



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-1099  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/24/2021  
**In control:** City Council  
**Final action:** 4/21/2021  
**Title:** Zoning Reclassification Map No. 5-N at 2001 N Harlem Ave/7176-7178 W Armitage Ave - App No. 20644T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-N  
**Attachments:** 1. O2021-1099.pdf, 2. SO2021-1099.pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed as Substitute	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	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 MI-1 Limited Manufacturing /Business Park District and RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-N in the area bounded by

The alley next north of and parallel to West Armitage Avenue; a line 159.34 feet east of and parallel to North Harlem Avenue; West Armitage Avenue; and North Harlem Avenue,

to those of a B3-1 Community Shopping District.

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

Common address of property: 7176-78 West Armitage Avenue and  
2001 North Harlem Avenue

## **SUBSTITUTE NARRATIVE AND PLANS FOR THE PROPOSED TYPE 1 REZONING**

AT  
2001 N. Harlem Ave./7176-7178 W. Armitage Ave., Chicago, IL 29<sup>th</sup> Ward

The Applicant intends to change the zoning from the existing M1-L/RS-2 to B3-1 to construct new retail restaurant (Starbucks) with 24 accessory parking spaces. This establishment described as follows:

ZONING: B3-1

LOT AREA: 19,917 sf (0.457 acres)

MINIMUM LOT AREA PER DWELLING UNIT: n/a

**FLOOR AREA RATIO: 0.11**

BUILDING AREA: 2205 sf

**OFF-STREET PARKING: 24**

FRONT SETBACK: 31.5' building, 7' landscape

REAR SETBACK: 49' building, 5' landscape

SIDE SETBACK: 14.2' building, 1' landscape

BUILDING HEIGHT: 21' to top of RTU screening