

#### 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 Tl** 

#### 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): O'-O" East Side Yard: 0'-0" / West Side

Yard: O'-O" Rear (South): 4'-0" \*

Building Height: 50'-6"

<sup>\*</sup> The Applicant will file for variation if required





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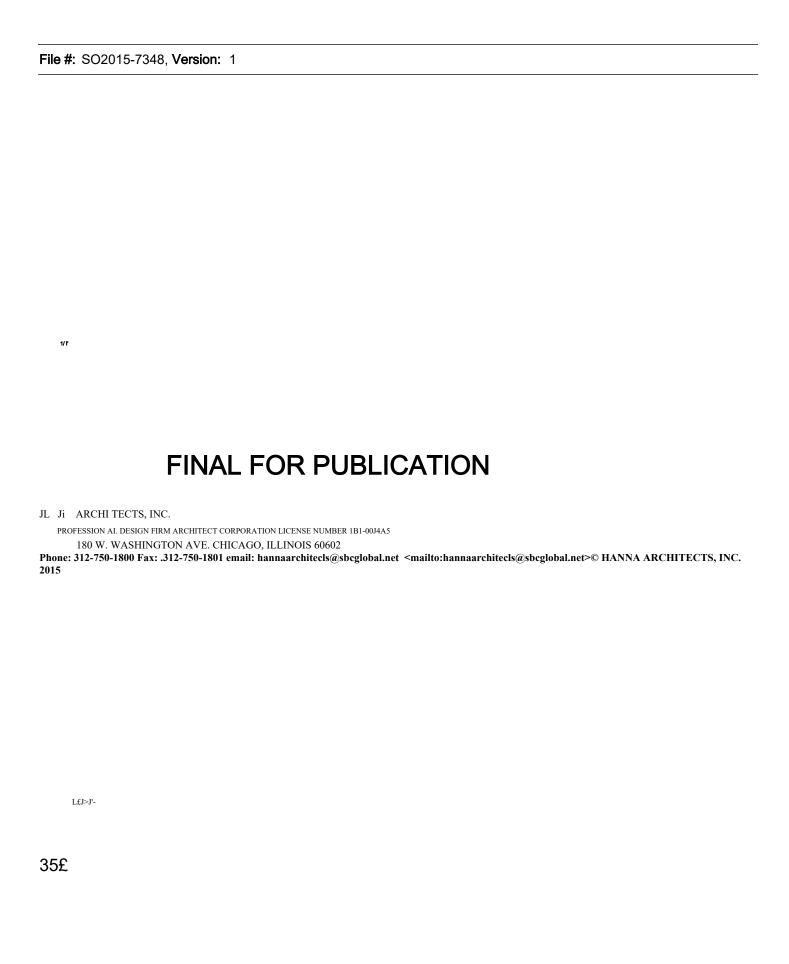
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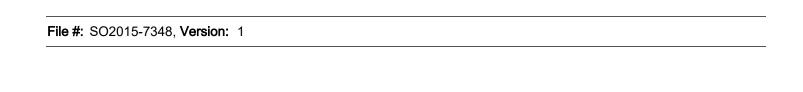
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