



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

**File #:** O2023-1300, **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 be amended by changing all the

B3-1 Community Shopping District symbols and indications as shown on Map No. 5-J in the area bounded by

The alley next north of and parallel to West Armitage Avenue; a line 74.63 feet west of and parallel to North St. Louis Avenue;  
West Armitage Avenue; and a line 99.63 feet west of and parallel to North St. Louis Avenue;

to those of a B3-3 Community Shopping District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3508 West Armitage Avenue 17-13-0303-C(1) Type 1 Narrative & Plans -3508 W. Armitage Ave., Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 3,143 square feet

Proposed Land Use: The Applicant is proposing to renovate and construct a rear addition to the existing two and one-half story mixed-use building located at the subject property. The resulting building will contain a 750 sq. ft. (approximate) retail unit at grade, and a total of five (5) dwelling units. The building will remain 34 ft-5 inches in height. Three (3) onsite parking spaces will remain at the rear of the subject lot.

- (A) The Project's Floor Area Ratio: 6,750 square feet (2.15 FAR.)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 628.6 square feet per D.U.  
(5 total residential units proposed)
- (C) The amount of off-street parking: 3 vehicle parking spaces
- (D) Setbacks:
  - a. Front Setback: 0
  - b. Rear Setback: 30 feet-10 inches

c.

Side Setbacks:

West Side: 0 East Side: 0

(E) Building Height: 34 feet-5 inches

o

a.••rV't.O • • '4 J 1 ..-Ju?~;! {j [ J) 1 jj  
• • i:zr\*u- 1 ~\*5~-py's.! j [ ■ \*51»' J;| l?300 it "oseama \*3.vr boyjihuv a boss j', Ijjh'l'/ij ssihcio\* tojiom \\\

i R? S3

-■•ira

-7-\*

M  
y



