



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2016-3917
Type: Ordinance **Status:** Passed
File created: 5/18/2016 **In control:** City Council
Final action: 11/16/2016
Title: Zoning Reclassification Map No. 5-I at 2556-2560 W Armitage Ave - App No. 18784T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. O2016-3917.pdf, 2. SO2016-3917.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed as Substitute	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/18/2016	1	City Council	Referred	

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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 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

Application Number: 18784-T1

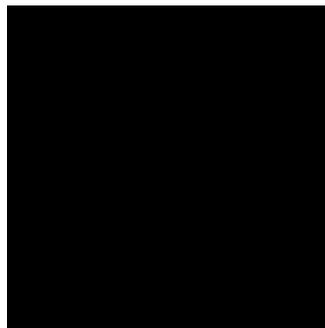
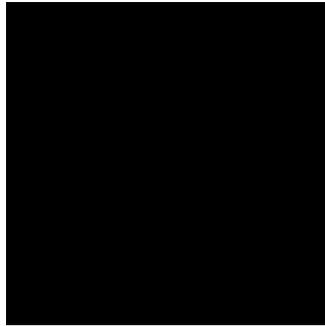
**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 2556-60 WEST
ARMITAGE AVENUE, CHICAGO, ILLINOIS**

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.

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: : *co* Parking spaces: 14 ' cl Loading

space: 0 * O



Set Backs: _ Front: 0 feet ^ Side: 0 feet LT Rear: 15 feet *
Building height: 44 feet 2 inches

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

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