



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2015-7348  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/14/2015 **In control:** City Council  
**Final action:** 12/9/2015  
**Title:** Zoning Reclassification Map No. 5-I at 2915-2923 W Armitage Ave aka 1945-1951 N Richmond St - App No. 18550T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2015-7348.pdf, 2. SO2015-7348.pdf

Date	Ver.	Action By	Action	Result
12/9/2015	1	City Council	Passed as Substitute	Pass
12/7/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
10/14/2015	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:**

**West Armitage Avenue; the public alley next East of and parallel to North Richmond Street; a line 150 feet South of and parallel to West Armitage Avenue; North Richmond Street**

**To those of a B3-5, Community Shopping District**

**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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