



City of Chicago



SO2018-3187

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 3047-3051 W Armitage Ave - App No. 19623T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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. 5-1 in the area bounded by:

West Armitage Avenue; a line 55.50 feet west of and parallel to North Whipple Street; the public alley next south of and parallel to West Armitage Avenue; a line 105.50 feet west of and parallel to North Whipple 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: 3047-51 West Armitage Avenue

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**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR
3047-51 WEST ARMITAGE AVENUE, CHICAGO**

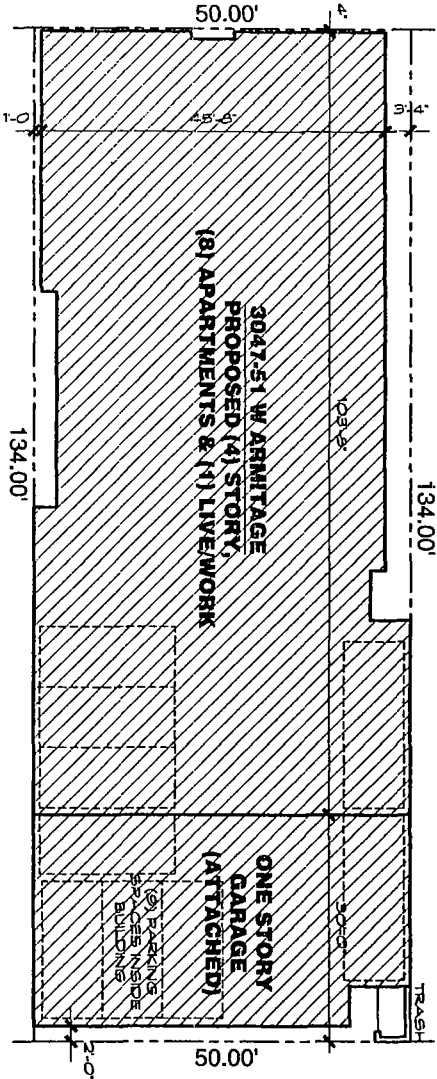
The subject property is currently improved with 2 mixed-use buildings. The Applicant plans to demolish the existing buildings and build a new 4-story building with live/work unit on the ground floor and 8 dwelling units on the upper floors.

Project Description:	Zoning Change from a B3-1 to a B2-3
Use:	4-story building with live/work unit on the ground floor and 8 dwelling units on the upper floors.
Floor Area Ratio:	2.77
Lot Area:	6,700 Square Feet
Building Floor Area:	18,581 Square Feet
Density:	744 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 9
Set Backs:	Front: 4 Inches East Side: 0 Feet / West Side: 0 Feet Rear: Ground Floor: 2 Feet Floors 2nd - 4th: 30 Feet
Building height:	53 Feet

W. ARMITAGE



SITE PLAN



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16' PUBLIC ALLEY

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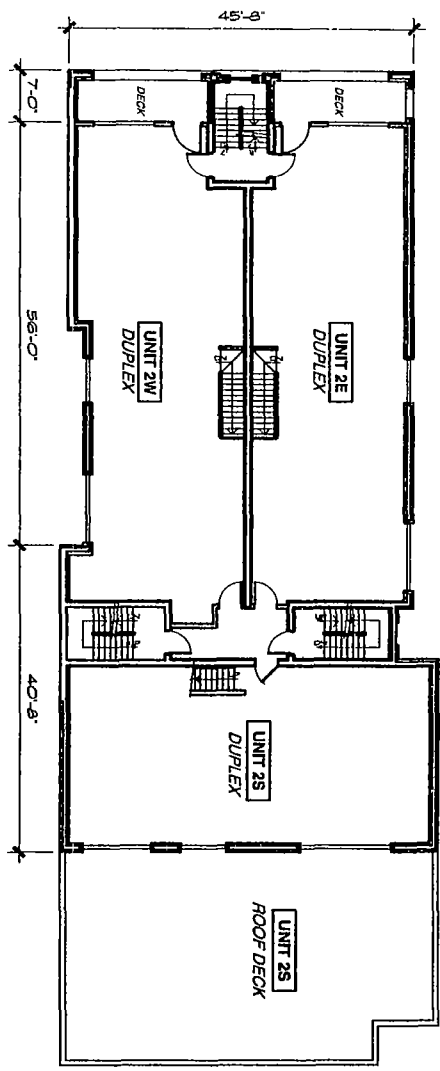
**8 APARTMENTS &
1 LIVENWORK UNIT**

3047-51 W. ARMITAGE
CHICAGO, IL

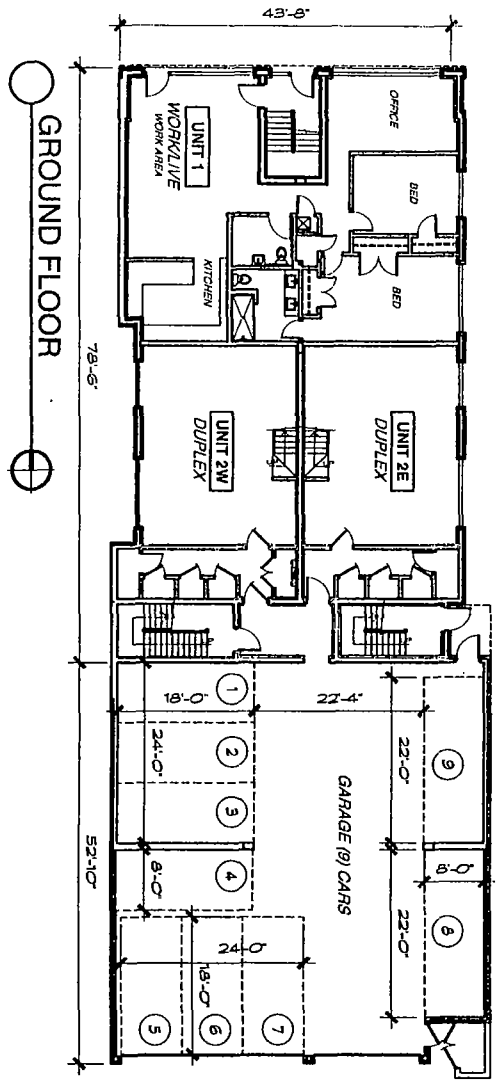
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SECOND FLOOR



GROUND FLOOR

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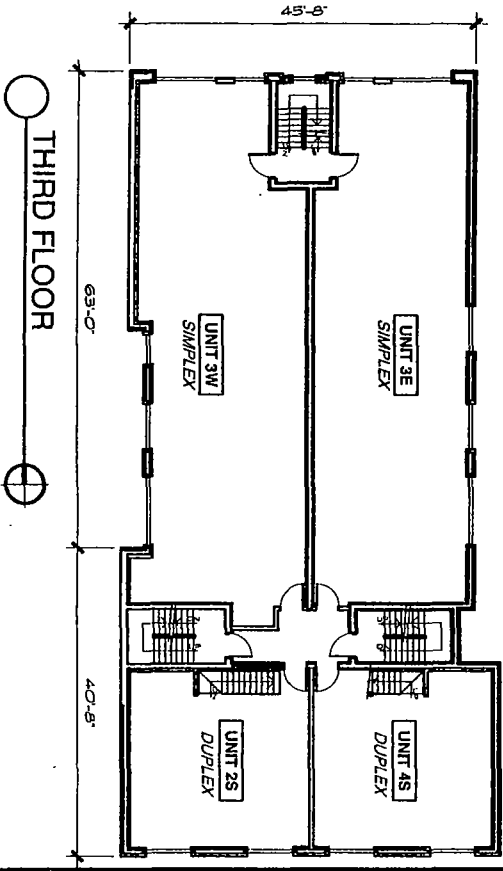
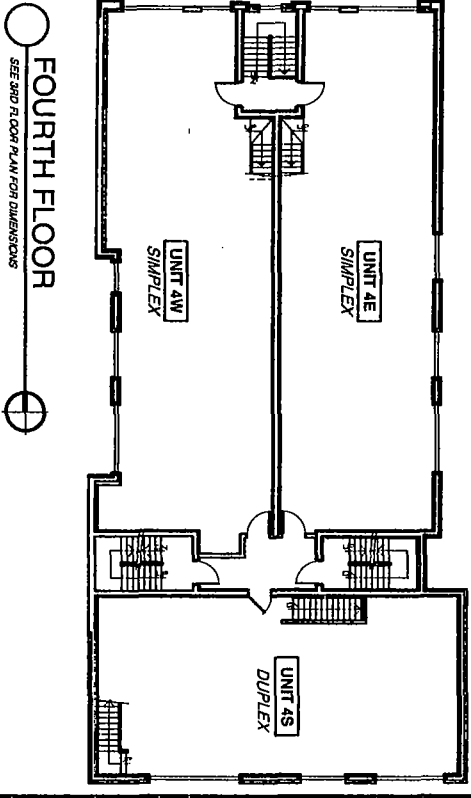
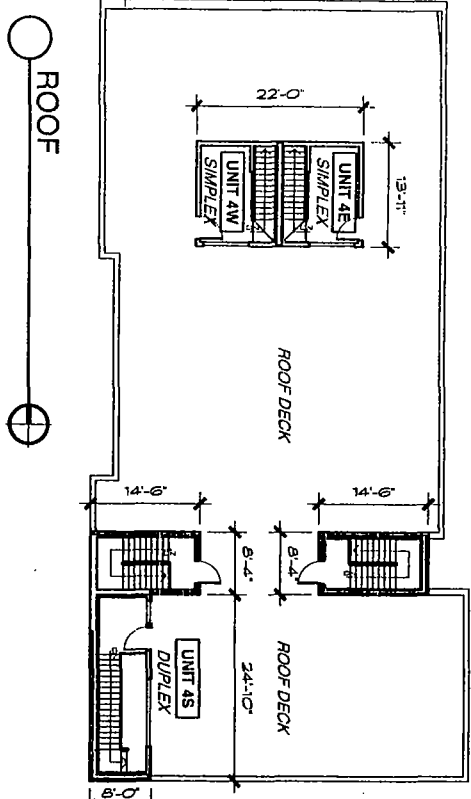
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8 APARTMENTS & 1 LIVENWORK UNIT
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ROOF

FOURTH FLOOR

THIRD FLOOR

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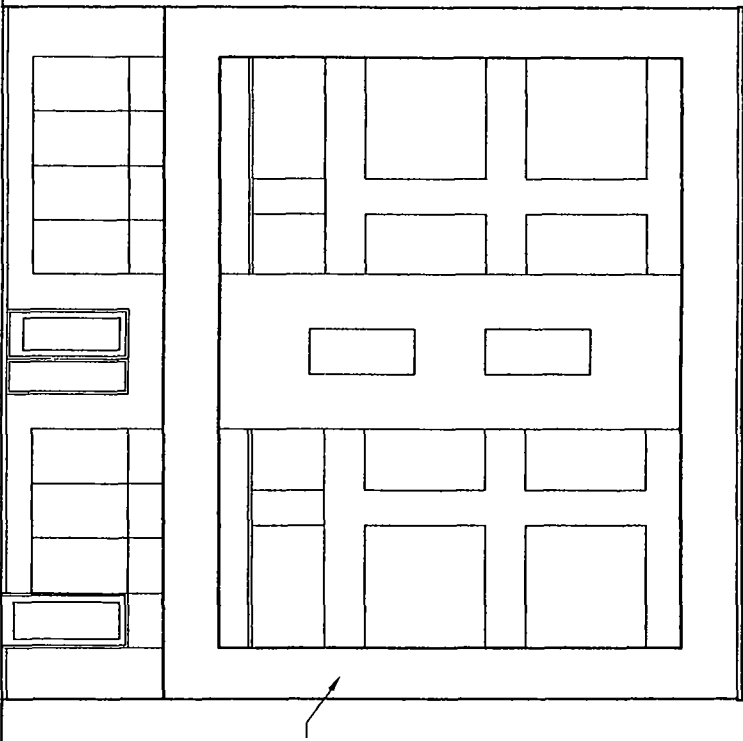
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 3047-51 W. ARMITAGE
 CHICAGO, IL

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(1) 45'-4" ROOF
 (1) 36'-4" 4TH FLR
 (1) 23'-8" 3RD FLR
 (1) 13'-0" 2ND FLR
 0'-0" GRADE 1ST FLR



FACE BRICK

FRONT ELEVATION

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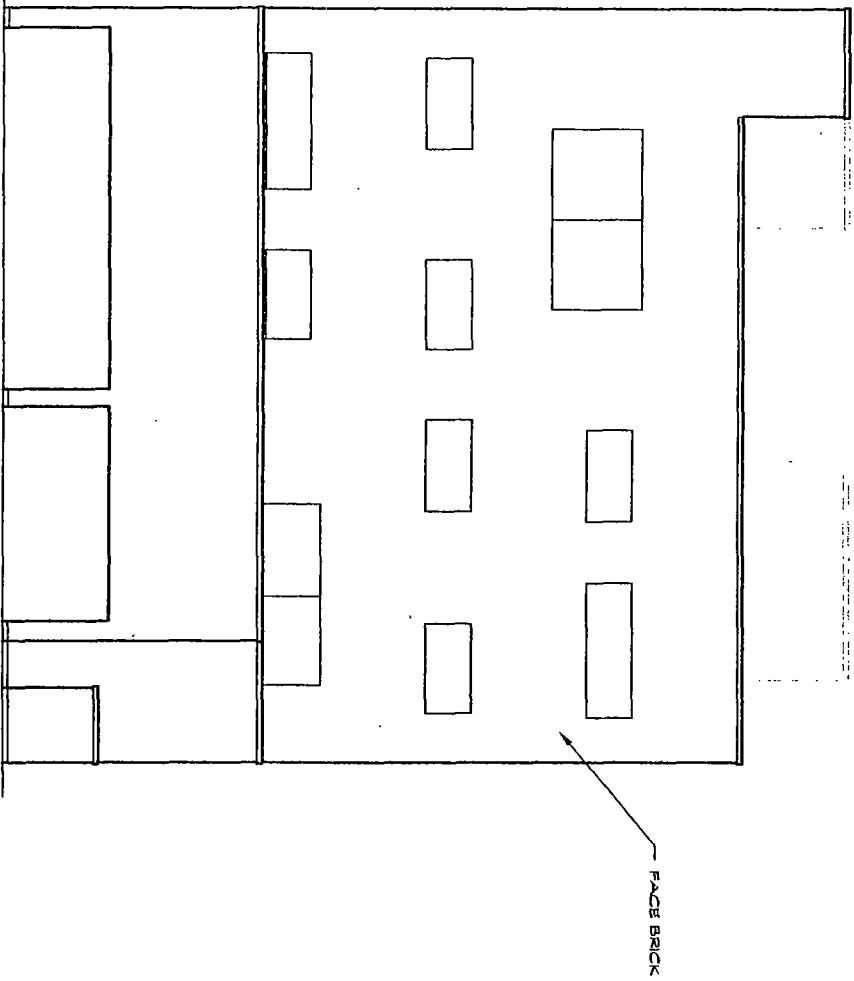
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8 APARTMENTS &
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 3947 S1 W ARMITAGE
 CHICAGO, IL

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- ① 58'-0" BOT/ STAIR CEILING
- ② 34'-4" 4TH FLR
- ③ 29'-6" 3RD FLR
- ④ 19'-0" 2ND FLR
- ⑤ 0'-0" GRADE 1ST FLR

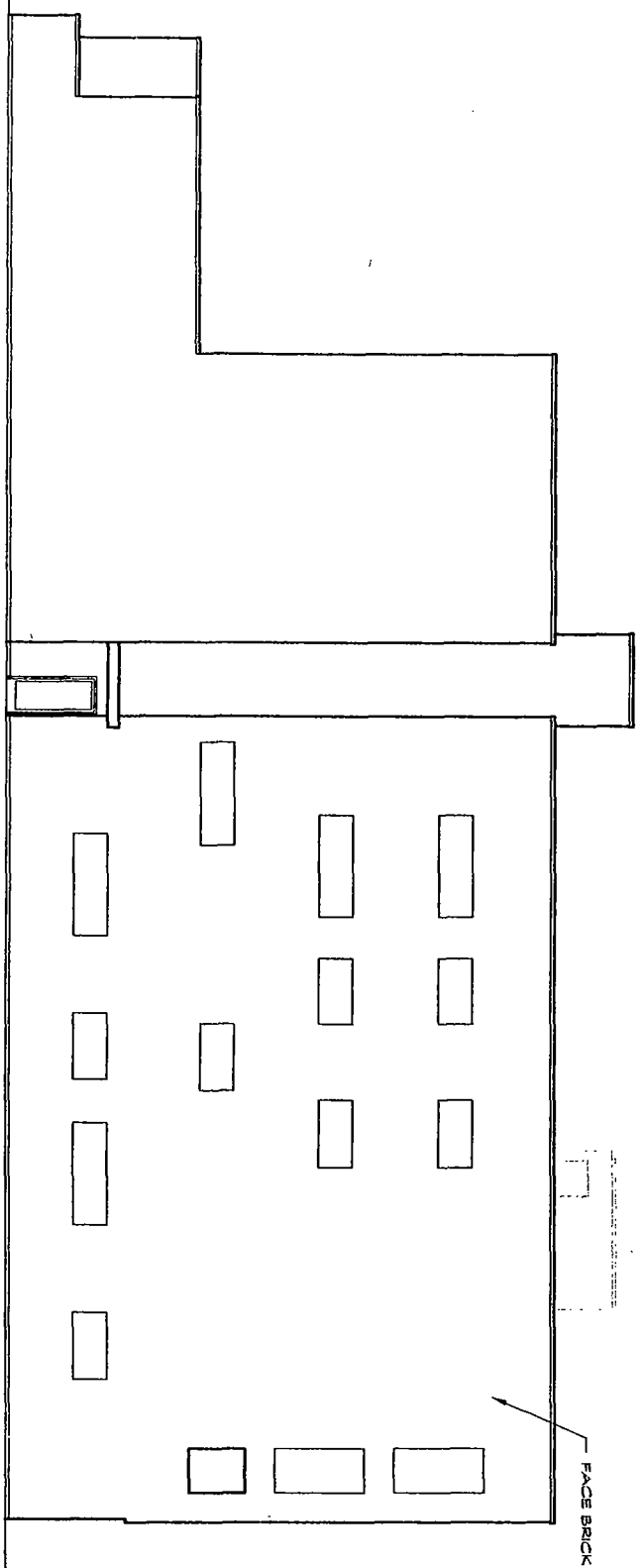


○ REAR ELEVATION

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○ LEFT ELEVATION



□

FACE BRICK

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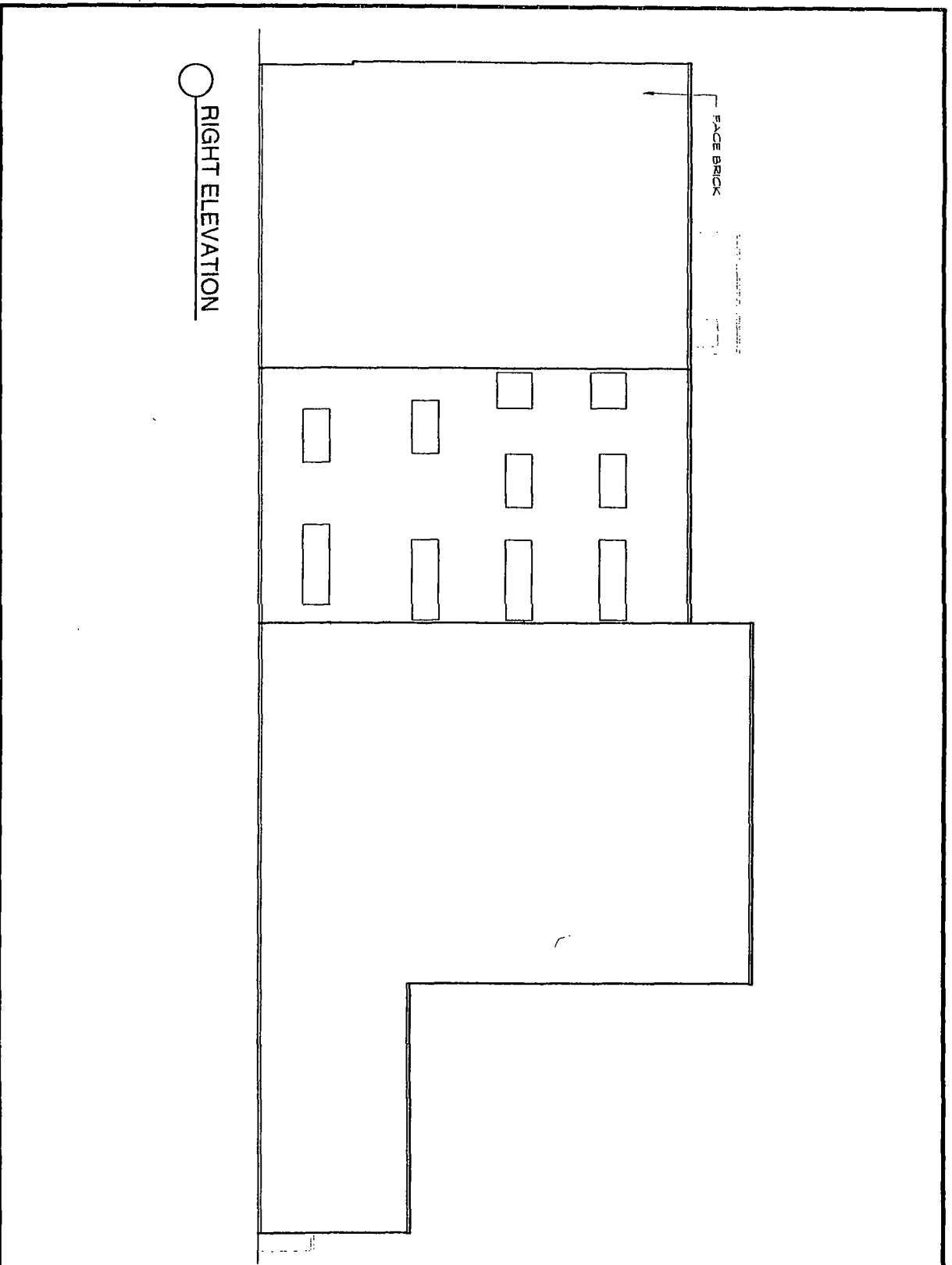
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8 APARTMENTS &
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FACE BRICK

RIGHT ELEVATION

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**8 APARTMENTS &
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304751 W. ARMITAGE
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SCALE: AS NOTED

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