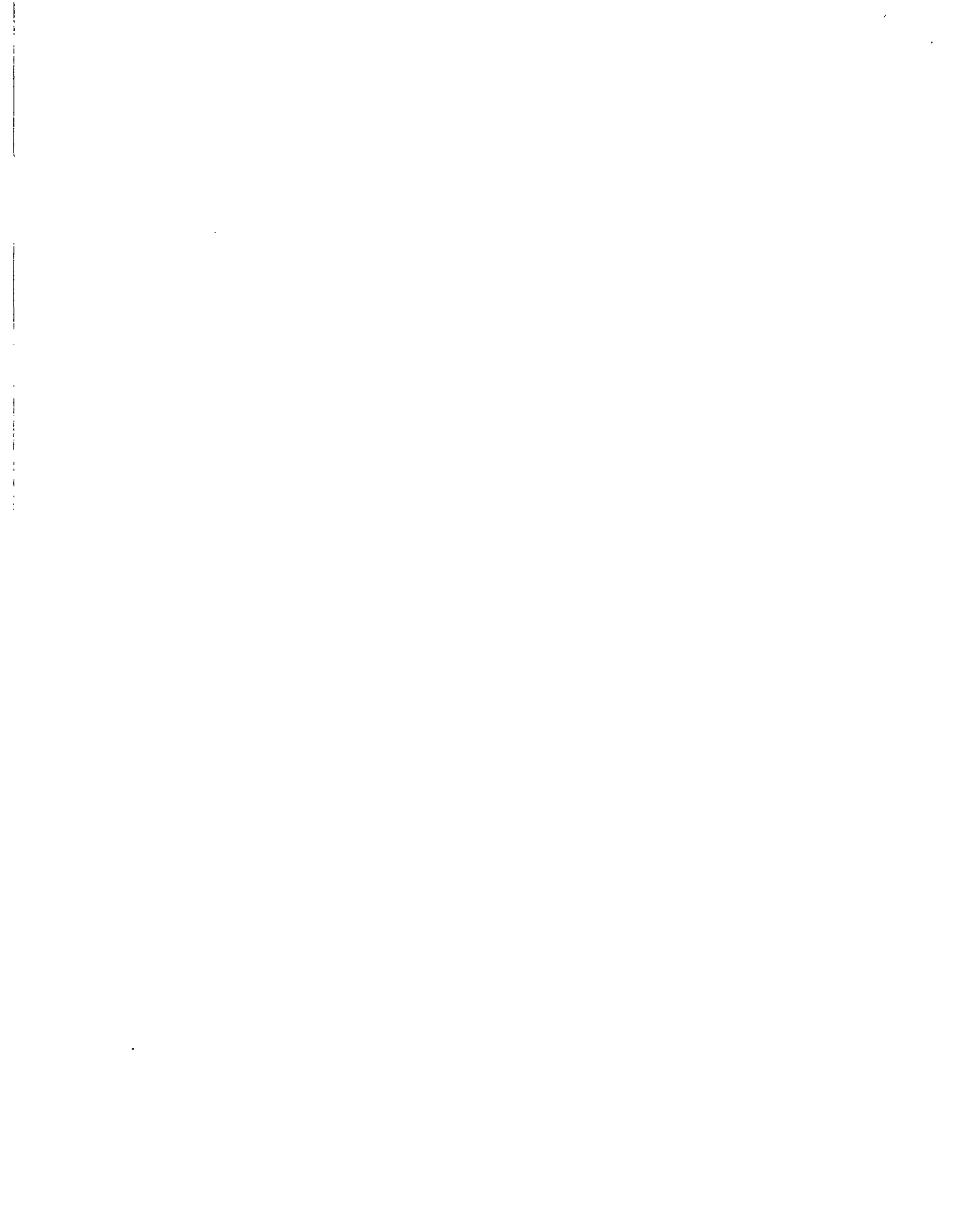
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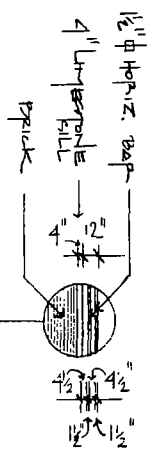
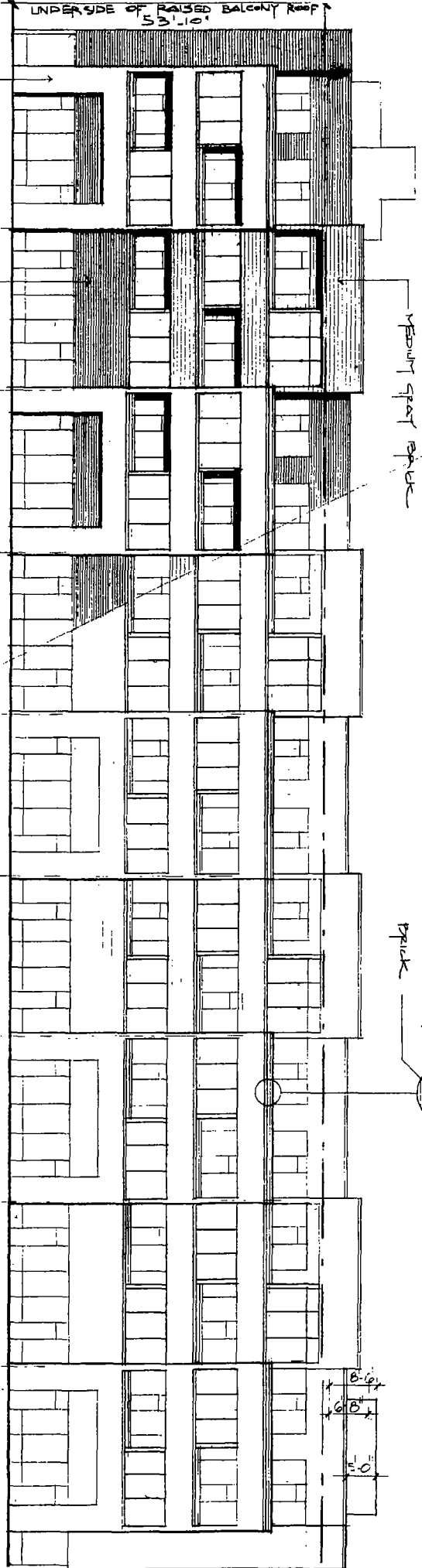
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4th Floor Plan - 16 Units - 22,500 SF  
 1/16" = 1'-0"



ARMITAGE AVE. ELEVATION



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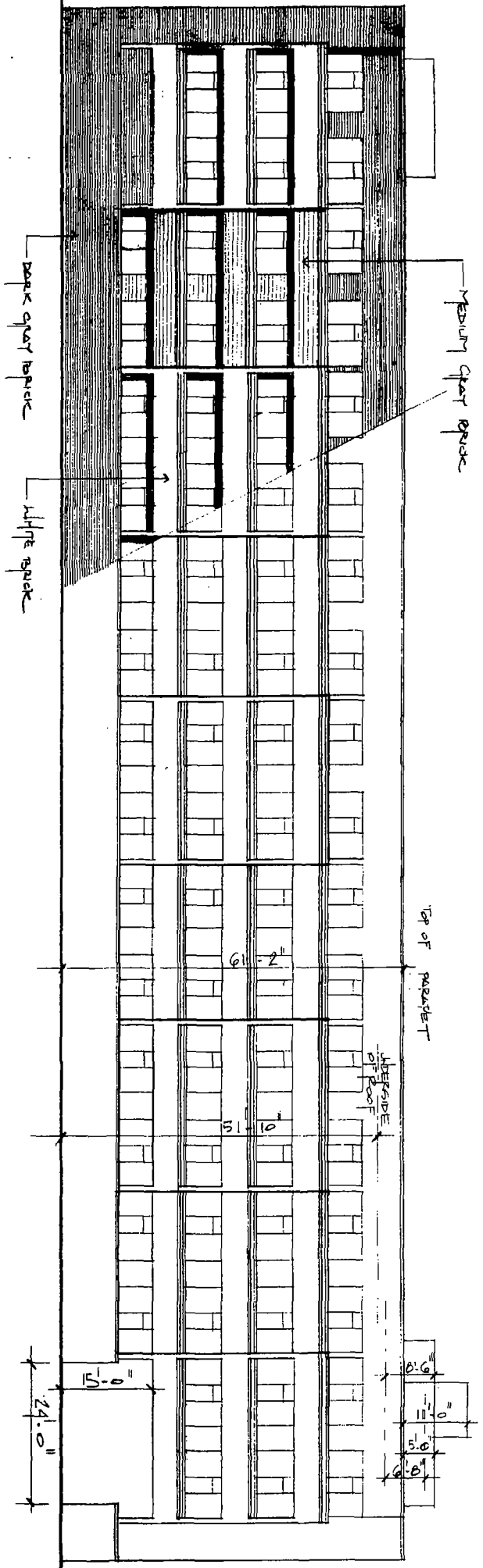
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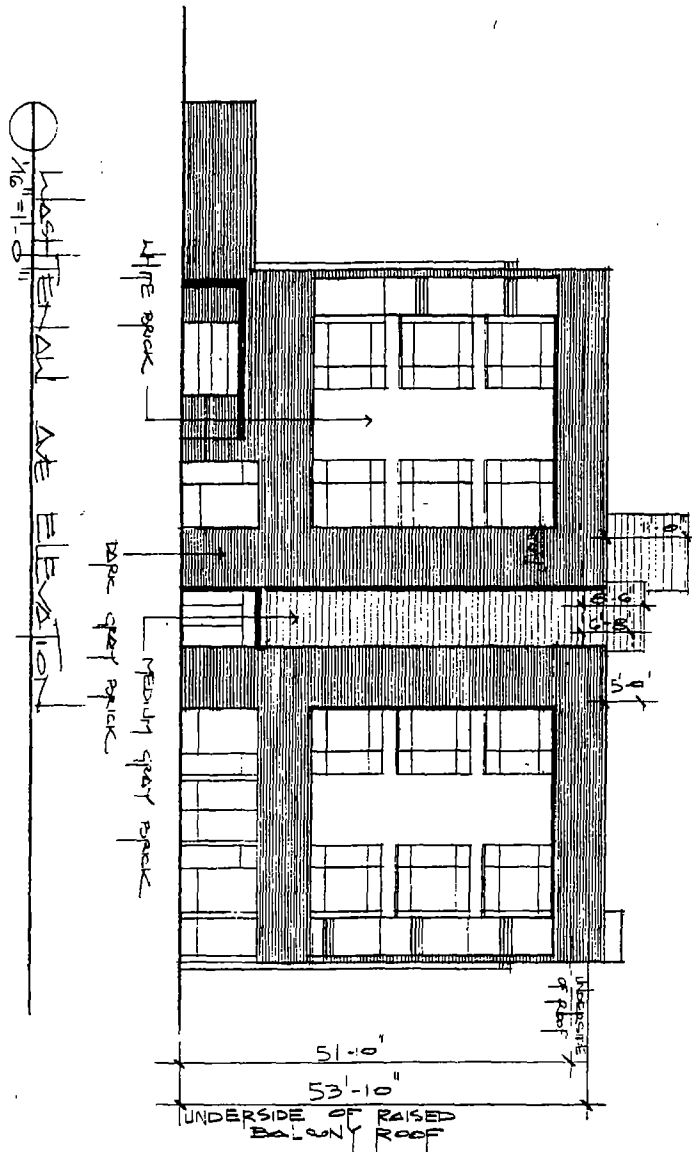
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REAR ELEVATION  
1/16" = 1'-0"



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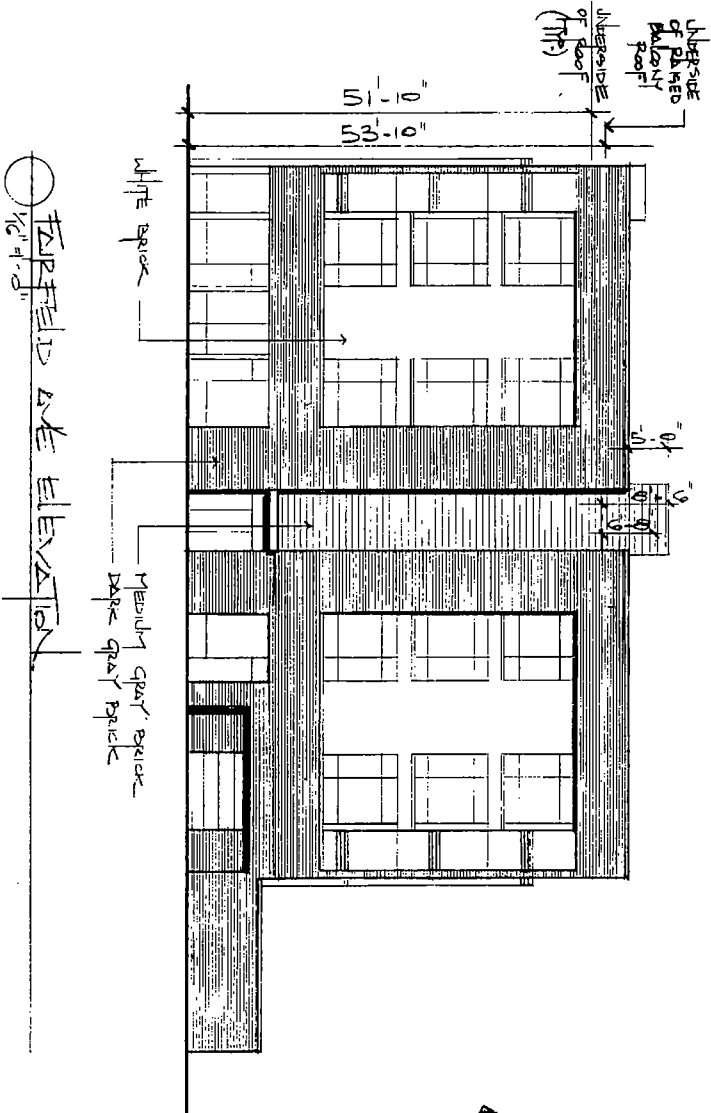


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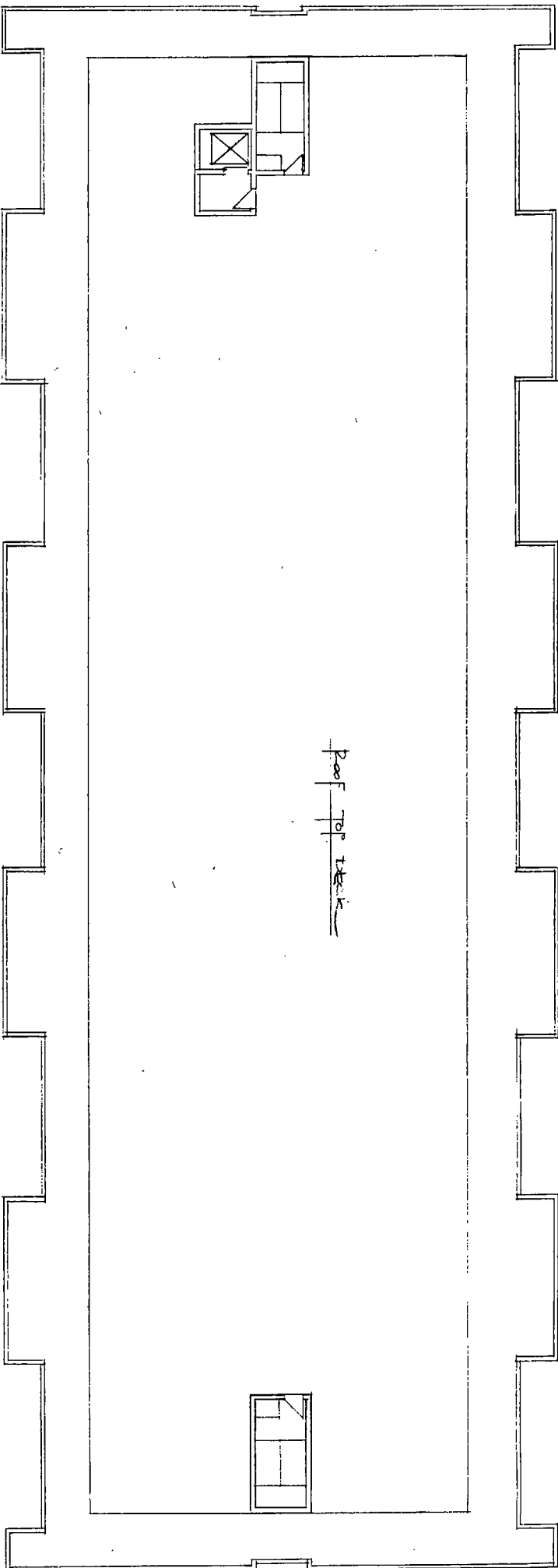




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Roof Top Deck

Roof Plan  
1/8" = 1'-0"