



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

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

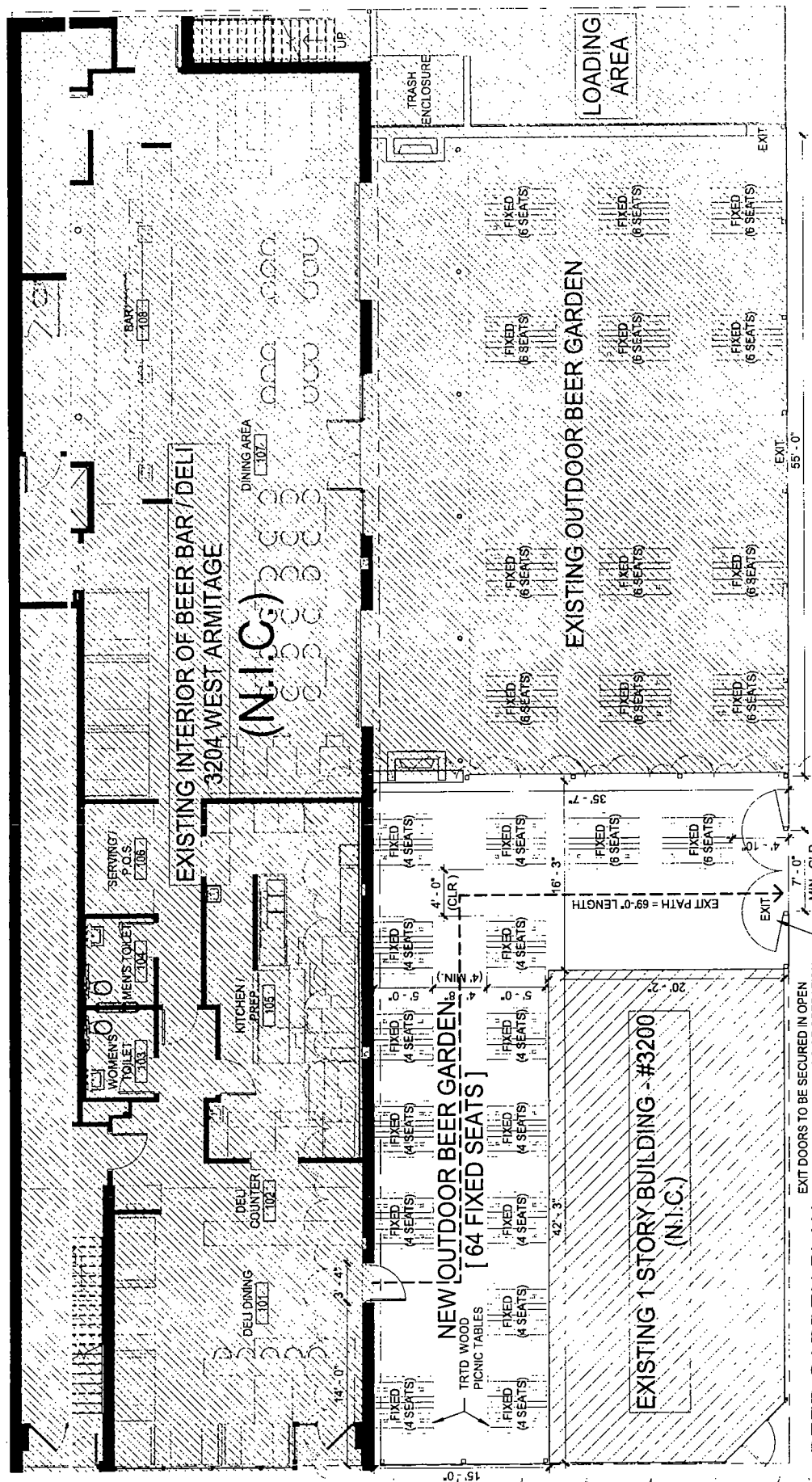
Type 1 Zoning Amendment
Address 3200 W. Armitage Avenue

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

BEER GARDEN PLAN



BEER GARDEN PLAN

PROPOSED ZONING CHANGE

BEER BAR AND DELI

SITE-1

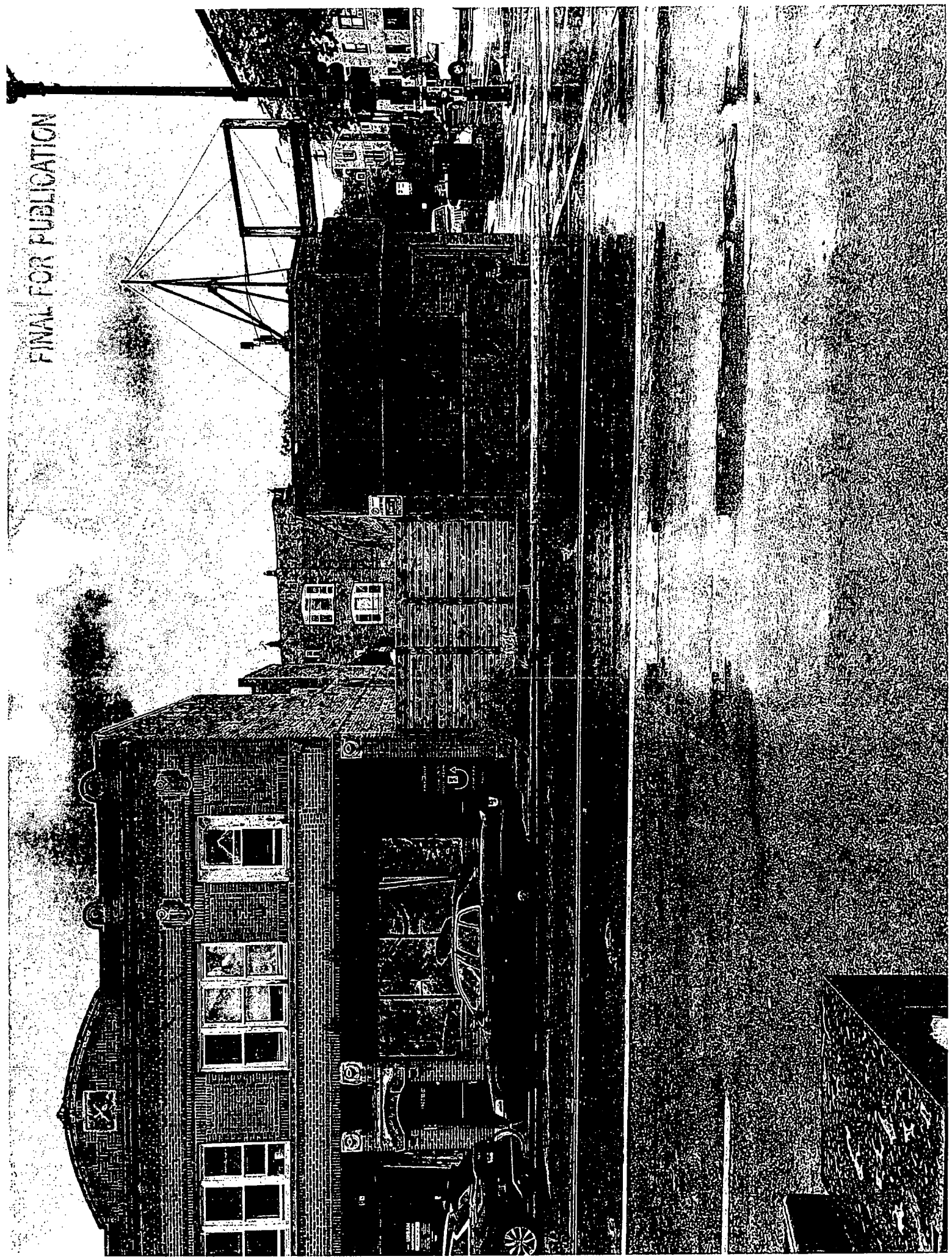
SCALE 1/8" = 1' 0"

OKW ARCHITECTS
500 W Jackson, Suite 250
Chicago, IL 60661



3200 W ARMITAGE AVE CHICAGO, IL 60647
JULY 30, 2019 Project # 16037

FINAL FOR PUBLICATION



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