



# Office of the City Clerk

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## Legislation Text

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File #: SO2021-1099, Version: 1

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### ORDINANCE

***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:***

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 MI-1/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