



Office of the City Clerk

City Hall
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Legislation Text

File #: O2021-3994, 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 the current Cl-1, Neighborhood Commercial District and a Ml-1, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-K in the area bounded by:

The public alley next north of and parallel to West Armitage Avenue; a line 389.0 feet east of and parallel to North Kilpatrick Avenue; West Armitage Avenue; and a line 314.0 feet east of and parallel to North Kilpatrick Avenue

to those of a Cl-1, Neighborhood Commercial District.

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

Address: 4614-20 West Armitage Avenue

NARRATIVE AND PLANS

4614-20 West Armitage Avenue TYPE I
REGULATIONS

Narrative: The subject property is primarily a vacant lot that is improved with a garage at the rear of the property. The Applicant proposes to rezone the property from a Cl-1, Neighborhood Commercial District and a Ml-1, Limited Manufacturing/Business Park. District to a Cl-1, Neighborhood Commercial District to build a 1 1/2 story, 3,514.516 square foot commercial building with office use that will include eight surface parking spaces. The proposed height of the building will be 21-9".

Lot Area: 9,356.25 square feet

FAR: 0.375

Floor Area: 3,514.516 square feet

Height: 21-9" Automobile Parking: 8

Setbacks:

Front (West Armitage Avenue): East Side: West Side: Rear (alley):

0.0 feet (existing) 45.0 feet (existing) 0.0 feet (existing) 3.0 feet (proposed)

A set of plans is attached.