



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

File #: O2015-6389, Version: 1

### 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 and indications as shown on Map No. 5-J in the area bounded by

The perpendicular public alley to North Kedzie Avenue and next north of and parallel to West Armitage Avenue; a line 35 feet west of and parallel to North Kedzie Avenue and perpendicular to West Armitage Avenue; West Armitage Avenue; a line 85 feet west of and parallel to North Kedzie Avenue and perpendicular to West Armitage Avenue,

to those of a C1 -3 Neighborhood Commercial District.

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

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Common Address of Property: 3204-06 West Armitage Avenue

Type 1 Zoning Amendment Address 3204-06 W.  
Armitage

Narrative

The applicant intends to use the subject property to allow a tavern in a 4,238 square foot retail space within an existing 2-story building with a total of 6,238 sq.ft. commercial space on the first floor. Of the 6,238 sq.ft on the first floor: 4,238 sq.ft. is for the proposed tavern and 2000 sq.ft. remains for a real estate office; the second floor has two existing apartment units. 1,887 sq.ft. of outdoor space at the address of 3200 W. Armitage (adjacent parcel) shall be leased for use as an outdoor patio. No changes shall be made to the height of the building, 28'. There is no parking.

currently B3-1

Zoning: Lot Size:

Lot area:

Min. Lot Area/Dwelling unit F.A.R.:

Building area:

Setbacks: front (south) 0'0" side (west) 0' 0" rear (north) 0' 0" side (east) 0' 0"

Building height: 28'

Off street parking: 0

Off street loading: 0

After amendment: C1-3 50'x 125' 6250 square feet 3125 square feet 1.26

6250 square feet

**FINAL FOR PUBLICATION**

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W. ARMITAGE AVENUE  
14' PUBLIC ALLEY