

SECTION 2. This Ordinance takes effect after its passage and approval. Common

address of property:

2915-23 West Armitage Avenue, aka 1945-51 North Richmond St., Chicago IL

Application Number: 18550 T1

**SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR
2915-23 WEST ARMITAGE AVENUE, AKA 1945-51 NORTH RICHMOND
STREET, CHICAGO, ILLINOIS**

The subject property is currently improved with a mixed-use building. The Applicant intends to demolish the existing building and build a new 4-story mixed-use building with commercial on the ground floor and 33 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area requirements of the zoning ordinance.

Project Description:	Zoning Change from B3-1 to B3-5
Use:	Mixed use building with commercial on the ground and 33 dwelling units on the upper floors
Lot Area:	18,015 SF
Building Floor Area:	59,120 SF
FAR:	3.28
Density:	545 SFperDU
Off- Street Parking:	34 parking spaces Loading Zone: 1
Set Backs	Front (North): 0'-0" East Side Yard: 0'-0" / West Side Yard: 0'-0" Rear (South): 4'-0" *
Building Height:	50'-6"

* The Applicant will file for variation if required



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