



City of Chicago



SO2019-6808

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/18/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 5-J at 3200 W Armitage Ave - App No. 20144T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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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 C1-1 Neighborhood District symbols and indications as shown on Map No. 5-J in the area bounded by

the alley next north of and parallel to West Armitage Avenue; North Kedzie Avenue; West Armitage Avenue; and a line 35 feet west of and parallel to North Kedzie Avenue

to those of a C1-3 Neighborhood District.

SECTION 2. This ordinance takes effect after its passage and approval.

Address of property 3200 W. Armitage Avenue

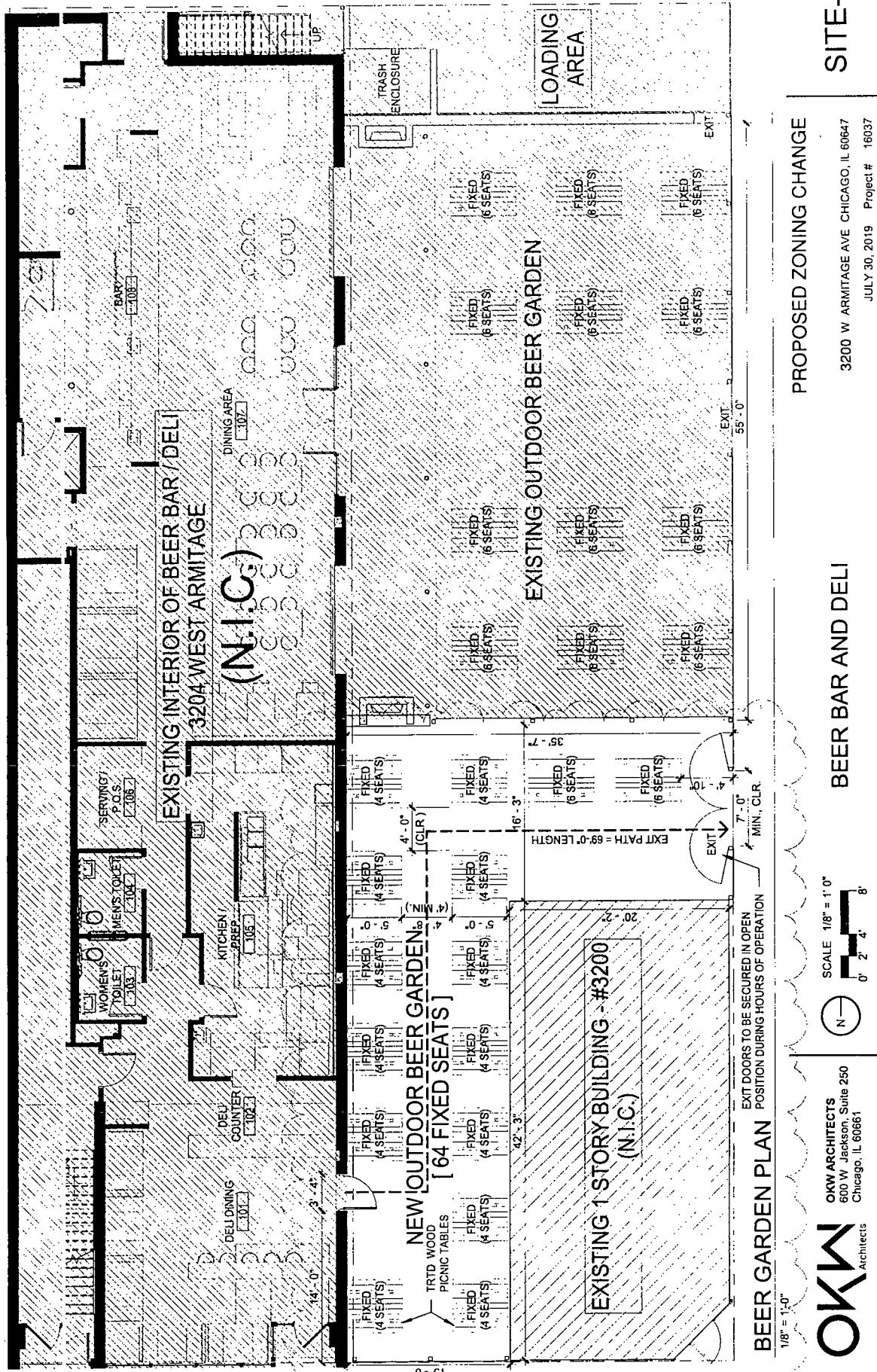
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Type 1 Zoning Amendment
Address 3200 W. Armitage Avenue

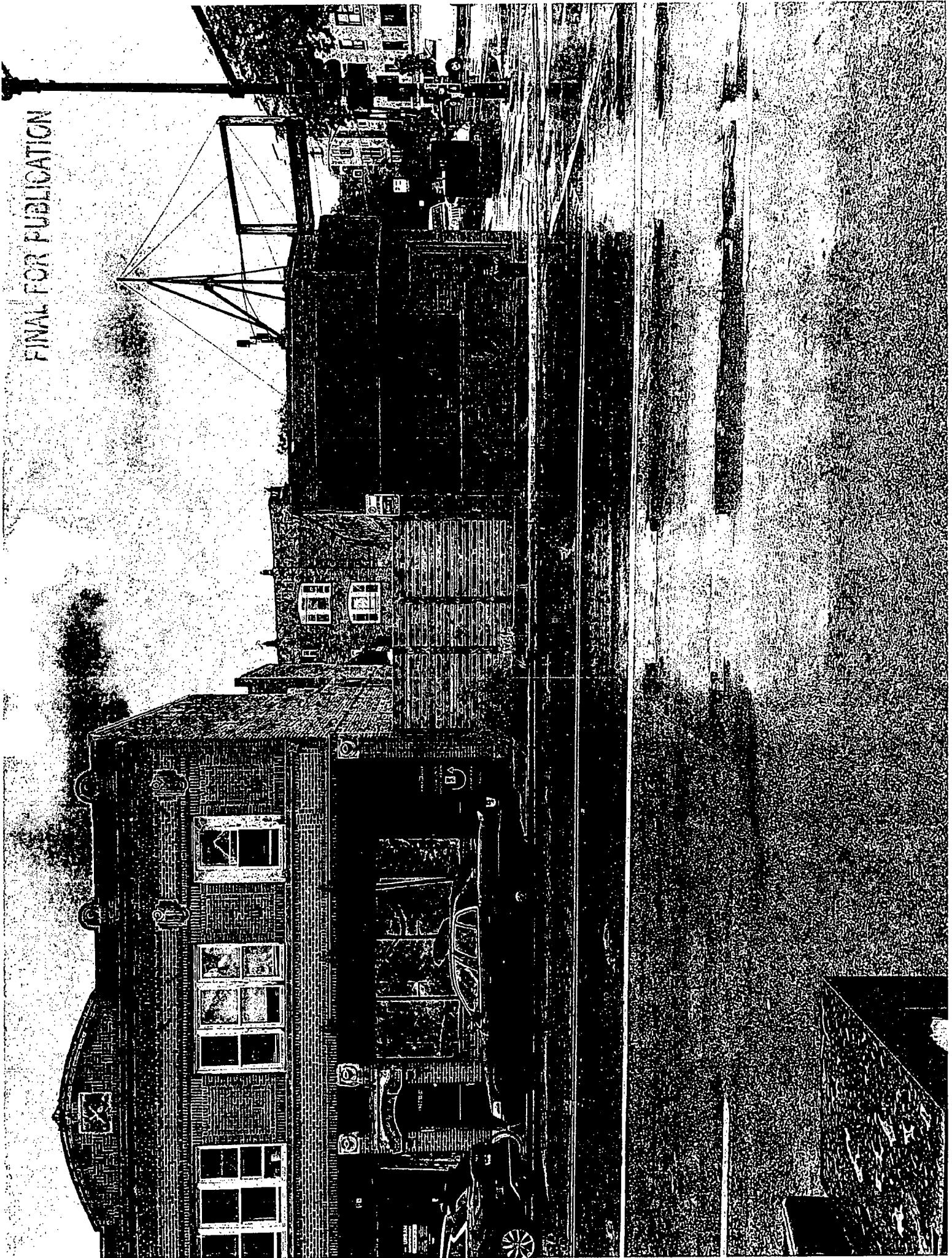
Narrative

Project: The applicant intends to use the subject property to allow the expansion of an existing accessory use outdoor patio that serves the existing tavern of the adjacent property located at 3204-06 W. Armitage. The existing outdoor patio is 1925 sq. ft and will add 1248 for a total of 3173 sq.ft. outdoors. The interior adjacent tavern is 4238 sq ft. The total combined outdoor patio space and interior tavern space will be 7411 sq.ft. There is no parking and no dwelling units at the subject property.

Zoning:	from C1-1	to	C1-3
Lot area:	4375 square feet		
Density (Minimum lot area)	N/A	No residential	
F.A.R:	0.193		
Building area	existing vacant retail building 841 square feet		
Setbacks:	front (South)	zero	
	side (West)	15.0	
	rear (North)	83.0	
	side (East)	zero	
Building Height:	existing 12 feet		
Off street parking:	zero		
Off street loading:	zero		



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