



# Office of the City Clerk

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## Legislation Text

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**File #:** O2023-2010, **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 MI-1 Limited Manufacturing/Business Park District symbols as shown on Map No. 5-J in the area bounded by:

West Armitage Avenue; A line 183.58 feet east of and parallel to North Harding Avenue; the public alley next south of and parallel to West Armitage Avenue; and a line 158.58 feet east of and parallel to North Harding Avenue.

To those of a CI-1 Neighborhood Commercial District

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

Common address of property: 3909 W. Armitage Avenue

Narrative and Plans for Type 1 Rezoning of 3909 W. Armitage Avenue From MI-1 District to a CI-1 District

A. Proposed land use:

The subject property is currently improved with an old commercial building being used as an auto radiator repair shop. The applicant needs a zoning change to build an upper floor addition to the existing building and to meet the use table and standards of the C1-1 district to allow the retail sale of auto radiators and related goods.

B. The project's floor area ratio (FAR) will be 1.2.

C. The project's density is zero. There are no dwelling units.

D. The amount of off-street parking will be 2 parking spaces.

E. Setbacks proposed:

Front: 0'

East side: 0'

Rear: 32'

West side: 0'

F. The existing building height will be 30 feet - 6 inches.

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