



# Office of the City Clerk

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## Legislation Text

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File #: SO2016-3917, Version: 1

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### 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:**

**The public alley next North of and parallel to West Armitage Avenue; a line 155 feet West of and almost parallel to North Stave Street (as measured along the northern boundary line of West Armitage Avenue); West Armitage Avenue; a line 230 feet West of and almost parallel to North Stave Street (as measured along the northern boundary line of West Armitage Avenue).**

**To those of a B2-3, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

1-1

Common address of property: 2556-60 West Armitage Avenue, Chicago, Illinois

Application Number: 18784-T1

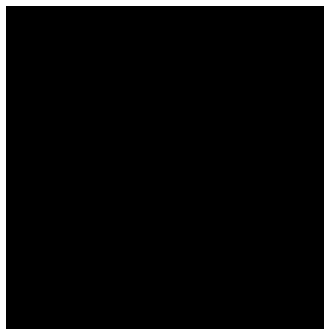
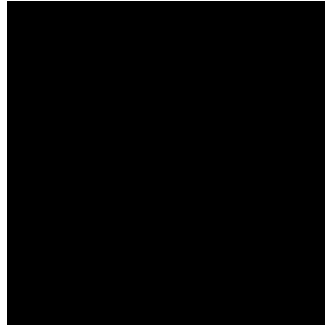
**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 2556-60 WEST  
ARMITAGE AVENUE, CHICAGO, ILLINOIS**

The subject property is currently improved with 2 buildings: one residential and one commercial. The Applicant plans to demolish the existing building and build a new 4-story mixed-use building with commercial units on the ground floor and 14 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area ratio requirements of the Zoning Ordinance.

Project Description:	Zoning Change from a B3-1 to a B2-3
Use:	Mixed-use building with commercial units on the ground floor and 14 dwelling units on the upper floors
Floor Area Ratio:	2.75
Lot Area:	9,375 square feet
Building Floor Area:	25,840 square feet
Density:	520 square feet per DU

Off- Street parking: : co Parking spaces: 14 ' cl Loading

space: 0 \* O



Set Backs: \_ Front: 0 feet ^ Side: 0 feet LT Rear: 15 feet \*  
Building height: 44 feet 2 inches

\* The Applicant will file an application for Variation if required.

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