



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2023-1300  
**Type:** Ordinance  
**File created:** 3/15/2023  
**Status:** Passed  
**In control:** City Council  
**Final action:** 4/19/2023  
**Title:** Zoning Reclassification Map No. 5-J at 3508 W Armitage Ave - App No. 22133T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-J  
**Attachments:** 1. O2023-1300 (V1).pdf, 2. O2023-1300.pdf

Date	Ver.	Action By	Action	Result
4/19/2023	1	City Council	Passed	Pass
4/18/2023	1	Committee on Zoning, Landmarks and Building Standards		
3/15/2023	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

B3-1 Community Shopping District symbols and indications as shown on Map No. 5-J in the area bounded by

The alley next north of and parallel to West Armitage Avenue; a line 74.63 feet west of and parallel to North St. Louis Avenue;

West Armitage Avenue; and a line 99.63 feet west of and parallel to North St. Louis Avenue;

to those of a B3-3 Community Shopping District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3508 West Armitage Avenue17-13-0303-C(1) Type 1 Narrative & Plans -3508 W. Armitage Ave., Chicago. IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 3,143 square feet

Proposed Land Use: The Applicant is proposing to renovate and construct a rear addition to the existing two and one-half story

mixed-use building located at the subject property. The resulting building will contain a 750 sq. ft. (approximate) retail unit at grade, and a total of five (5) dwelling units. The building will remain 34 ft-5 inches in height. Three (3) onsite parking spaces will remain at the rear of the subject lot.

- (A) The Project's Floor Area Ratio: 6,750 square feet (2.15 FAR.)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 628.6 square feet per D.U.  
(5 total residential units proposed)
- (C) The amount of off-street parking: 3 vehicle parking spaces
- (D) Setbacks:
  - a. Front Setback: 0
  - b. Rear Setback: 30 feet-10 inches
  - c. Side Setbacks:  
West Side: 0 East Side: 0

(E) Building Height: 34 feet-5 inches

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