



# Office of the City Clerk

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## Legislation Details (With Text)

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**File #:** O2019-3843  
**Type:** Ordinance      **Status:** Passed  
**File created:** 5/29/2019      **In control:** City Council  
   **Final action:** 7/24/2019  
**Title:** Zoning Reclassification Map No. 5-K at 4040-4048 W Armitage Ave - App No. 20032T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-K  
**Attachments:** 1. O2019-3843 (V1).pdf, 2. O2019-3843.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed	Pass
7/9/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/29/2019	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 be amended by changing all the BI-1 Neighborhood Shopping District symbols and indications as shown on Map No.5-K in the area bounded by

The alley next north of and parallel to West Armitage Avenue; a line 75 feet west of and parallel to North Keystone Avenue; West Armitage Avenue; and a line 175 feet west of and parallel to North Keystone Avenue,

to those of a B3-2 Community District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 4040-4048 West Armitage Avenue

**NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING  
AMENDMENT - 4040-4048 WEST ARMITAGE AVENUE**

The current zoning of the parcel is B1-1 Neighborhood Shopping District. The zoning amendment is required to change the zoning of the parcel to B3-2 Community District. The zoning change is needed to change the use of the property from its current use of Cultural Exhibits & Libraries to becoming a Banquet and Meeting Hall in an existing 1 & 2 story mixed use building, including residential, retail & cultural center uses.

**Lot Area: FAR:**

**Building Area: Density/Dwelling Unit: Off Street Parking Spaces: Front Setback: (Existing)**

**Rear Setback: (Existing) Sideyard (East): (Existing) Sideyard (West): (Existing) Rear Yard**

**Open Space: Building Height:**

**12,500 sq. ft. 1.04**

**12,982 sq.ft. 2 existing**

**-0- spaces\* (existing) 0' - 0" 0' - 0". 0' - 0" 0' - 0"**

**(None required) 25 ft. (existing)**

Note 1: The applicant is seeking a Variation and Special Use to reduce the additional required parking or provide accessory off-site parking to serve the proposed use.

Note 2: The applicant shall seek variation relief for having a Public Place of Amusement License within 125 feet of an RS-3 Residential Zoning Classification District.

## ARMITAGE AVENUE

# FIRST FLOOR PLAN

SCALE: 1"=1'-0"