



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-3187
Type: Ordinance **Status:** Passed
File created: 4/18/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 5-I at 3047-3051 W Armitage Ave - App No. 19623T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. O2018-3187.pdf, 2. SO2018-3187.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed as Substitute	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/18/2018	1	City Council	Referred	

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; a line 55.50 feet west of and parallel to North Whipple Street; the public alley next south of and parallel to West Armitage Avenue; a line 105.50 feet west of and parallel to North Whipple Street.

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: 3047-51 West Armitage Avenue

FINAL FOR PUBLICATION

19623-T1

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 3047-51
WEST ARMITAGE AVENUE, CHICAGO**

The subject property is currently improved with 2 mixed-use buildings. The Applicant plans to demolish the existing buildings and build a new 4-story building with live/work unit on the ground floor and 8 dwelling units on the upper floors.

Project Description: Zoning Change from a B3-1 to a B2-3
Use: 4-story building with live/work unit on the
ground floor and 8 dwelling units on the upper
floors.

Floor Area Ratio: 2.77 '
Lot Area: 6,700 Square Feet
Building Floor Area: 18,581 Square Feet
Density: 744 Square Feet per Dwelling Unit
Off- Street parking: Parking spaces: 9
Set Backs: Front: 4 Inches East Side: 0 Feet / West Side: 0
Feet Rear: Ground Floor: 2 Feet Floors 2nd -
4th: 30 Feet

Building height: 53 Feet

FINAL FOR PUBLICATION

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