



City of Chicago



SO2016-3917

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 5/18/2016 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-I at 2556-2560 W Armitage Ave - App No. 18784T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#18784 TI

INT RD. DATE

MAY 18, 2016

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:

The public alley next North of and parallel to West Armitage Avenue; a line 155 feet West of and almost parallel to North Stave Street (as measured along the northern boundary line of West Armitage Avenue); West Armitage Avenue; a line 230 feet West of and almost parallel to North Stave Street (as measured along the northern boundary line of West Armitage Avenue).

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: 2556-60 West Armitage Avenue, Chicago, Illinois

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR
2556-60 WEST ARMITAGE AVENUE, CHICAGO, ILLINOIS**

The subject property is currently improved with 2 buildings: one residential and one commercial. The Applicant plans to demolish the existing building and build a new 4-story mixed-use building with commercial units on the ground floor and 14 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area ratio requirements of the Zoning Ordinance.

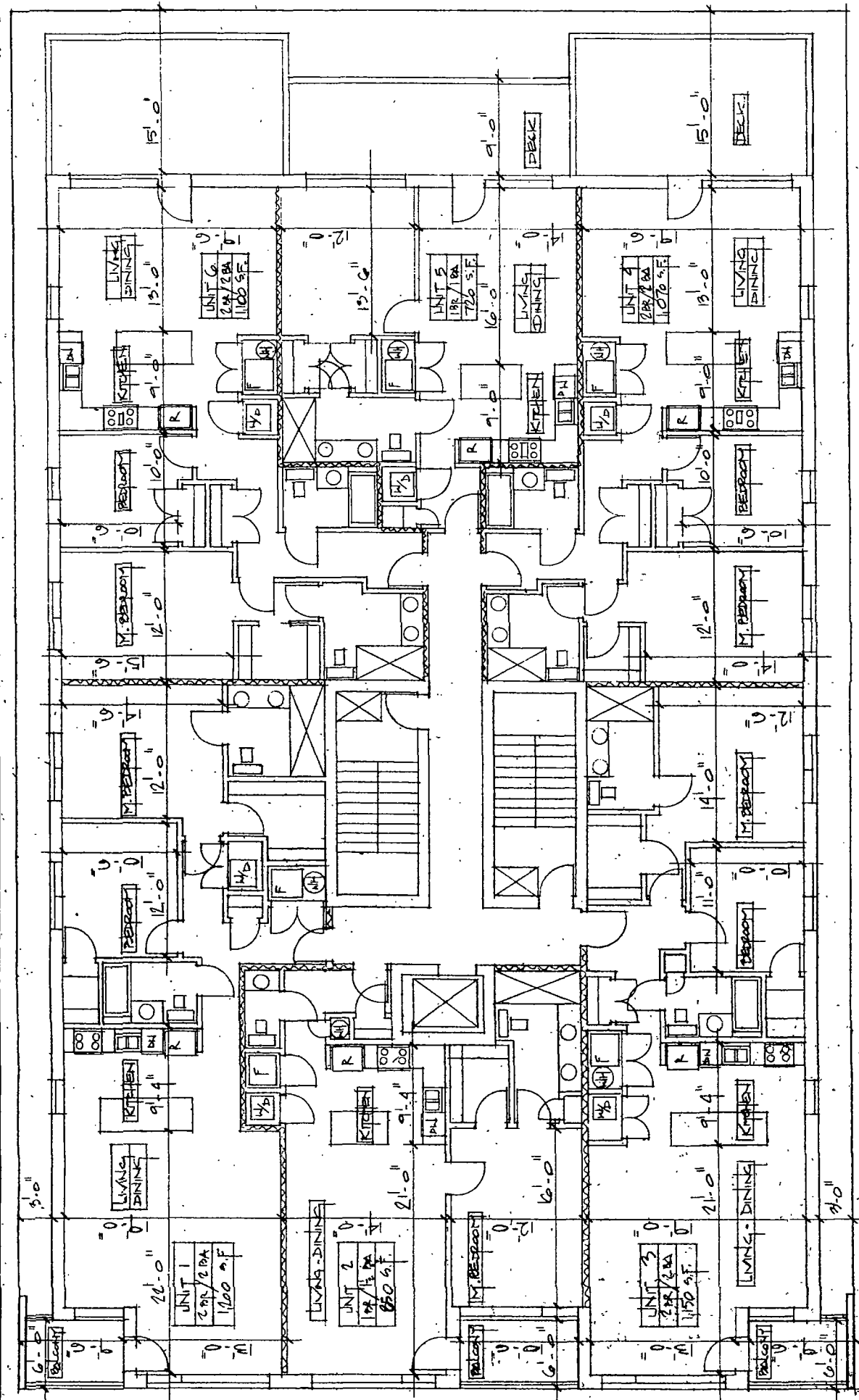
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|----------------------|--|
| Project Description: | Zoning Change from a B3-1 to a B2-3 |
| Use: | Mixed-use building with commercial units on the ground floor and 14 dwelling units on the upper floors |
| Floor Area Ratio: | 2.75 |
| Lot Area: | 9,375 square feet |
| Building Floor Area: | 25,840 square feet |
| Density: | 520 square feet per DU |
| Off- Street parking: | Parking spaces: 14 Loading space: 0 * |
| Set Backs: | Front: 0 feet Side: 0 feet Rear: 15 feet * |
| Building height: | 44 feet 2 inches |

* The Applicant will file an application for Variation if required.

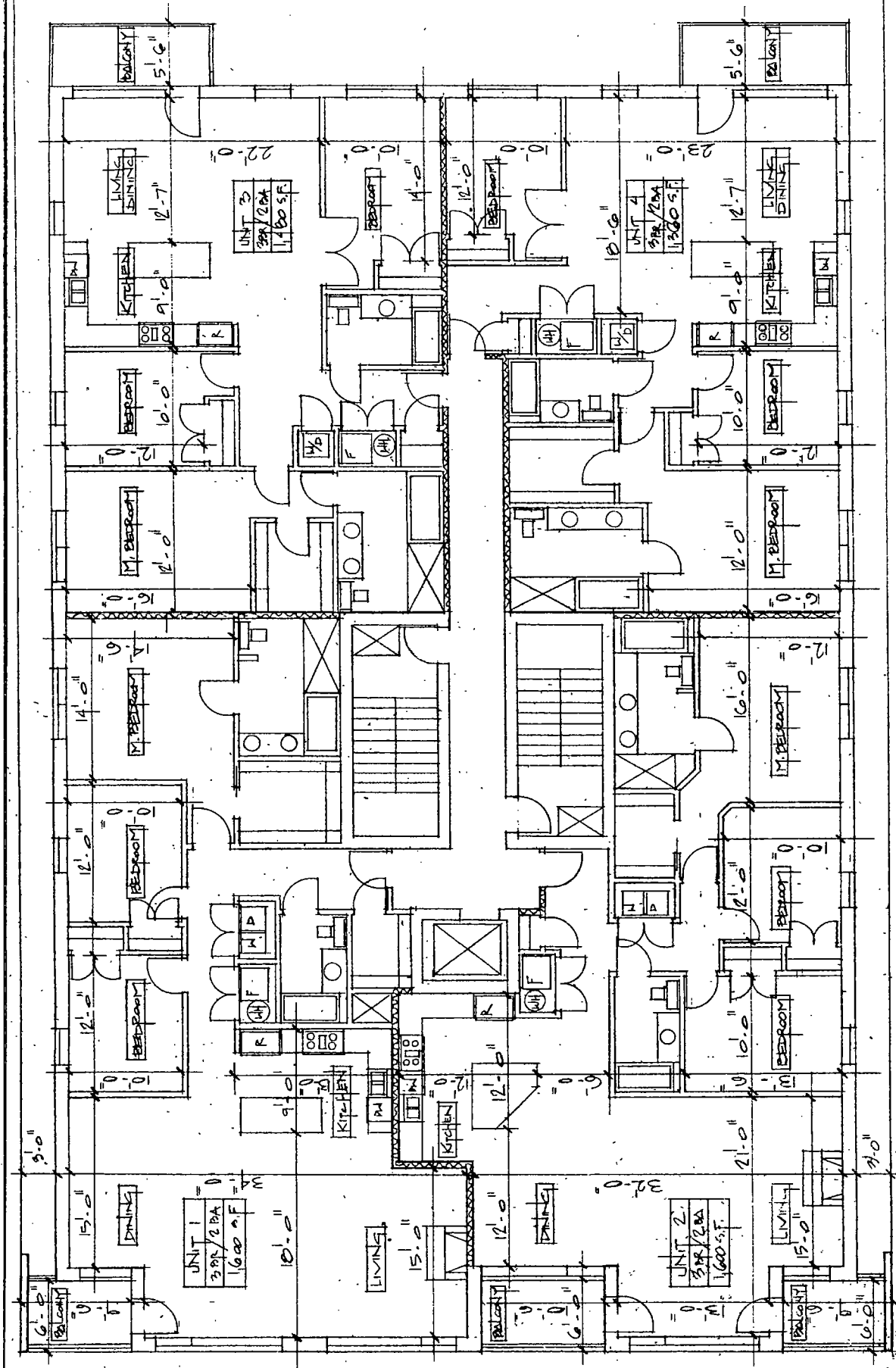
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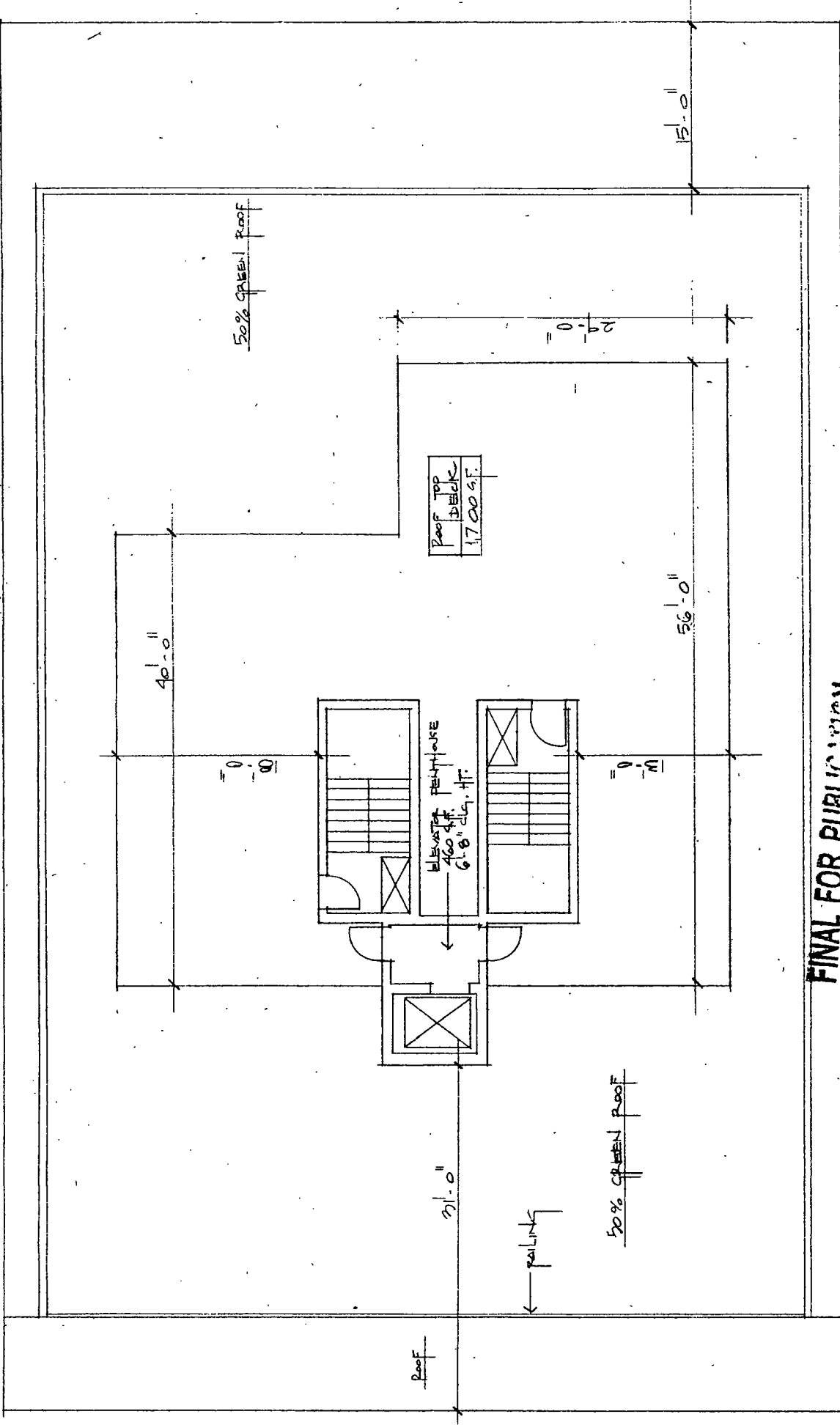
7th Floor Plan
 7,480 S.F.
 FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

7480 S.F.

324 Floor Plan
1/8" = 1'-0"



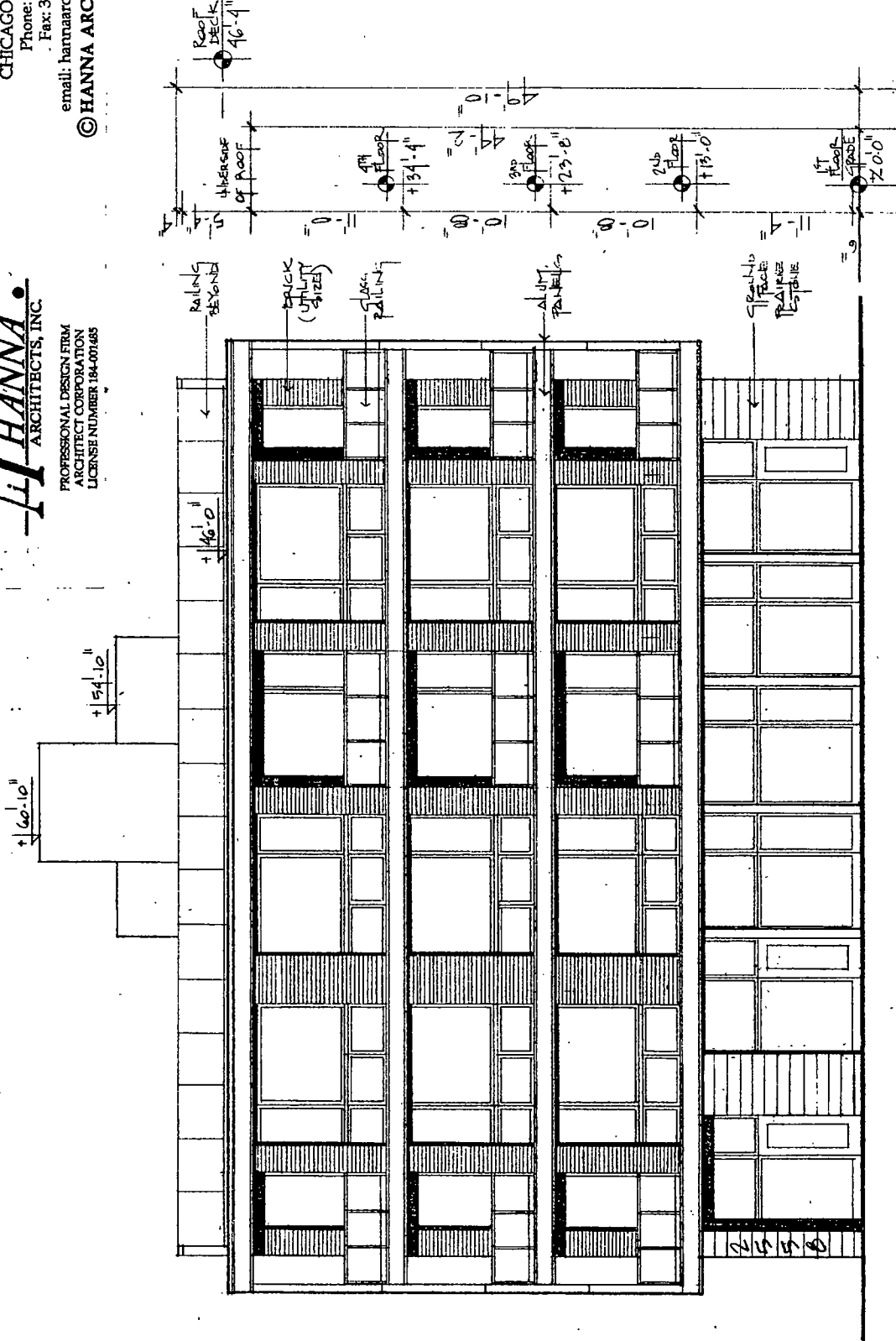
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Roof Plan
1/8" = 1'-0"



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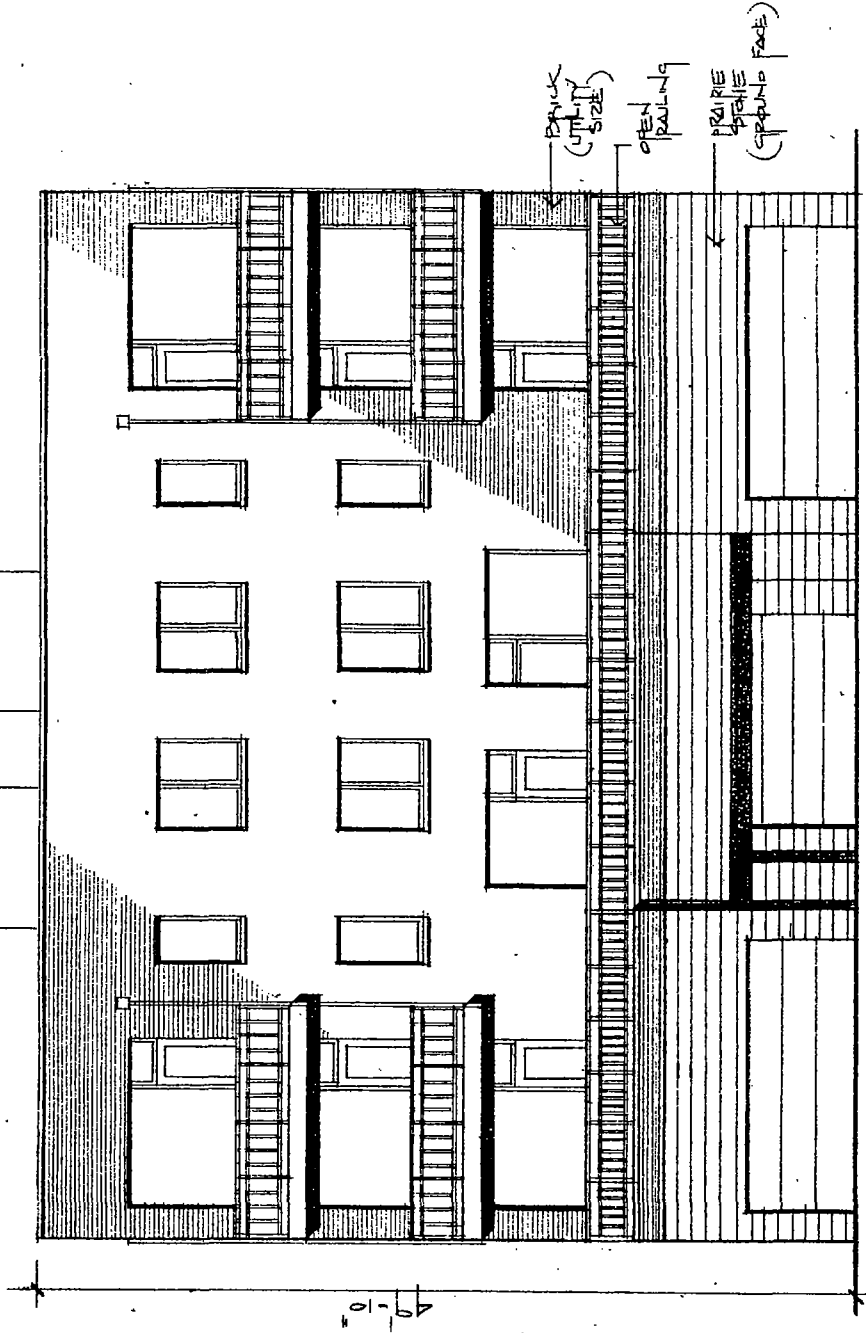


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Front Elevation
1/8" = 1'-0"

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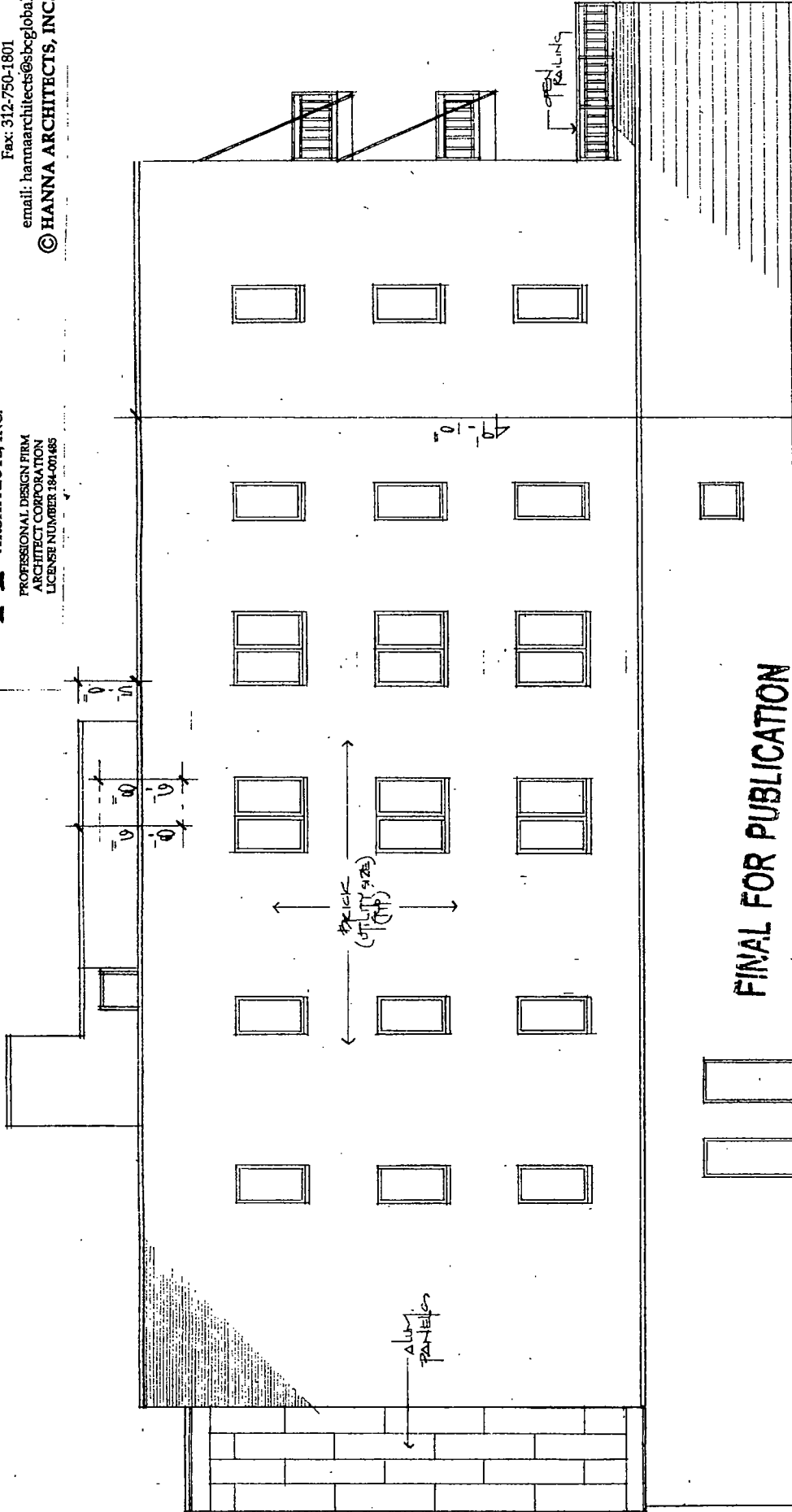


REAR ELEVATION
1/8" = 1'-0"
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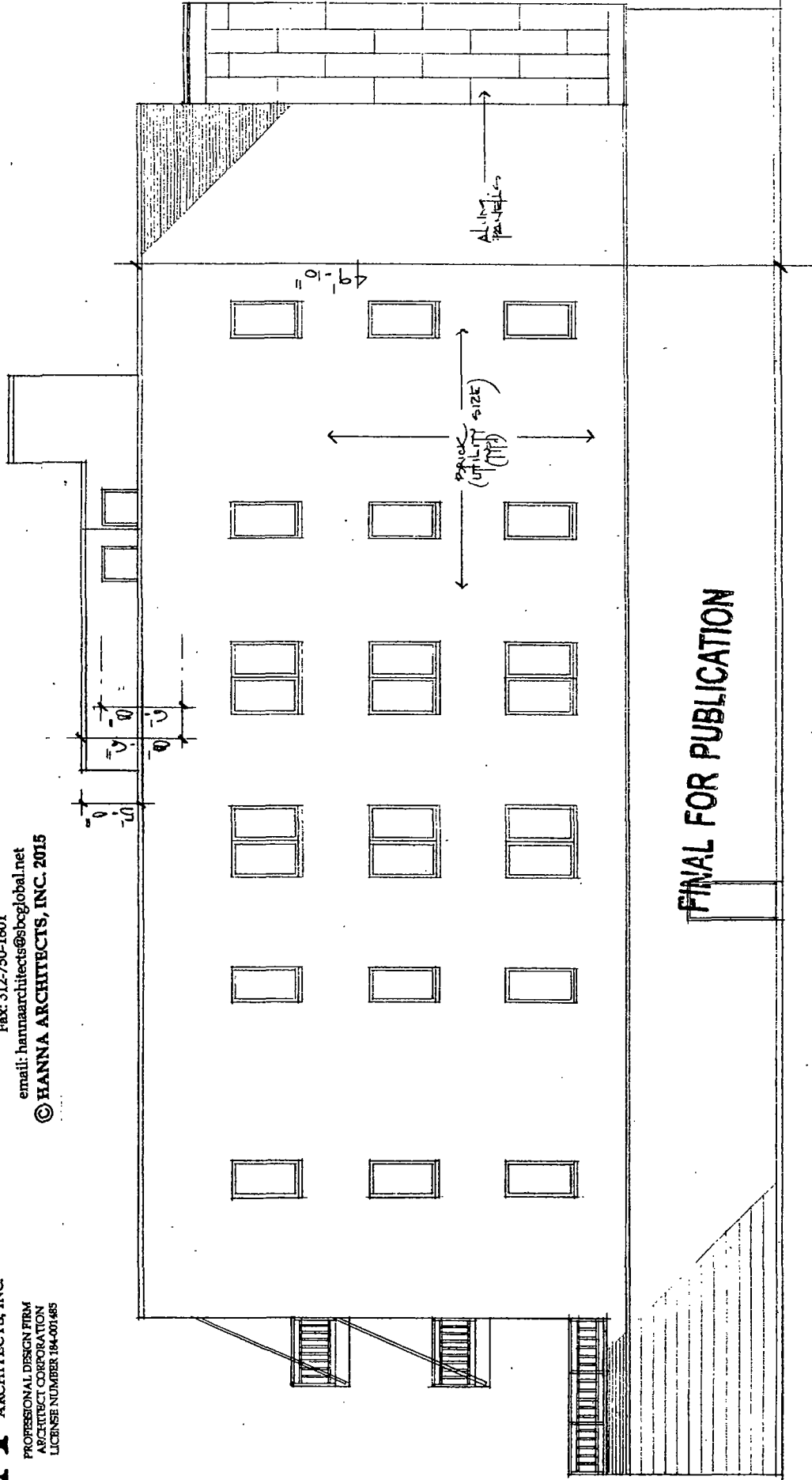


EXIST ELEVATION



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WEST ELEVATION
8'-11'-0"