



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-60  
**Type:** Ordinance  
**File created:** 1/13/2016  
**Status:** Passed  
**In control:** City Council  
**Final action:** 3/16/2016  
**Title:** Zoning Reclassification Map No. 5-I at 2633 W Armitage Ave - App No. 18627T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2016-60 (V1).pdf, 2. SO2016-60.pdf

Date	Ver.	Action By	Action	Result
3/16/2016	1	City Council	Passed as Substitute	Pass
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
2/23/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/13/2016	1	City Council	Referred	

### **ORDINANCE**

*/T ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, Is hereby amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No.5-I in the area bounded by

West Armitage Avenue; a line 276.07 feet east of and parallel to North Washtenaw Avenue; the alley next south of and parallel to West Armitage Avenue; and a line 252.07 feet east of and parallel to North Washtenaw Avenue,

to those of a B2-3 Neighborhood Mixed-Use District is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 2633 West Armitage Avenue  
17-13-0303-C (1) Substitute Narrative Zoning Analysis - Application No. 18627-T1

2633 West Armitage Avenue. Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

3,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story building, at the subject site. The Applicant intends to raze the existing two-story building and to redevelop the site with a new four-story (with basement) building, containing one live/work unit at grade level and three dwelling units, above. The new development will provide onsite parking for a total of four vehicles, with interior parking for two vehicles and exterior parking for two vehicles, respectively. The new proposed building will be masonry in construction and measure 48'-0" in height.

- a) The Project's Floor Area Ratio:  
7,224 square feet (2.4 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):  
4 dwelling unit (750 square feet)  
*\*A live/work unit constitutes a "dwelling unit" under the Zoning Ordinance.*
- c) The amount of off-street parking:  
4 parking spaces
- d) Setbacks:
  - a. Front Setback: 1'-0"
  - b. Rear Setback: 37'-0"
  - c. Side Setbacks: East: 0'-8"  
West: 0'-0"
- (e) Building Height:  
48'-0"

**FINAL FOR  
PUBLICATION**

,\*17-13-0303-C(2) Plans Attached.