



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

---

File #: SO2018-3187, 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 as shown on Map No. 5-1 in the area bounded by:**

**West Armitage Avenue; a line 55.50 feet west of and parallel to North Whipple Street; the public alley next south of and parallel to West Armitage Avenue; a line 105.50 feet west of and parallel to North Whipple Street.**

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

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

**address of property: 3047-51 West Armitage Avenue**

## FINAL FOR PUBLICATION

# 19623-T1

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 3047-51  
WEST ARMITAGE AVENUE, CHICAGO**

The subject property is currently improved with 2 mixed-use buildings. The Applicant plans to demolish the existing buildings and build a new 4-story building with live/work unit on the ground floor and 8 dwelling units on the upper floors.

Project Description: Zoning Change from a B3-1 to a B2-3  
Use: 4-story building with live/work unit on the ground floor and 8 dwelling units on the upper floors.

Floor Area Ratio: 2.77 '  
Lot Area: 6,700 Square Feet  
Building Floor Area: 18,581 Square Feet  
Density: 744 Square Feet per Dwelling Unit  
Off- Street parking: Parking spaces: 9  
Set Backs: Front: 4 Inches East Side: 0 Feet / West Side: 0 Feet Rear: Ground Floor: 2 Feet Floors 2nd - 4th: 30 Feet

Building height: 53 Feet

**FINAL FOR PUBLICATION**

W. ARMITAGE

T  
V!

O

DO

O

Z-i

m r m < >

-n

<-> r-

O

o « SE o

PS

m

r5

3 ro ?■ 8\*1 2-

2 ^3 ^ « g . o Cf;

wa as ?

» 8 5- 5 f> S » o S. f ""\* 5; a i-5

SSlq

»° & r

O

m >

m \- m < >

O

-n

CJ

!

O

on to -<0 P ;  
9 5 3 56  
s S 3 erg

j l S 2 g 13 9 2.8

5 ° ro lo S'l

O

m

m \- m < >

O

*O 7U*

err r~ C>

*i*

O

ID -  
PS  
r5  
s >  
-> 00  
LZ >

O S 33 m ^ z

M 5 J r o < g (   
55358  
i s  
cT-o||S> 33 ° S =  
as ? p-R gs 8 |P  
I'i§l-°  
' 3- O R «>

O  
P2 CD  
I  
H  
m r~ m <>

o S  
2  
o

M o J  
io P :

1 a 8 Zr  
5 f s a g 5 1 ° S.S.  
? b n C n - | 9

P- » W -

^2. g. oo