



# City of Chicago



SO2015-7348

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 2915-2923 W Armitage Ave aka 1945-1951 N Richmond St - App No. 18550T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 18550 TI  
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 is hereby amended by changing all of the B3-1 Community Shopping District symbols as shown on Map No. 5-I in the area bounded by:**

**West Armitage Avenue; the public alley next East of and parallel to North Richmond Street; a line 150 feet South of and parallel to West Armitage Avenue; North Richmond Street.**

**To those of a B3-5, Community Shopping District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property:**

**2915-23 West Armitage Avenue, aka 1945-51 North Richmond St., Chicago IL**

11/15/15  
11/15/15  
11/15/15

**Application Number: 18550 T1**

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR  
2915-23 WEST ARMITAGE AVENUE,  
AKA 1945-51 NORTH RICHMOND STREET, CHICAGO, ILLINOIS**

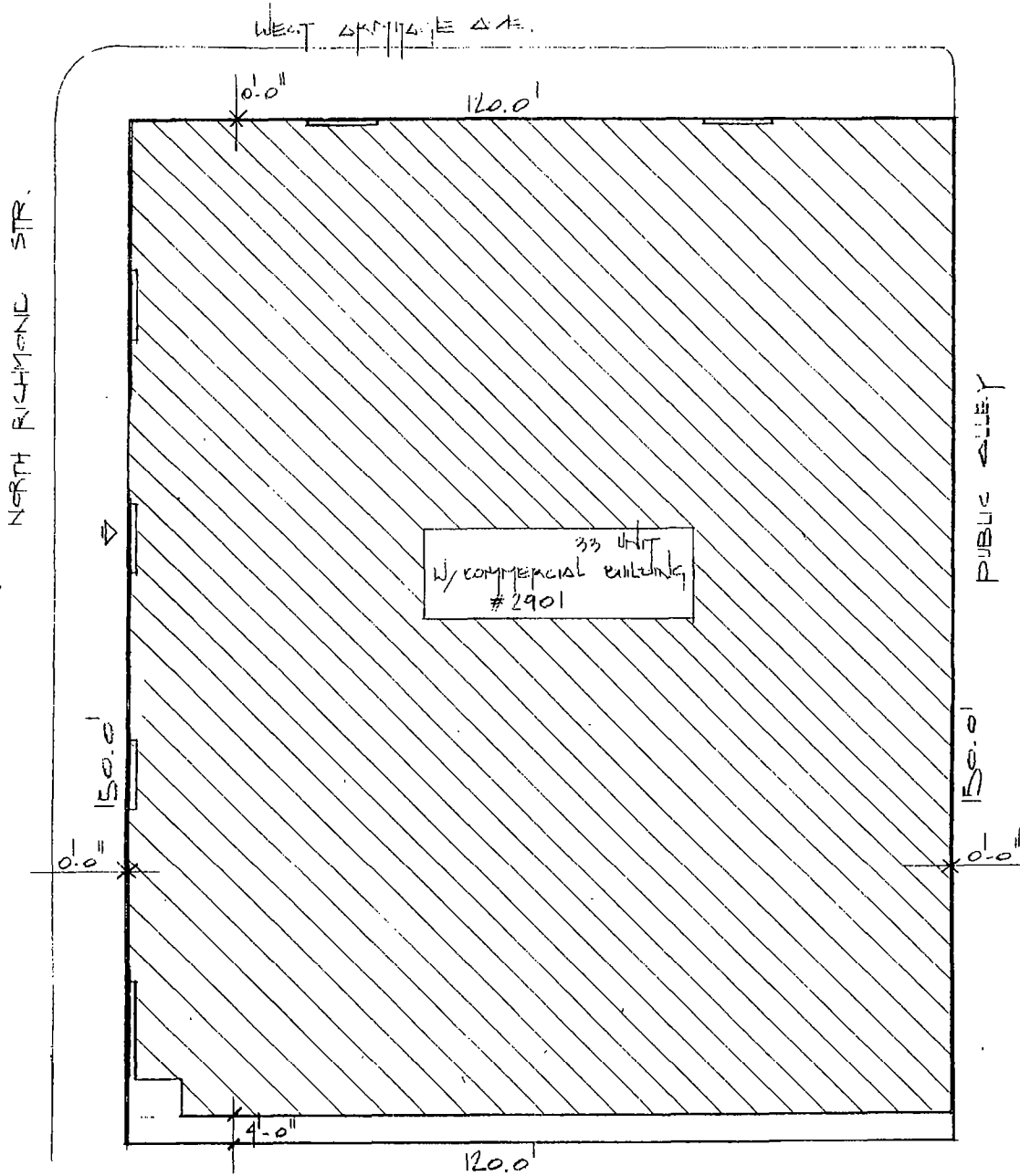
The subject property is currently improved with a mixed-use building. The Applicant intends to demolish the existing building and build a new 4-story mixed-use building with commercial on the ground floor and 33 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the zoning ordinance.

Project Description:	Zoning Change from B3-1 to B3-5
Use:	Mixed use building with commercial on the ground and 33 dwelling units on the upper floors
Lot Area:	18,015 SF
Building Floor Area:	59,120 SF
FAR:	3.28
Density:	545 SF per DU
Off- Street Parking:	34 parking spaces Loading Zone: 1
Set Backs	Front (North): 0'-0" East Side Yard: 0'-0" / West Side Yard: 0'-0" Rear (South): 4'-0" *
Building Height:	50'-6"

\* The Applicant will file for variation if required

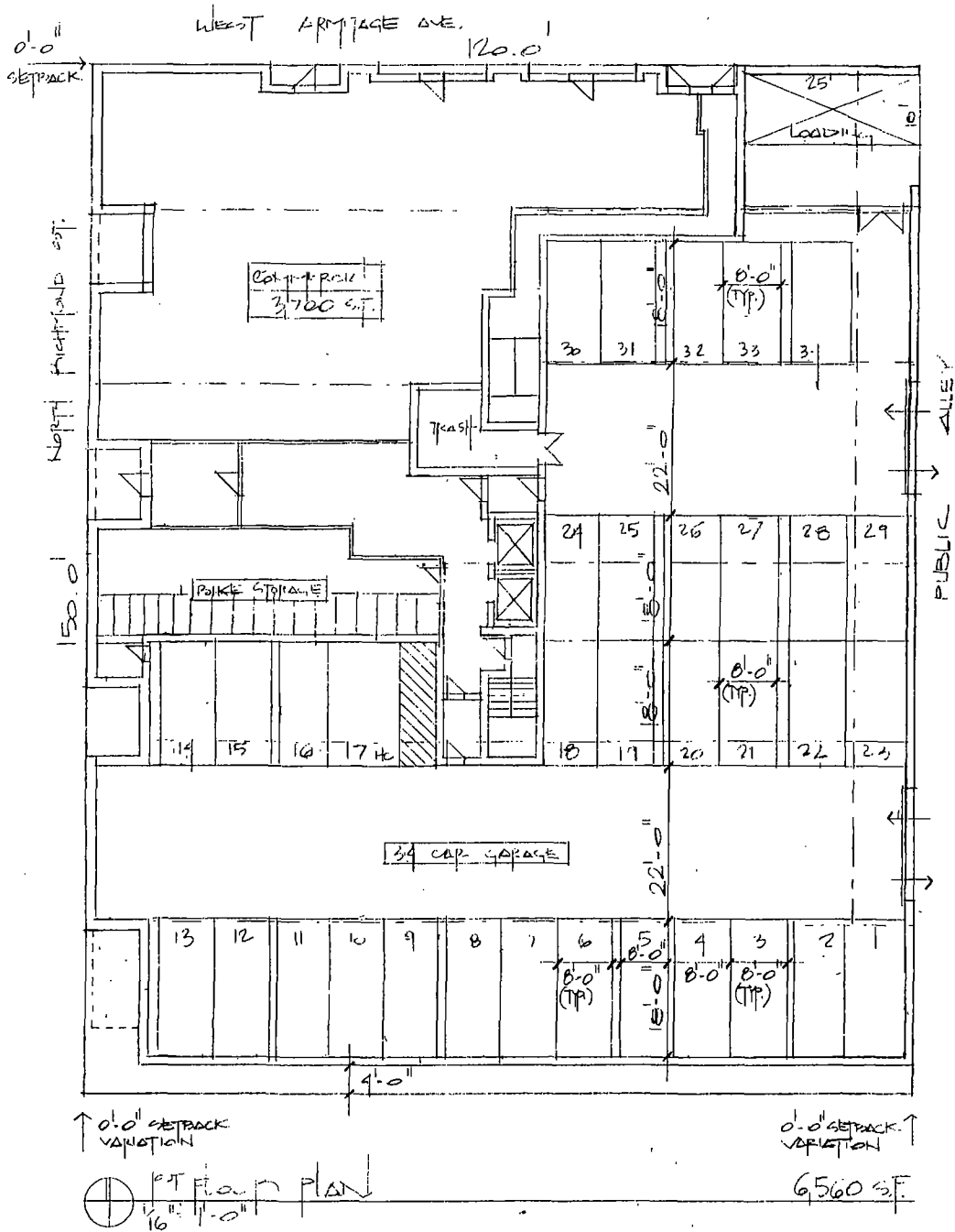
**FINAL FOR PUBLICATION**



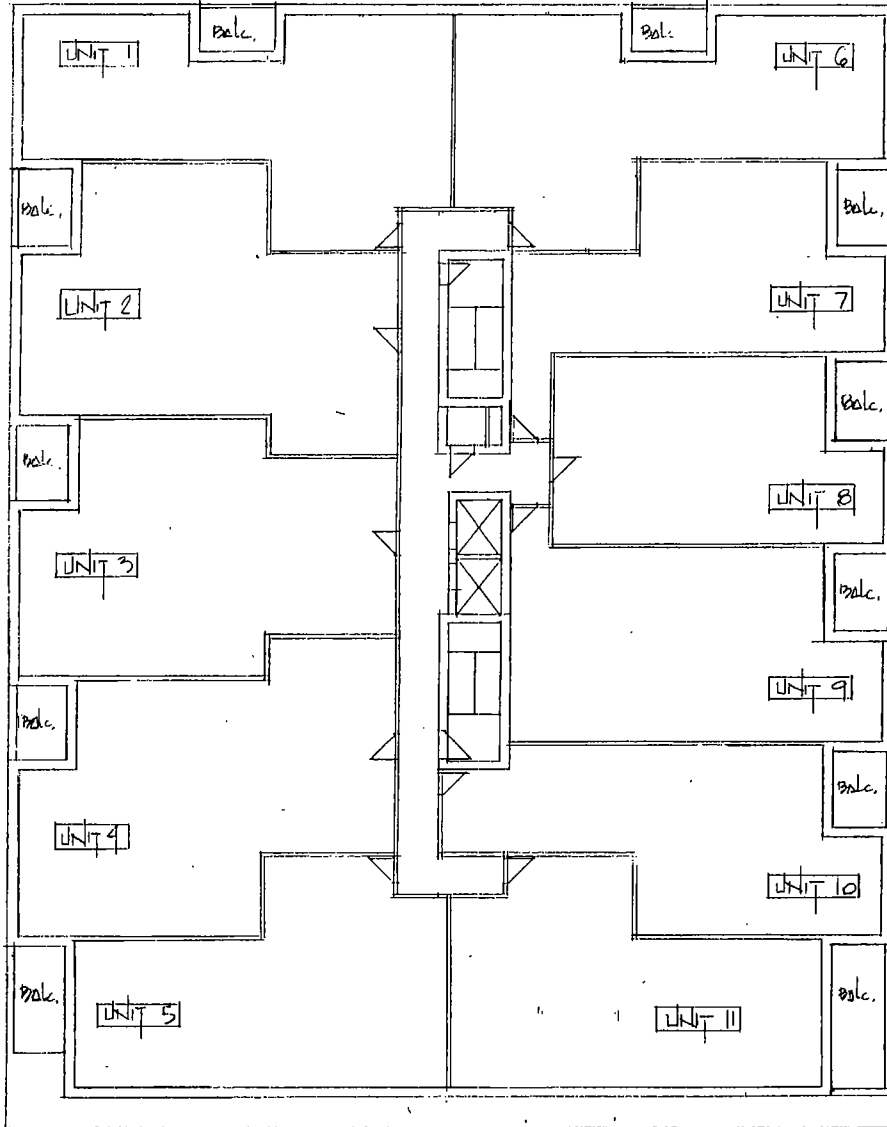


⊕ SITE PLAN  
1/16" = 1'-0"

FINAL FOR PUBLICATION



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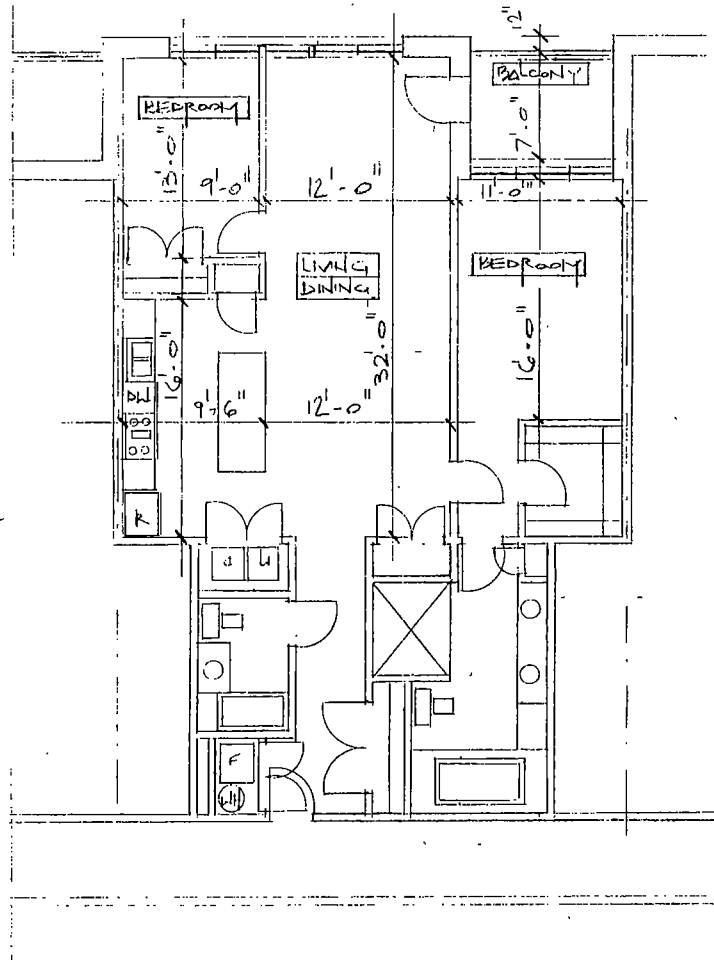


\* 0'-0" VARIATION

0'-0" VARIATION \*

○ TYPICAL FLOOR PLAN - 2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup> FLOORS  
1/16" = 1'-0"

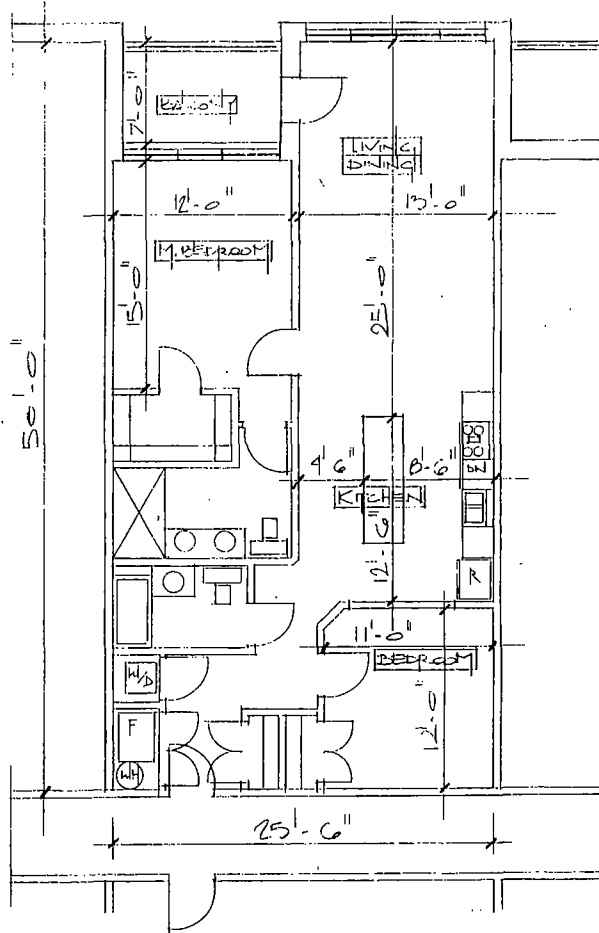
**FINAL FOR PUBLICATION**



○ TYPICAL UNIT floor plan  
WEST UNIT  
1/8" = 1'-0"

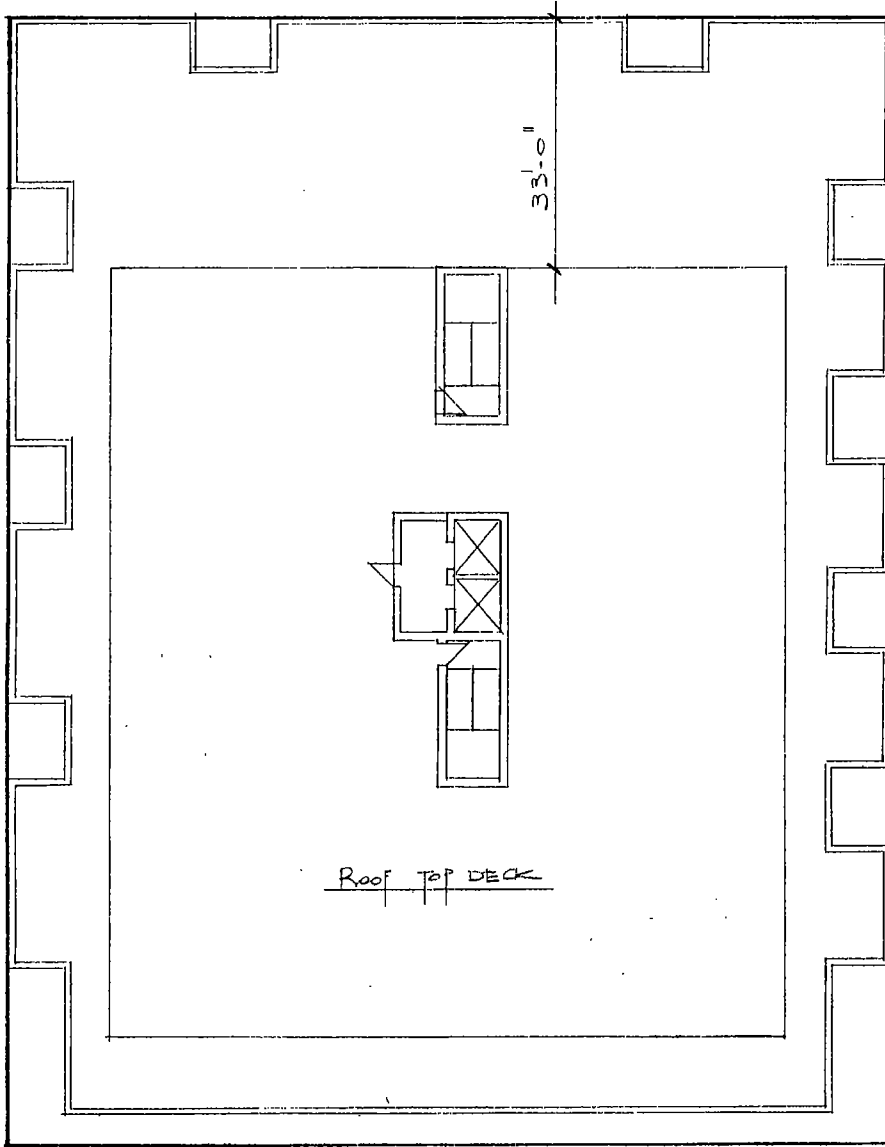
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TYPICAL UNIT FLOOR PLAN 1,150 S.F.  
1/8" = 1'-0" EAST UNIT

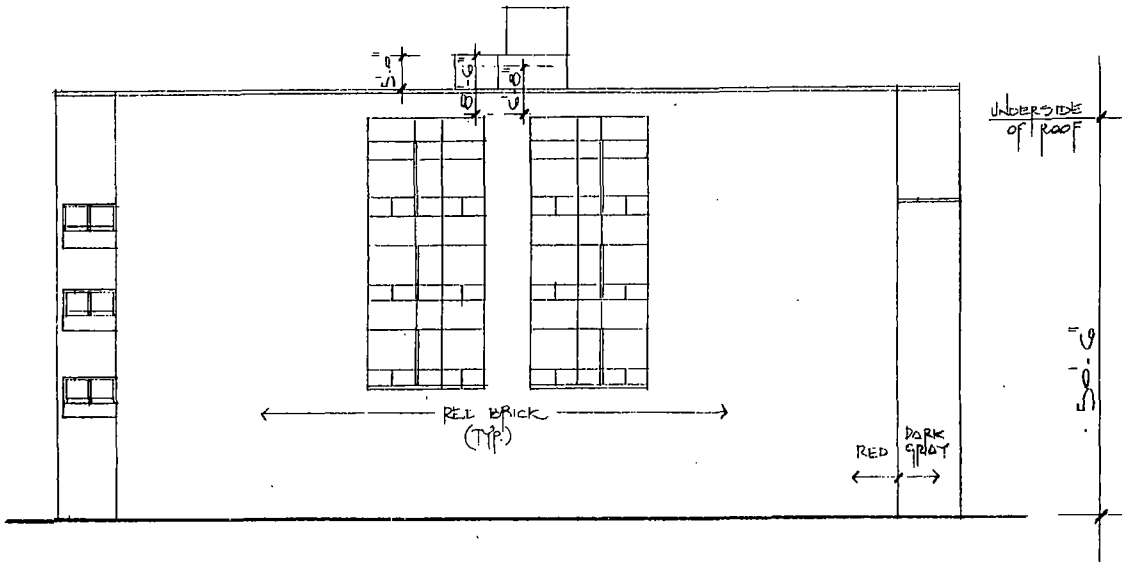
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⊕ ROOF PLAN  
1/16" = 1'-0"

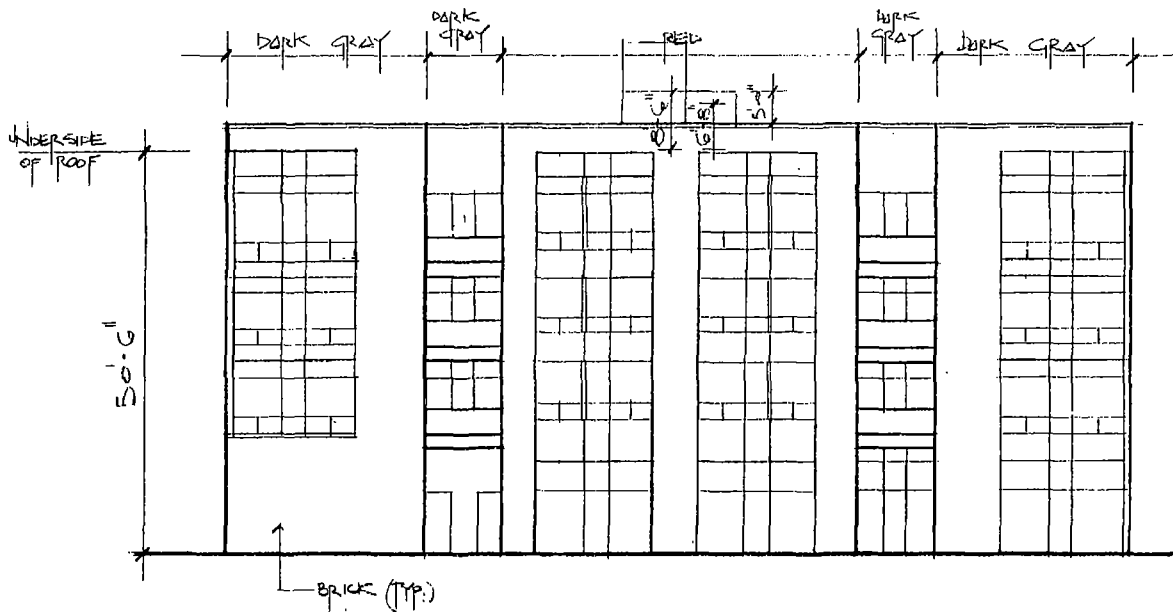
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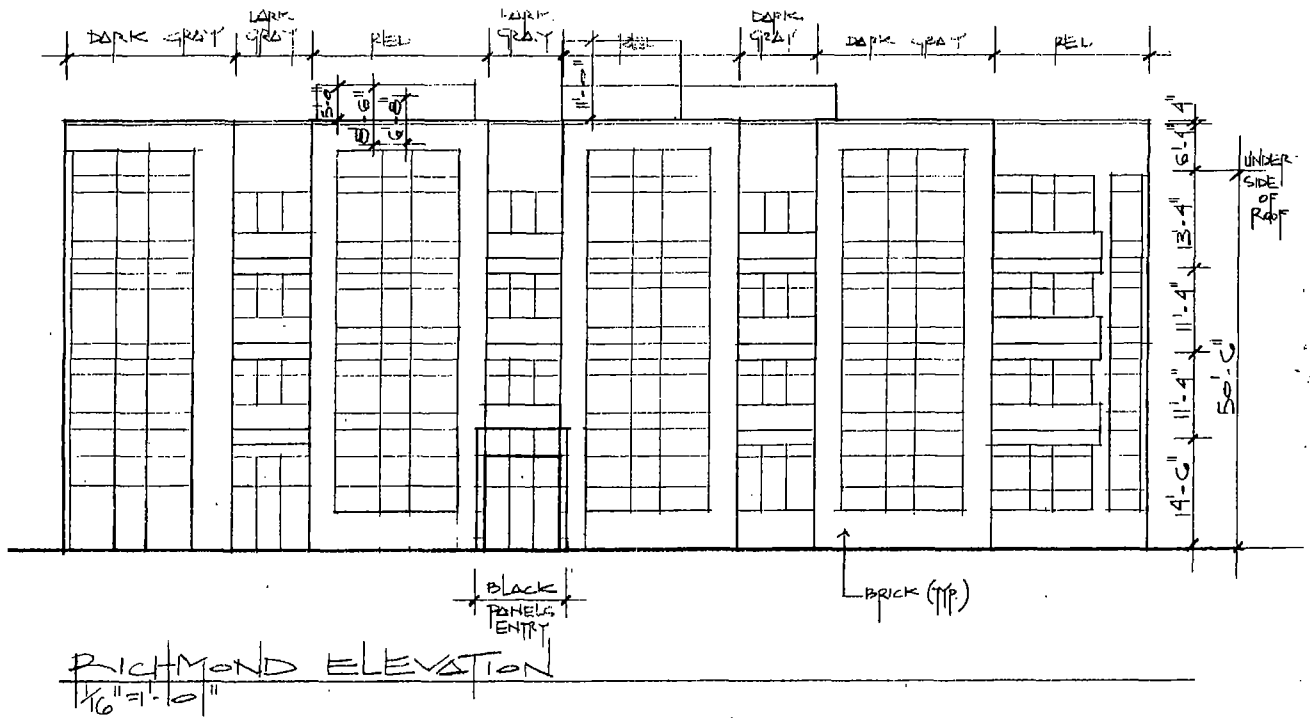
SOUTH ELEVATION  
1/16" = 1'-0"

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△ MITZIE ELEVATION  
1/8" = 1'-0"

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