



City of Chicago



O2017-3846

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 5/24/2017 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 3-H at 1351-1355 N Milwaukee Ave - App No. 19247T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#19247T1
INTRO DATE
05-24-17

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 B1-2 Neighborhood Mixed-Use District symbols and indications as shown on Map No.3-H in the area bounded by

a line 408 feet northwest of the intersection of North Milwaukee Avenue and North Paulina Street as measured at the northeasterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; the alley next northeast of and parallel to North Milwaukee Avenue; North Milwaukee Avenue; and a line 360 feet northwest of the intersection of North Milwaukee Avenue and North Paulina Street as measured at the northeasterly right-of-way line of North Milwaukee Avenue and perpendicular thereto,

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1351-55 North Milwaukee Avenue

17-13-0303-C (1) Narrative Zoning Analysis – 1351-1355 N. Milwaukee Ave.

Proposed Zoning: B3-3

Lot Area: 4,944 square feet

Proposed Land Use: The Applicant is proposing to establish a mixed-use building with retail uses at grade and eight (8) residential units above. The existing masonry building will remain and will be adapted to accommodate the proposed residential units. The building height will remain at 38 feet 5½ inches. The subject property is located within 1,585 feet of the Ashland Blue Line Station and pursuant to the Transit Oriented Development Ordinance zero (0) onsite parking spaces will be provided.

- (a) The Project's floor area ratio: 2.91
- (b) The project's density (Lot Area Per Dwelling Unit): 618 square feet
- (c) The amount of off-street parking: 0
- (d) Setbacks (all existing conditions):
 - Front Setback: 0 feet
 - North Side Setback: 0 feet
 - South Side Setback: 0 feet
 - Rear Setback: 0 feet
- (e) Building Height: 38 feet 5½ inches

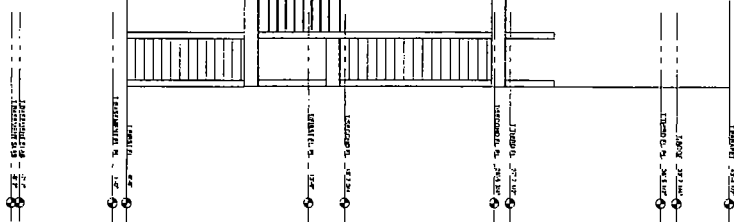
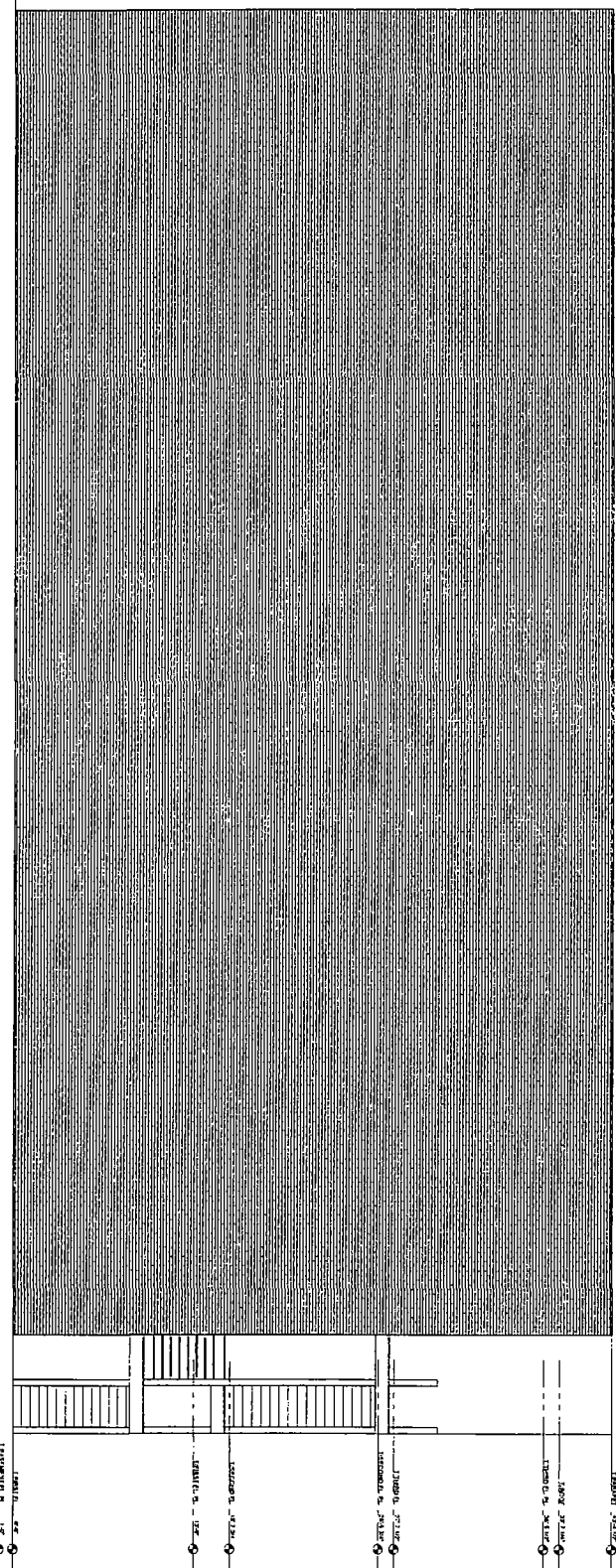
*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION

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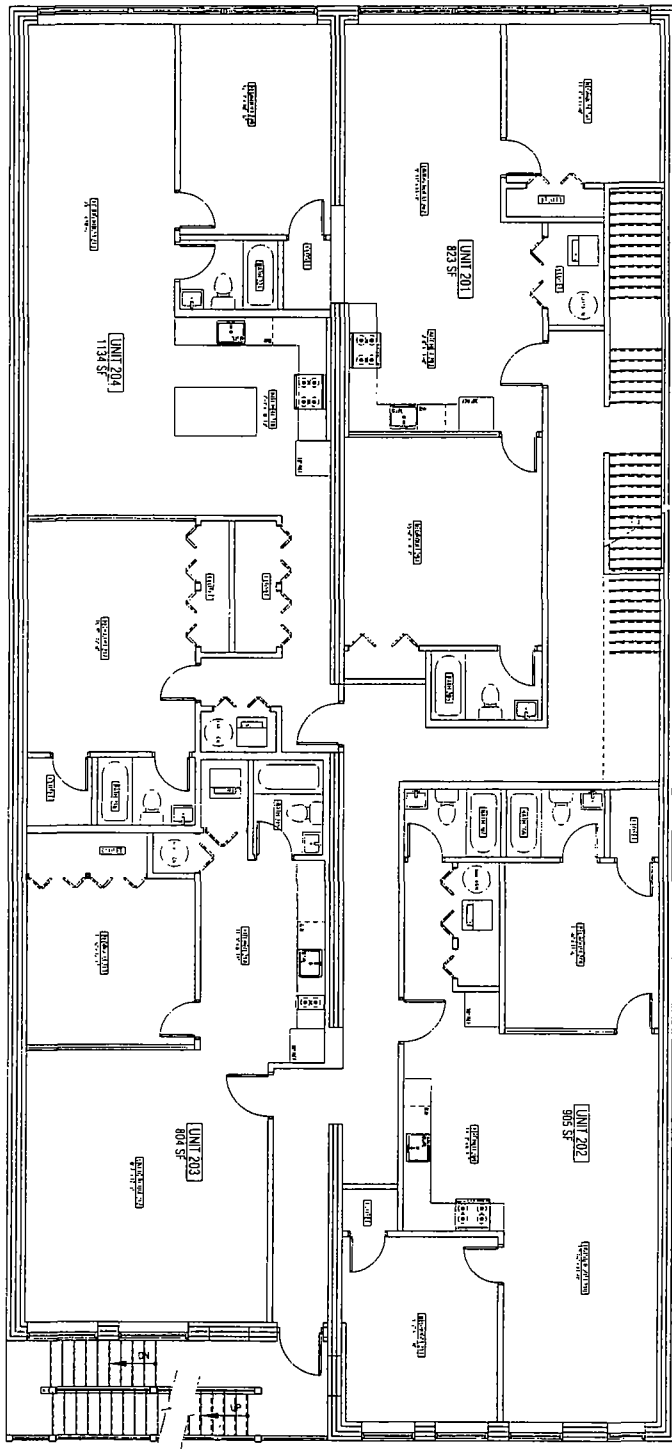
SOUTH ELEVATION
1/4" = 1'-0"



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| DATE: 11/11/11 DRAWN BY: [blank] CHECKED BY: [blank] | PROJECT NO.: [blank] | CONVERSION OF EXISTING 3 STORY 2 D.U. BLDG. TO 8 D.U. AT 1355 N. MILWAUKEE AVE. CHICAGO, IL 60622 | <small> THIS DRAWING IS THE PROPERTY OF BUGAJ ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BUGAJ ARCHITECTS. </small> | DOB APPROVAL STAMPS |
| | SHEET NO.: A6 | | | |

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 1223 N MILWAUKEE SUITE 200 CHICAGO, IL 60642 TEL. 773-666-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM

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SECOND FLOOR PLAN
1/8" = 1'-0"

CONVERSION OF EXISTING 3 STORY 2
D.U. BLDG. TO 8 D.U.
AT 1355 N. MILWAUKEE AVE.
CHICAGO, IL 60622

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DATE: 11/11/11
PARTIAL: A2

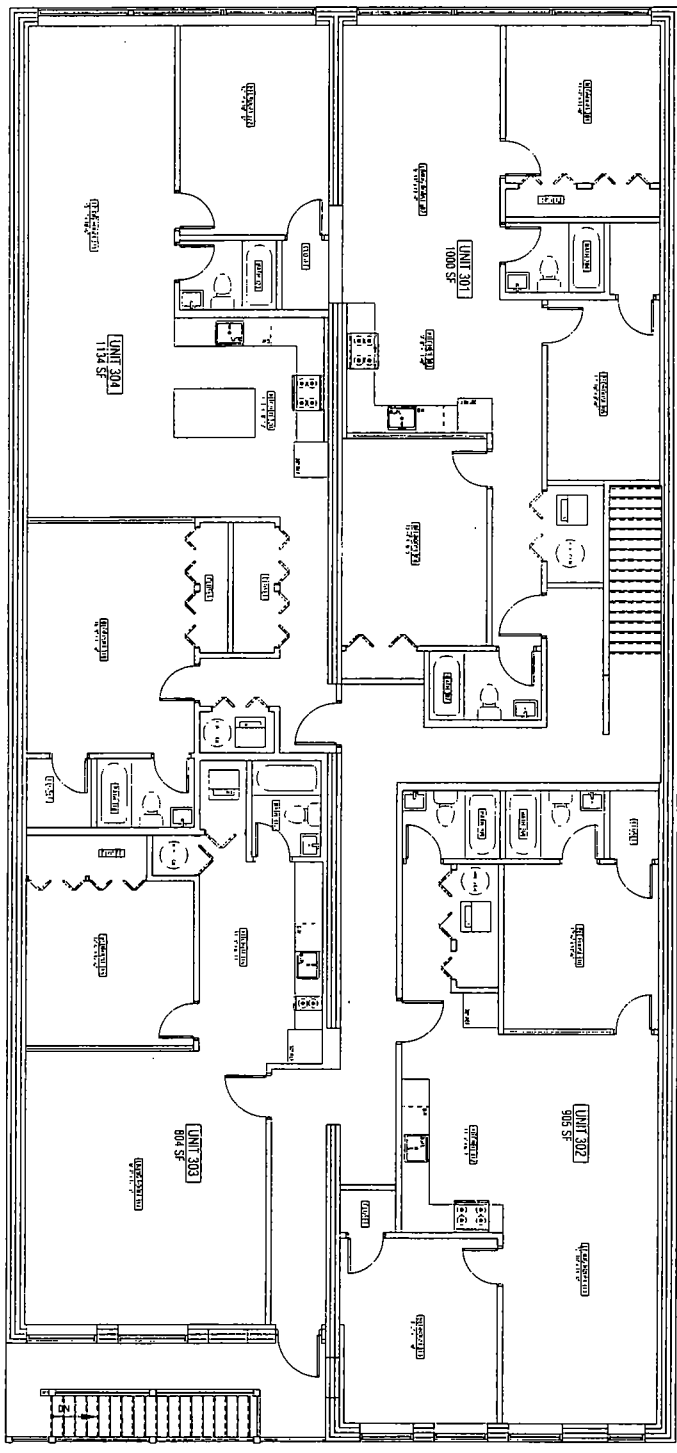
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THIRD FLOOR PLAN
1/4" = 1'-0"
N

PROPOSED
THIRD FLOOR
PLAN
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CONVERSION OF EXISTING 3 STORY 2
D.U. BLDG. TO 8 D.U.
AT 1355 N. MILWAUKEE AVE.
CHICAGO, IL 60622

DESIGN APPROVAL STAMPS

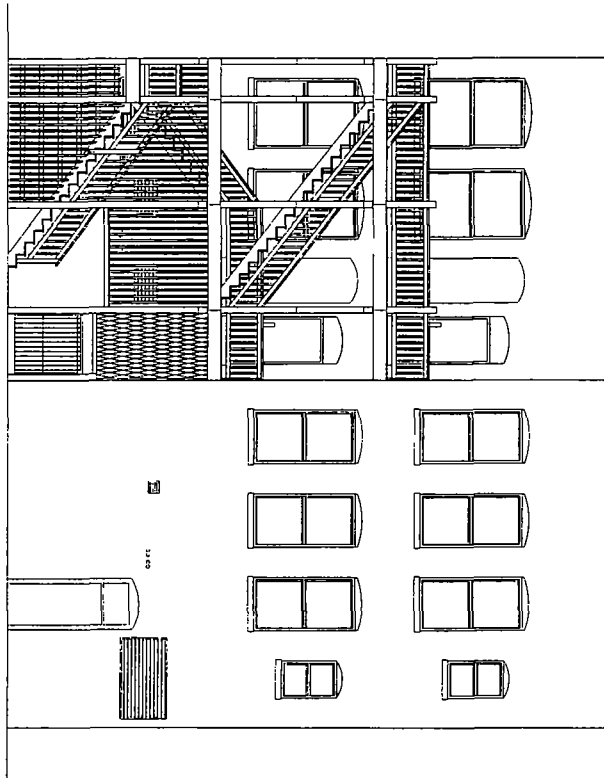
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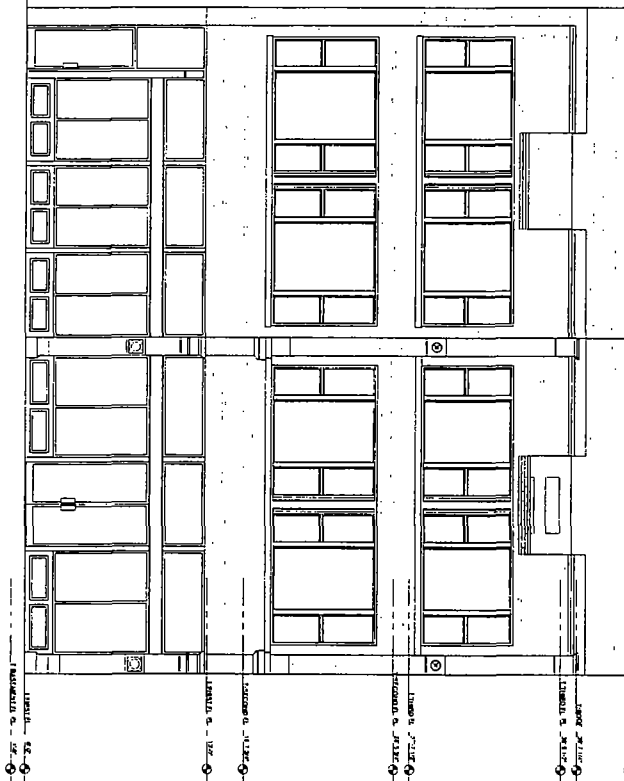
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EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



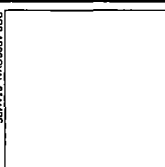
1/4" = 1'-0"
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CONVERSION OF EXISTING 3 STORY 2
D.U. BLDG. TO 8 D.U.
AT 1355 N. MILWAUKEE AVE.
CHICAGO, IL 60622

DESIGNER'S CERTIFICATION
I, the undersigned, being a duly Licensed Architect under the laws of the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original design as submitted to the City of Chicago for its approval.

DATE: 11/11/11
DESIGNER: Bugaj Architects, Inc.
ADDRESS: 1223 N. Milwaukee Ave., Suite 200, Chicago, IL 60642
PHONE: 773-666-5655
FAX: 773-666-5655
E-MAIL: mail@bugajarchitects.com
WWW: www.bugajarchitects.com

DOB APPROVAL STAMPS



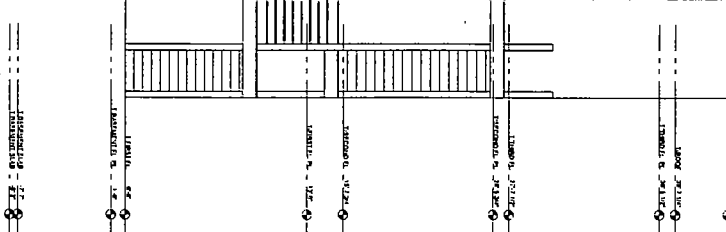
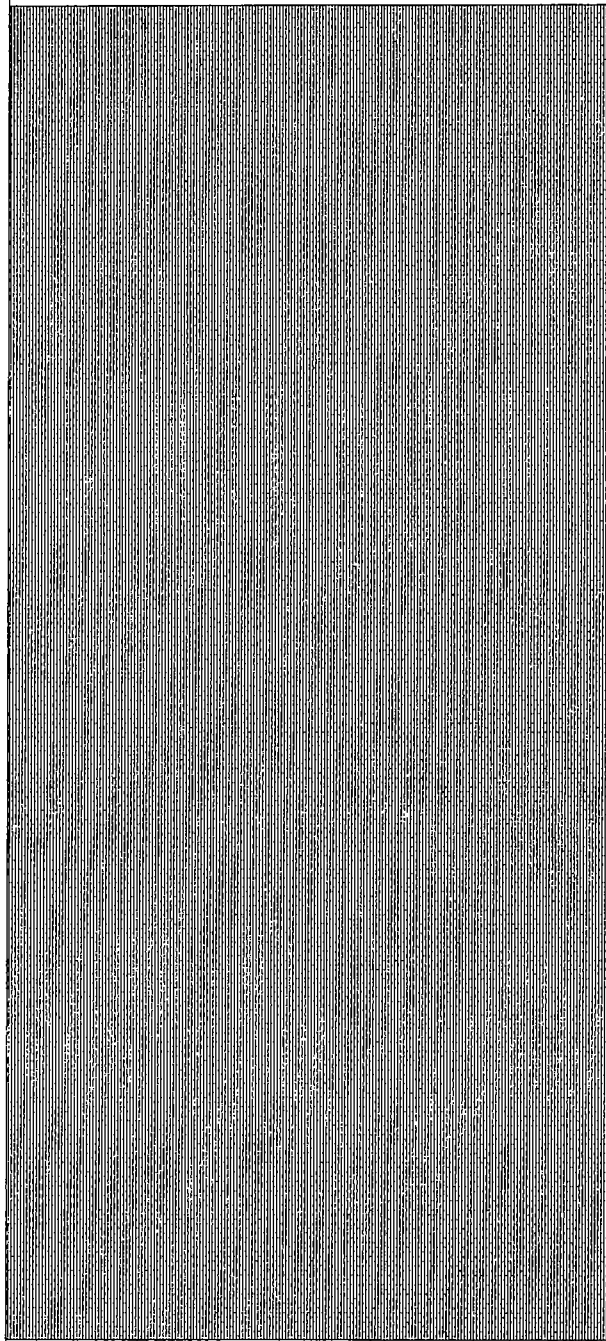
PROPOSED
EAST & WEST
ELEVATIONS

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SOUTH ELEVATION
1/4" = 1'-0"



CONVERSION OF EXISTING 3 STORY 2 D.U. BLDG. TO 8 D.U. AT 1355 N. MILWAUKEE AVE. CHICAGO, IL 60622

PROPOSED SOUTH ELEVATION

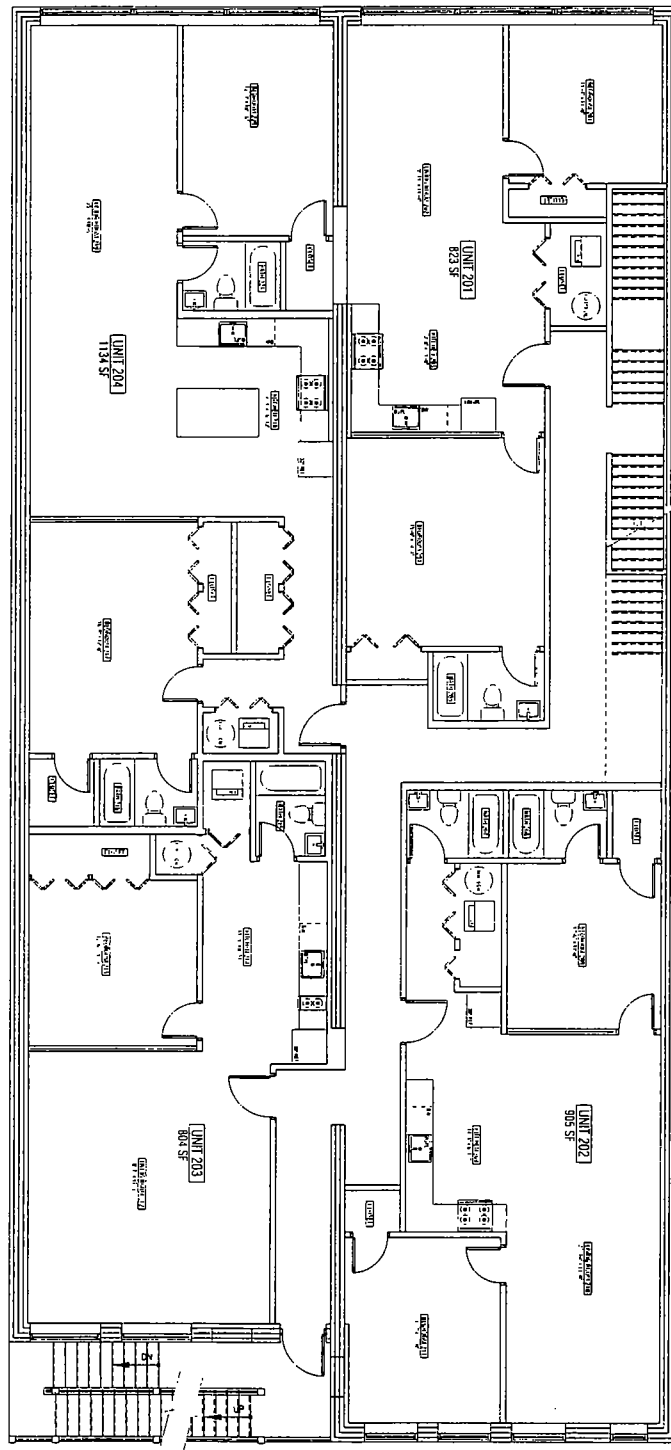
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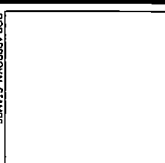


SECOND FLOOR PLAN
1/4" = 1'-0"

CONVERSION OF EXISTING 3 STORY 2
D.U. BLDG. TO 8 D.U.
AT 1355 N. MILWAUKEE AVE.
CHICAGO, IL 60622

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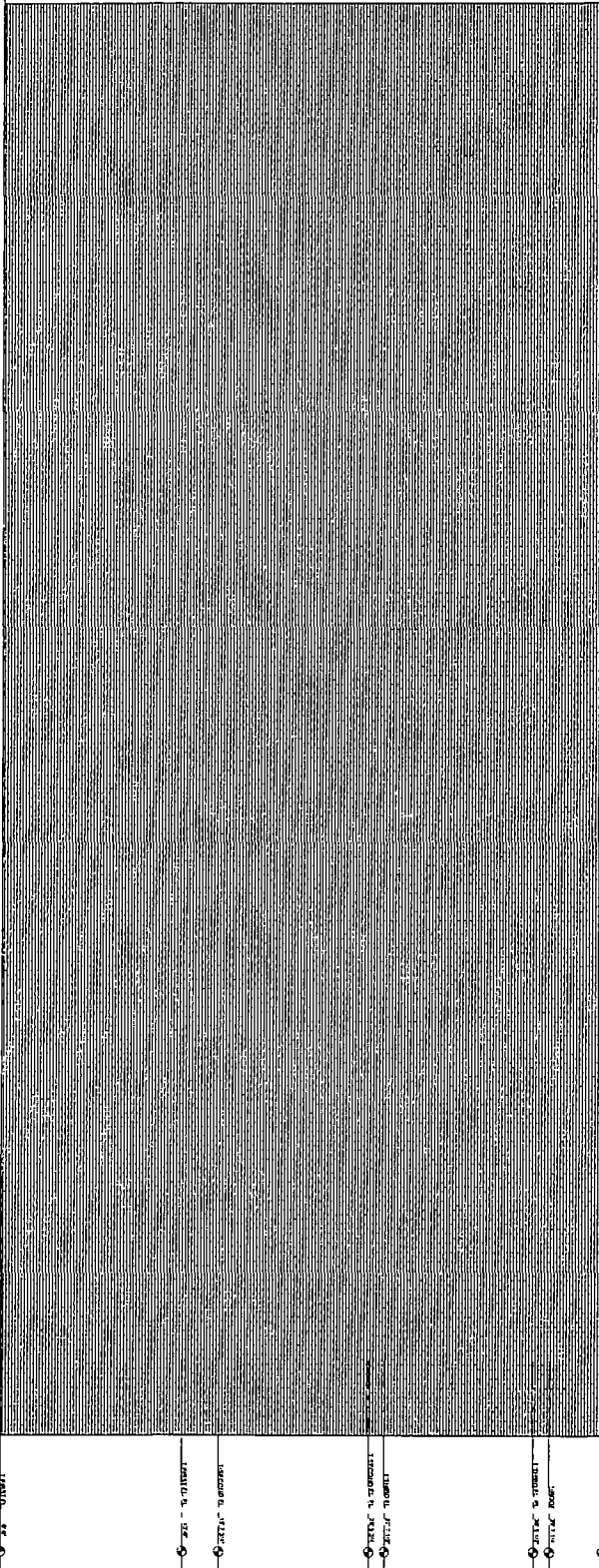
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PROPOSED
SECOND
FLOOR PLAN

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NORTH ELEVATION
1/8" = 1'-0"

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1.000' 11. 11.11.11'

DATE: 11/11/11
PROJECT: 1355 N MILWAUKEE
DRAWING: A5

PROPOSED
NORTH
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CONVERSION OF EXISTING 3 STORY 2
D.U. BLDG. TO 8 D.U.
AT 1355 N. MILWAUKEE AVE.
CHICAGO, IL 60622

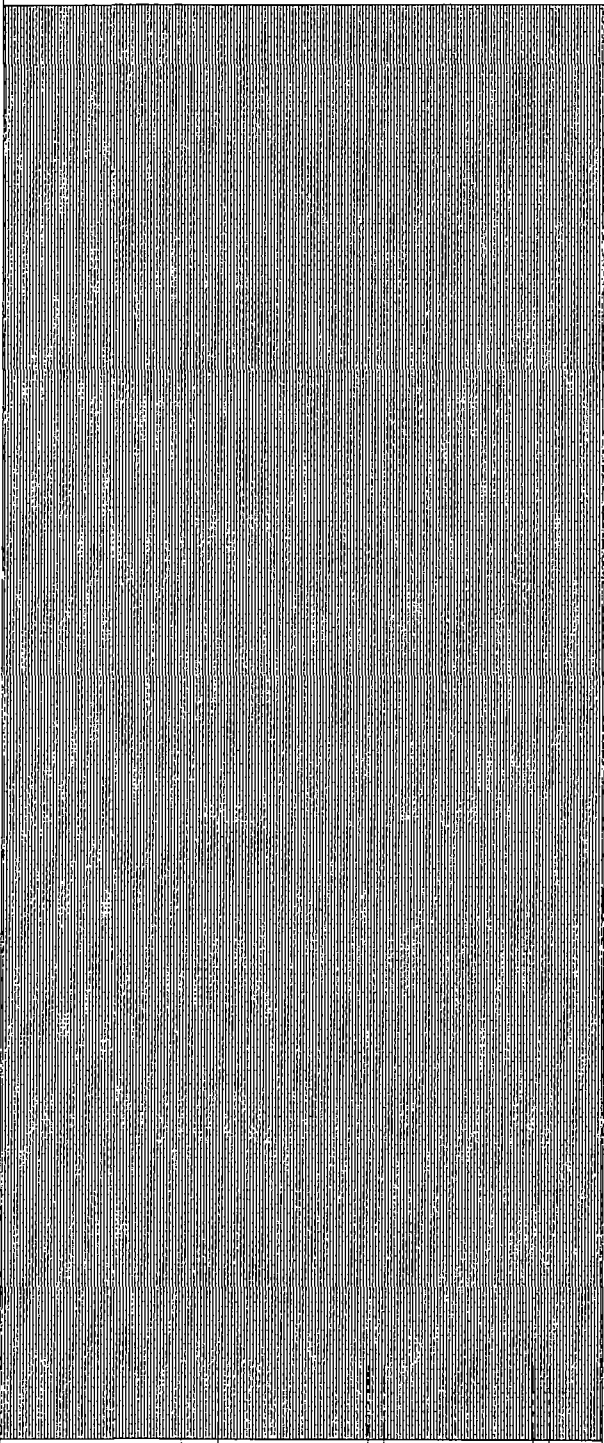
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NORTH ELEVATION
1/4" = 1'-0"

- 1. WINDOW TO WINDOW
- 2. WINDOW TO WINDOW
- 3. WINDOW TO WINDOW
- 4. WINDOW TO WINDOW
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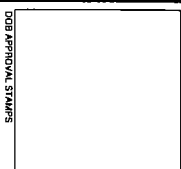
Scale: 1/4" = 1'-0"
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PROPOSED
NORTH
ELEVATION

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CONVERSION OF EXISTING 3 STORY 2
D.U. BLDG. TO 8 D.U.
AT 1355 N. MILWAUKEE AVE.
CHICAGO, IL 60622

BUGAJ ARCHITECTS, INC. is a registered professional engineering firm in the State of Illinois. The seal of the State of Illinois is hereby acknowledged. The design of this project was prepared by the firm of Bugaj Architects, Inc. under the supervision and seal of the professional engineer named herein.



BUGAJ ARCHITECTS