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# Legislation Details (With Text)

File #:	SO2	018-3187			
Туре:	Ordi	nance S	Status:	Passed	
File created:	4/18	/2018 li	n control:	City Council	
		F	Final action:	5/25/2018	
Title:	Zoning Reclassification Map No. 5-I at 3047-3051 W Armitage Ave - App No. 19623T1				
Sponsors:	Misc. Transmittal				
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•		No. 5-I			
Indexes:	Мар		187.pdf		
Indexes:	Мар	No. 5-1	•	ion	Result
Indexes: Attachments:	Мар 1. О	No. 5-I 2018-3187.pdf, 2. SO2018-31	Act	ion ssed as Substitute	Result Pass
Indexes: Attachments: Date	Мар 1. О <b>Ver.</b>	No. 5-I 2018-3187.pdf, 2. SO2018-31 Action By	Act Pa		

## 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

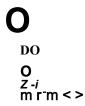
The subject property is currently improved with 2 mixed-use buildings. The Applicant plans to demolish the existing buildings and build a new 4-story building with live/work unit on the ground floor and 8 dwelling units on the upper floors.

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				

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