



City of Chicago



O2022-1976

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1894-1896 N Milwaukee Ave - App No. 21065T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Limited Manufacturing/Business Park District symbols as shown on Map Number 5-H in the area generally bounded by:

North Milwaukee Avenue; a line 330 feet northwest of and parallel to the northwesterly line of West Moffat Street; the public alley next southwest of and parallel to North Milwaukee Avenue; and a line 396 feet northwest of and parallel to West Moffat Street,

to those of a B1-1 Neighborhood Shopping District in accordance with the attached narrative and plans.

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

Common Address: 1894-1896 North Milwaukee Avenue, Chicago, Illinois

NARRATIVE ZONING ANALYSIS AND PLANS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 1894 NM, LLC

Property Location: 1894-1896 North Milwaukee Avenue

Proposed Zoning: B1-1 Neighborhood Shopping District

Lot Area: 6,600 square feet

1894 NM, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1894-1896 North Milwaukee Avenue from the M1-1 Limited Manufacturing/Business Park District to the B1-1 Neighborhood Shopping District in order to authorize the establishment and operation of a day care ("Proposed Day Care") within the existing building at the subject property.

The site is bounded by Milwaukee Avenue to the northeast, multi-story mixed-use buildings to the northwest and southeast, and a 16'-wide public alley, CTA Blue Line tracks and a CTA station platform to the rear. The subject property contains 6,600 square feet of net site area and is improved with an existing, approximately 6,155 square-foot single-story commercial building. The Proposed Day Care will occupy the entire existing building. An approximately 875 square-foot mezzanine area is proposed to be constructed within the existing building. The total FAR will be approximately 1.07 and the total commercial space will be approximately 7,030 square feet.

The subject property does not contain any off-street vehicular parking as the existing building occupies substantially all of the site area. The subject property abuts the Western/Milwaukee CTA Blue Line Station and the Western Avenue CTA bus line corridor roadway segment. A transit-served location parking reduction will be requested.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

- | | |
|-----------------------|-------------------|
| i. Lot Area: | 6,600 square feet |
| ii. Total Floor Area: | 7,030 square feet |
| iii. FAR: | 1.1 |

(b) Density (Lot Area Per Dwelling Unit): N/A

- (c) Amount of off-street parking:** *The subject property is located within 1,320 linear feet of the Western/Milwaukee CTA Blue Line Station and the Western Avenue CTA bus line corridor, and, therefore, the proposal qualifies for up to a 100% reduction in the amount of required vehicular parking, pursuant to the Transit Oriented Development Ordinance [17-10-0102(B)(2)]. The Applicant will seek any

Final for Publication

additional necessary administrative relief required to permit the reduction in parking to zero.

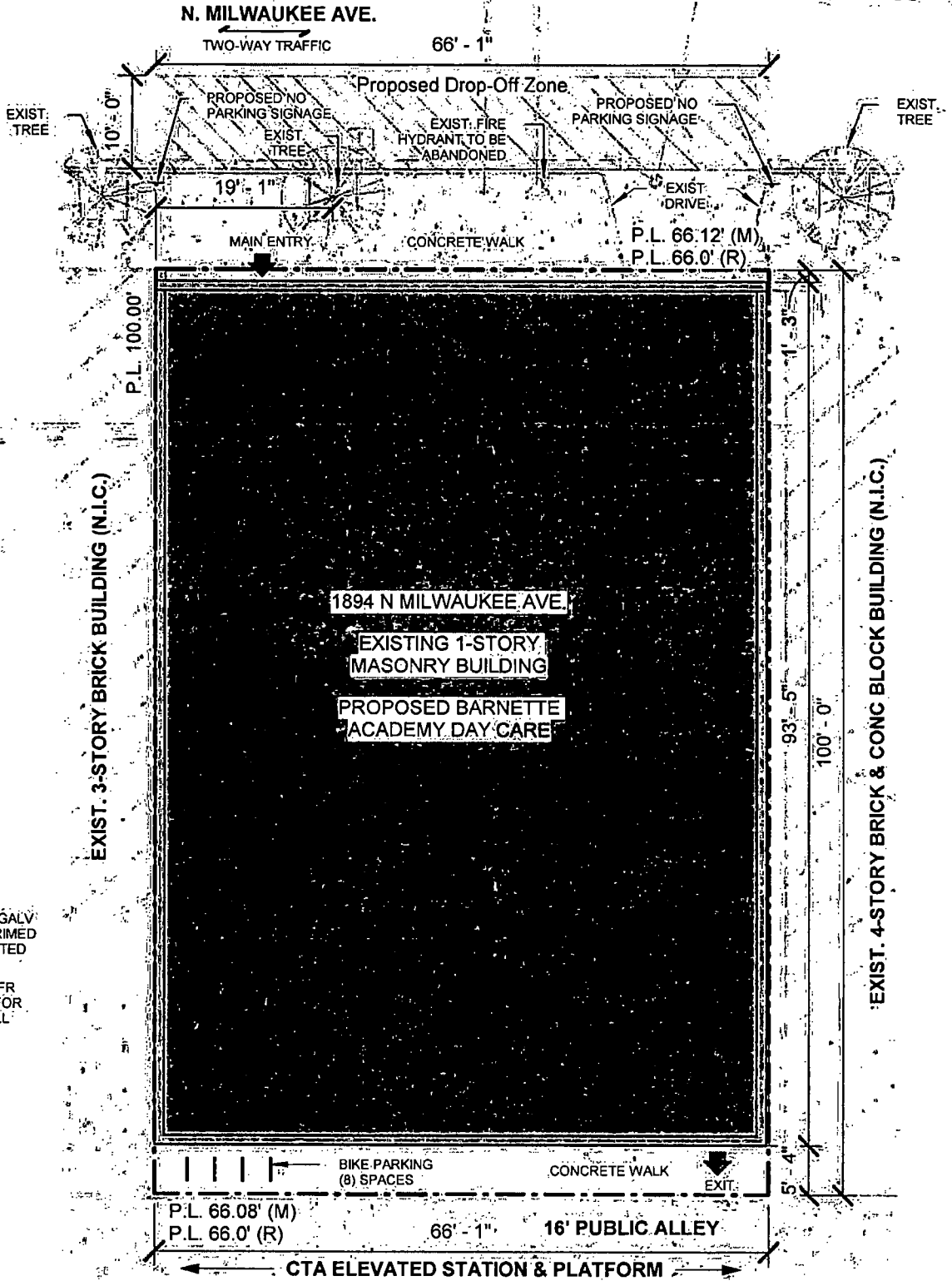
(d) Setbacks:

- | | | |
|------|------------------------|-----------------|
| i. | Front setback (north): | 0 feet |
| ii. | Side setback: | 0 feet |
| iii. | Side setback: | 0 feet |
| iv. | Rear setback (south): | 5 feet 4 inches |

(e) Building height: 22 feet

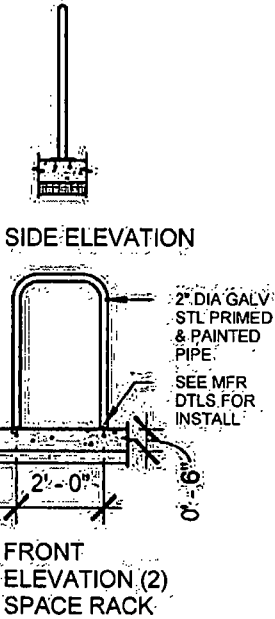
(f) Off-street Loading: 0 spaces

* The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provision(s) be determined as applicable.



SITE LEGEND

-  EXIST. BUILDING
-  CONCRETE



1 | **SITE PLAN**
1/16" = 1'-0"



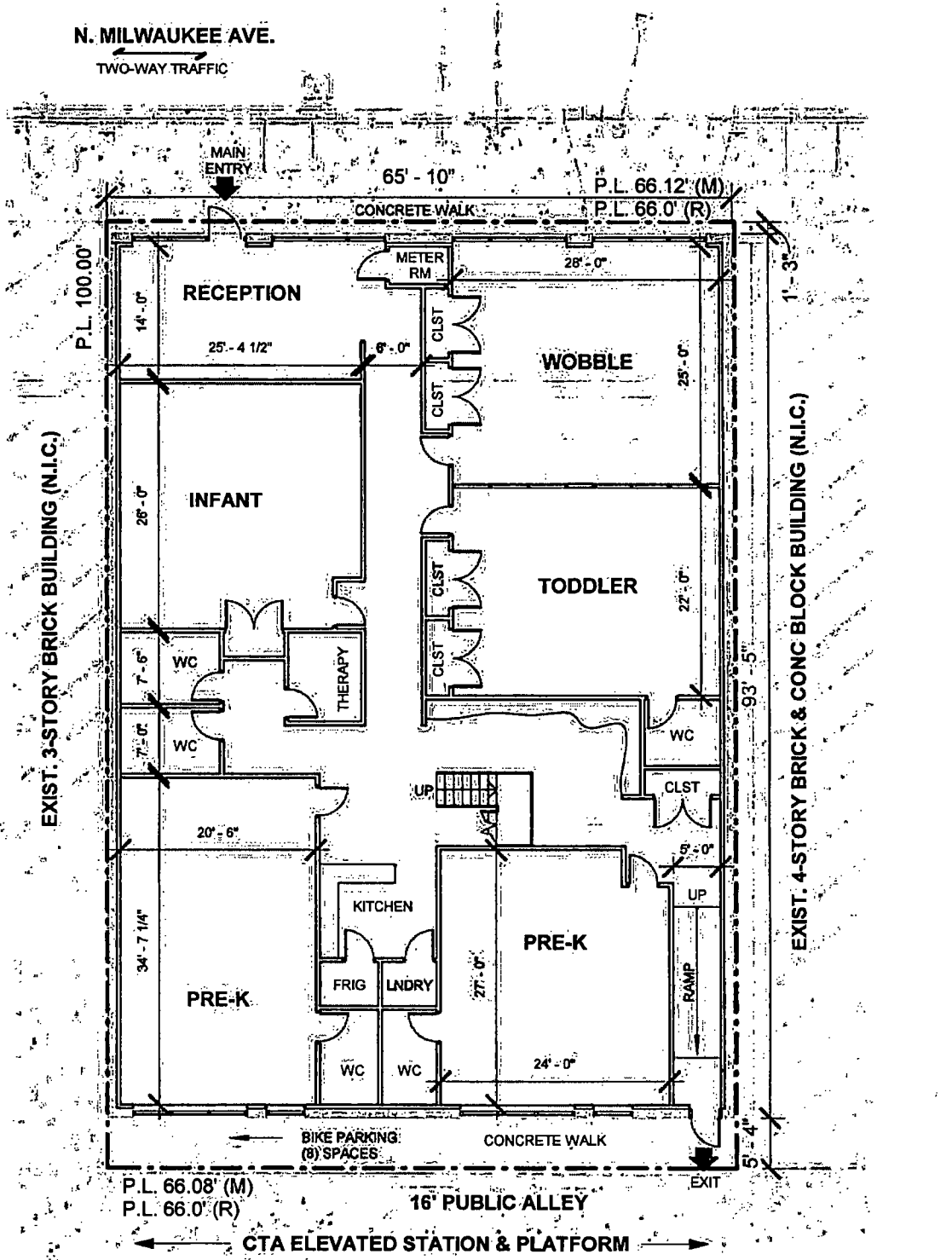
SITE / LANDSCAPE PLAN
06/03/22
A100

BARNETTE ACADEMY

1894 N MILWAUKEE AVE.
CHICAGO, IL 60647
ARCHITECT'S PROJECT NO. 2212

Present Future Architects

1147 W OHIO STREET #504,
CHICAGO, IL 60642
(312) 961-1292
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GROUND FLOOR AREA = 6,155 SF
MEZZANINE AREA = 875 SF
TOTAL AREA = 7,030 SF



1 FIRST FLOOR PLAN

1/16" = 1'-0"

1/16" = 1'-0"



FIRST FLOOR PLAN

06/03/22
A101

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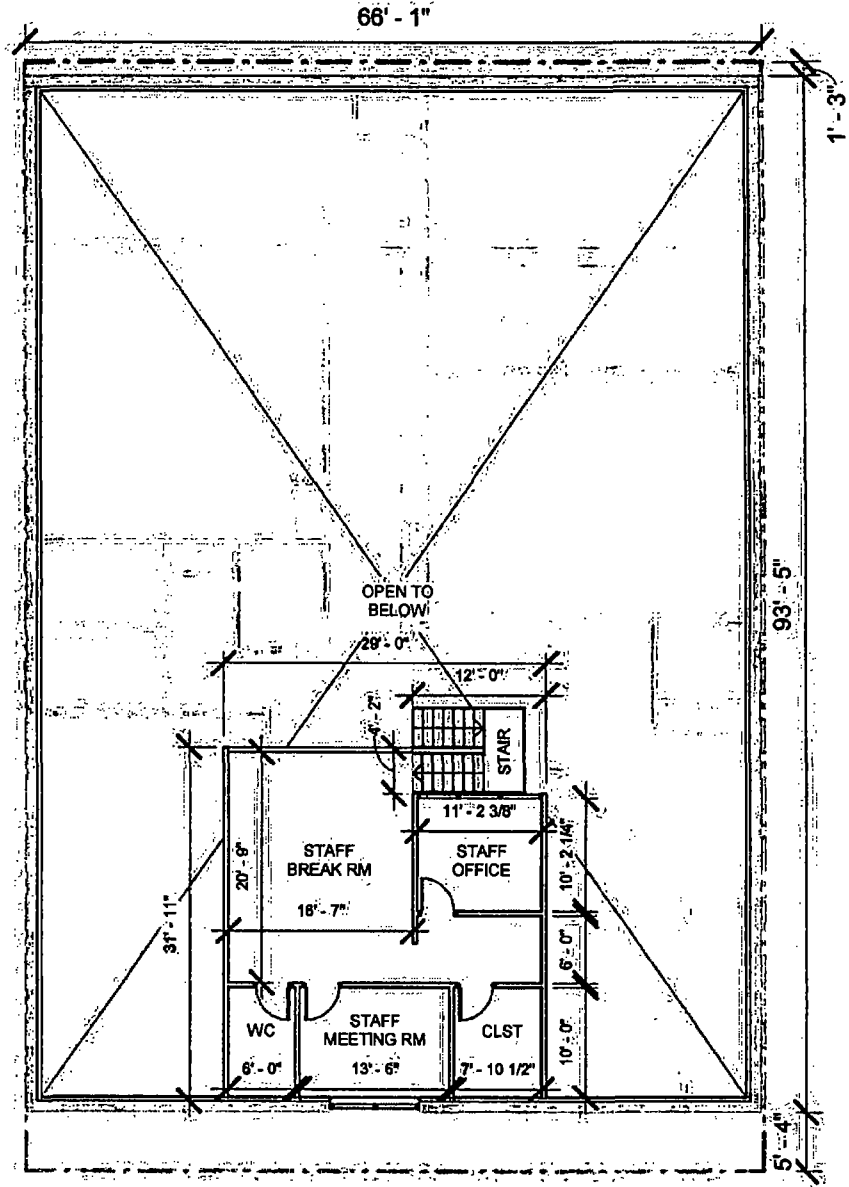
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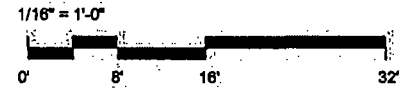
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GROUND FLOOR AREA = 6,155 SF
 MEZZANINE AREA = 875 SF
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1 MEZZANINE PLAN
 1/16" = 1'-0"



MEZZANINE PLAN

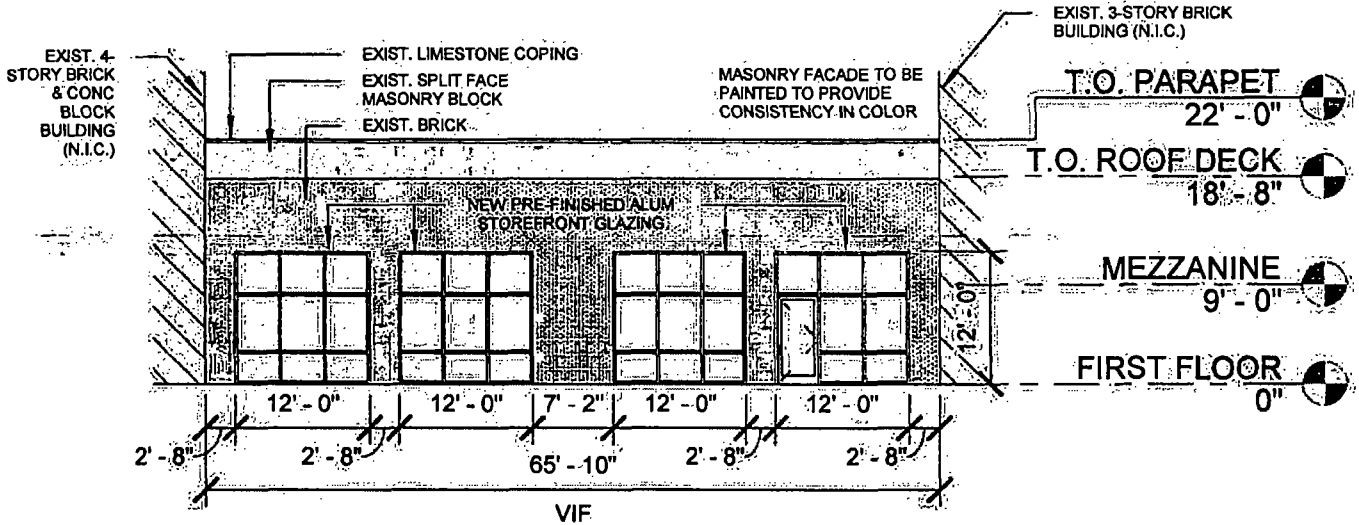
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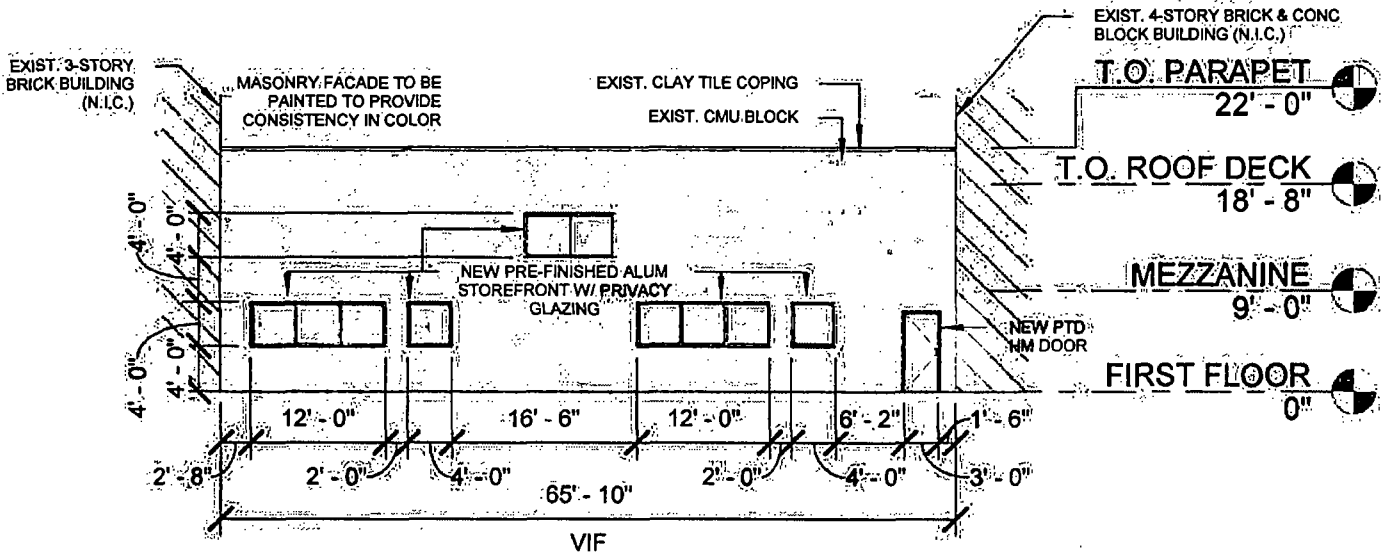
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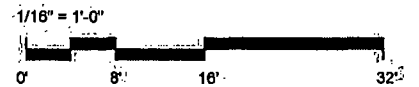
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1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



ELEVATIONS

06/06/22
A200

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