



# City of Chicago



O2015-6389

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/24/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-J at 3204-3206 W Armitage Ave - App No. 18498T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#184987)  
INT NO DATE  
Sept 24, 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 and indications as shown on Map No. 5-J in the area bounded by

The perpendicular public alley to North Kedzie Avenue and next north of and parallel to West Armitage Avenue; a line 35 feet west of and parallel to North Kedzie Avenue and perpendicular to West Armitage Avenue; West Armitage Avenue; a line 85 feet west of and parallel to North Kedzie Avenue and perpendicular to West Armitage Avenue,

to those of a C1-3 Neighborhood Commercial District.

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

WARD  
#9AM  
FILE #

Common Address of Property: 3204-06 West Armitage Avenue

1849871

Type 1 Zoning Amendment  
Address 3204-06 W. Armitage

Narrative

**Project:** The applicant intends to use the subject property to allow a tavern in a 4,238 square foot retail space within an existing 2-story building with a total of 6,238 sq.ft. commercial space on the first floor. Of the 6,238 sq.ft on the first floor: 4,238 sq.ft. is for the proposed tavern and 2000 sq.ft. remains for a real estate office; the second floor has two existing apartment units. 1,887 sq.ft. of outdoor space at the address of 3200 W. Armitage (adjacent parcel) shall be leased for use as an outdoor patio. No changes shall be made to the height of the building, 28'. There is no parking.

**Zoning:** currently B3-1                      After amendment: C1-3

**Lot Size:** 50' x 125'

**Lot area:** 6250 square feet

**Min. Lot Area/Dwelling unit** 3125 square feet

**F.A.R.:** 1.26

**Building area:** 6250 square feet

**Setbacks:** front (south) 0' 0"  
side (west) 0' 0"  
rear (north) 0' 0"  
side (east) 0' 0"

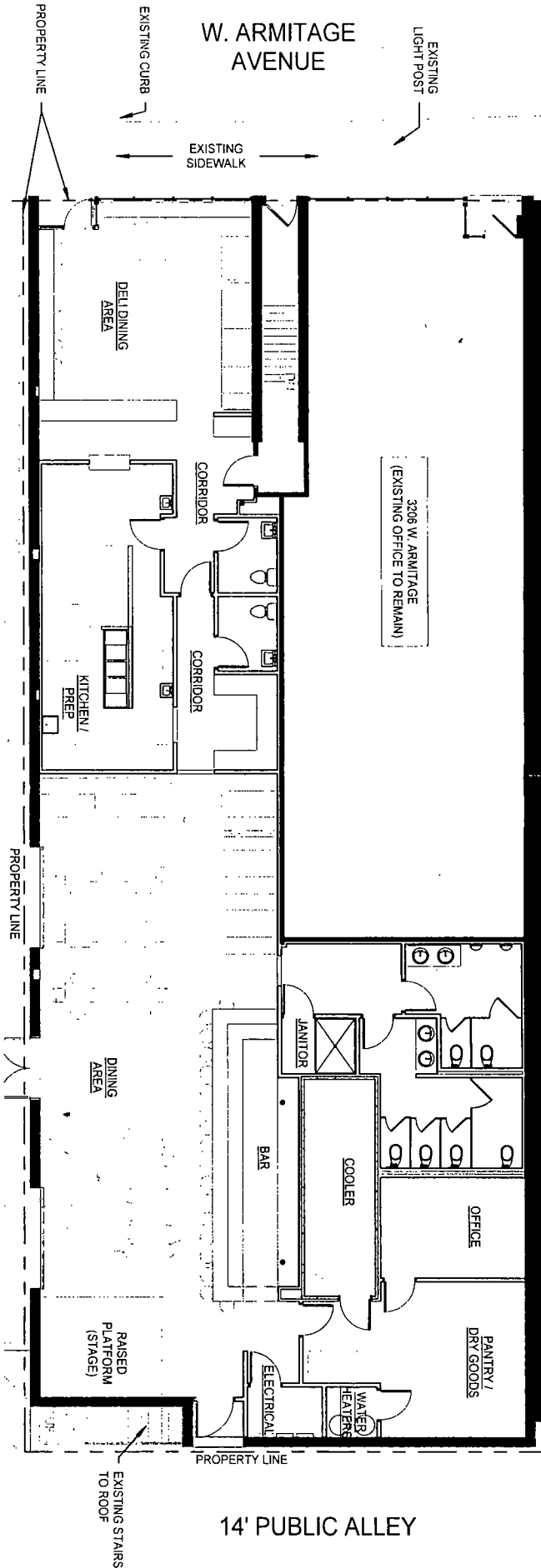
**Building height:** 28'

**Off street parking:** 0

**Off street loading:** 0

**FINAL FOR PUBLICATION**

PROPOSED SITE/FLOOR PLAN  
 1" = 10'-0"



FINAL FOR PUBLICATION

**SCOFFLAW**  
CENTIGROUP

PROPOSED SITE/FLOOR PLANS

**SCOFFLAW GROUP**  
3200-3204 W ARMITAGE AVENUE, CHICAGO, IL 60647-3716  
09/10/15

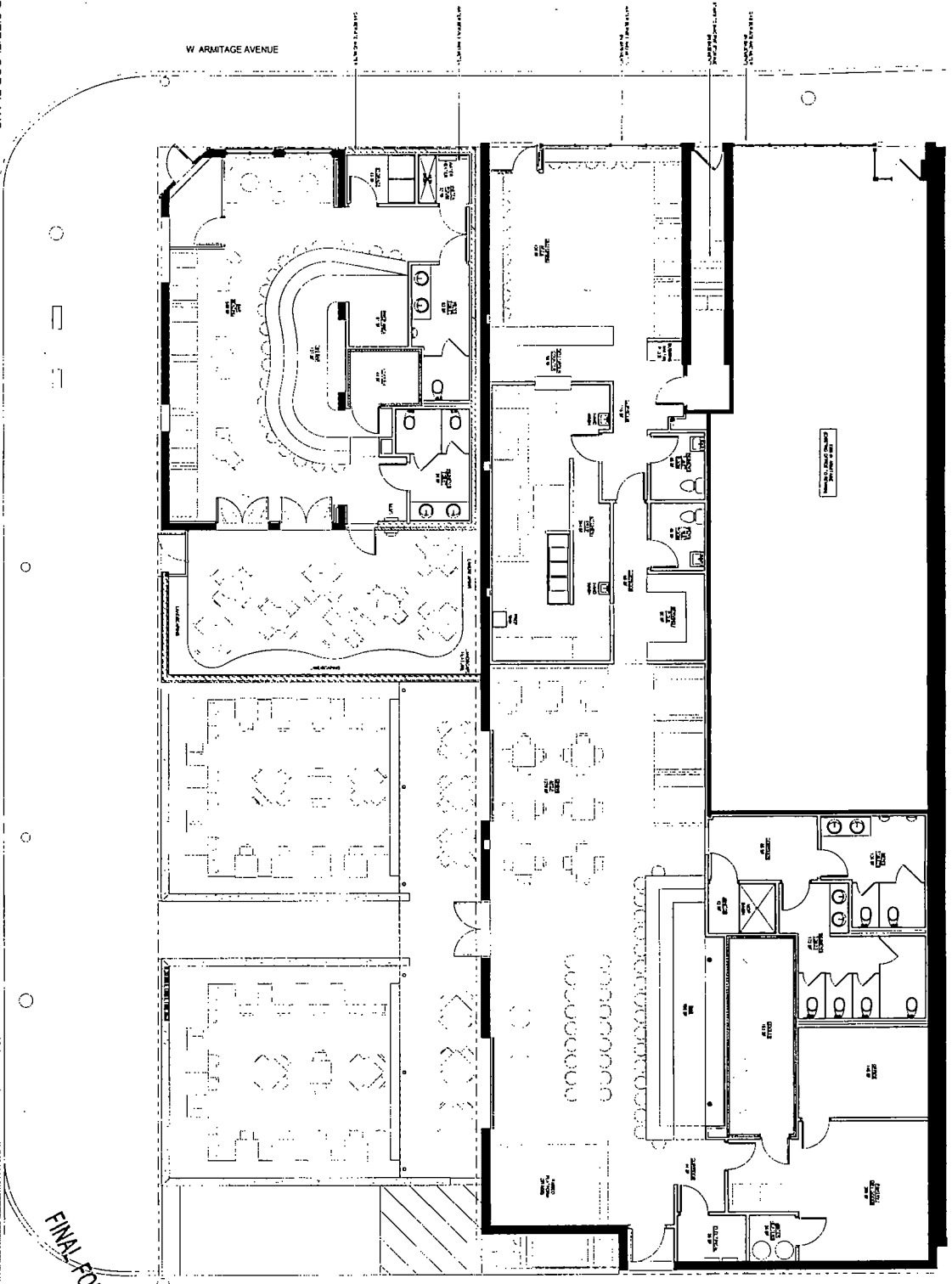
N KEDZEE AVENUE

W ARMITAGE AVENUE

14' PUBLIC ALLEY

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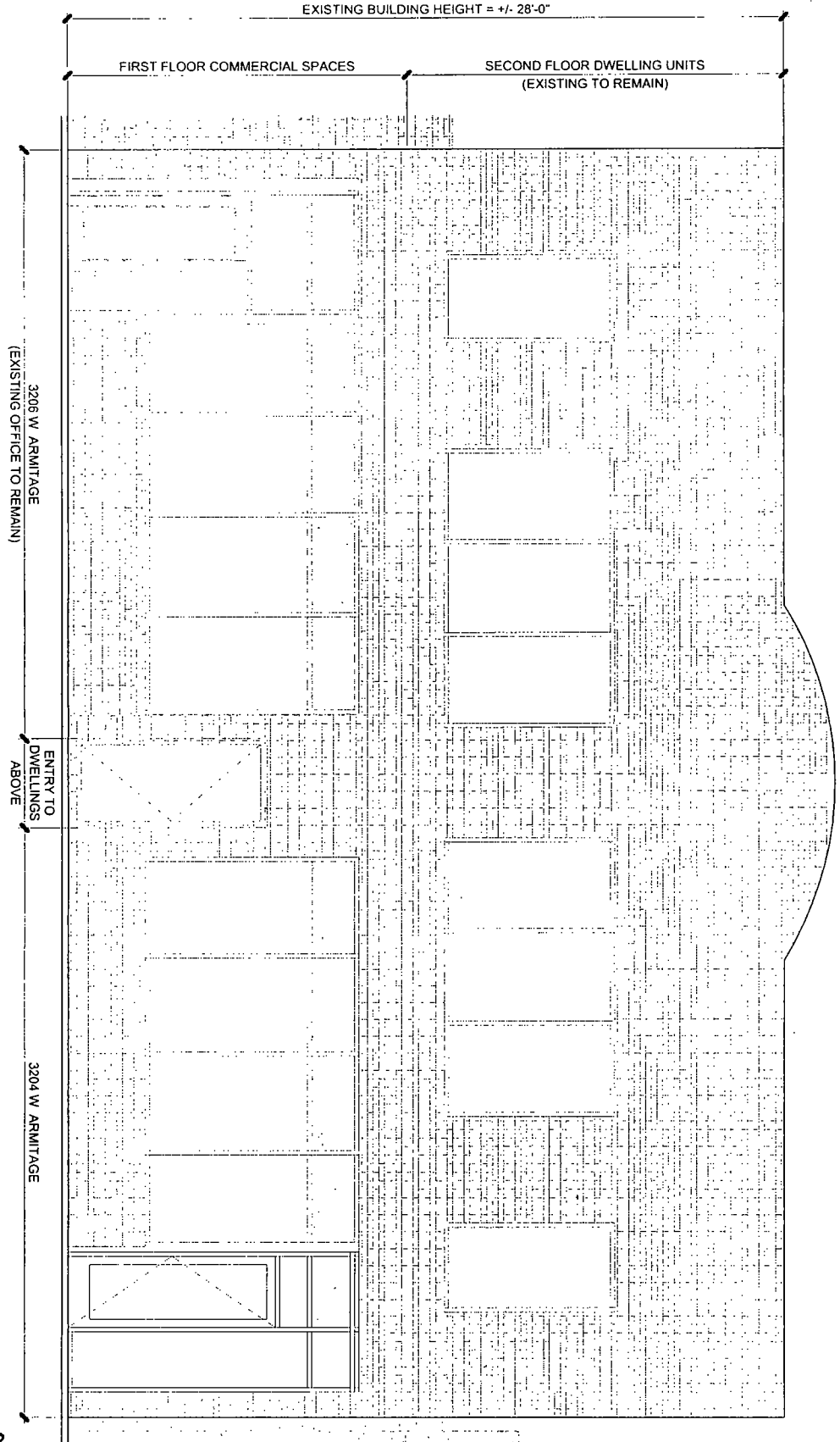
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1175 N. LAKE STREET, SUITE 1000  
CHICAGO, IL 60610  
312.467.1000  
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W. ARMITAGE AVE. ELEVATION  
1/4" = 1'-0"

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3204-06 W. ARMITAGE AVENUE, CHICAGO, IL, 60647-3716  
09/10/15



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**THE DOBBINS**  
11 East Illinois St., Suite 600, Chicago, IL  
T (312) 321-0400 F (312) 321-0402  
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