



City of Chicago



SO2017-5526

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1964-1966 N Milwaukee Ave - App No. 19333T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19333T1
SUB

SUBSTITUTE ORDINANCE NO. 19333T1

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 B3-2 Community Shopping District, symbols and indications as shown on Map No 5-I in the area bounded by

a line 177.10 feet northwest of North Western Avenue as measured at the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 137.10 feet northwest of North Western Avenue as measured at the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; and the alley next southwest of and parallel to North Milwaukee Avenue,

to those of a B3-5 Community Shopping District and a corresponding use 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: 1964-1966 North Milwaukee Avenue

17-13-0303-C (1) Narrative Zoning Analysis – Substitute Narrative and Plans
1964-1966 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 4,000.4 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject site. The proposed new five-story building will contain commercial/retail space – at grade level, and a total of sixteen dwelling units – above (Floors 2 thru 5). Because the subject property is located within 1,320 linear feet of the CTA Elevated Train (“E1”) Station, the Applicant is proposing to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for three vehicles, located at the rear of the property. The proposed new building will be masonry in construction and measure 54 feet–0 inches in height.

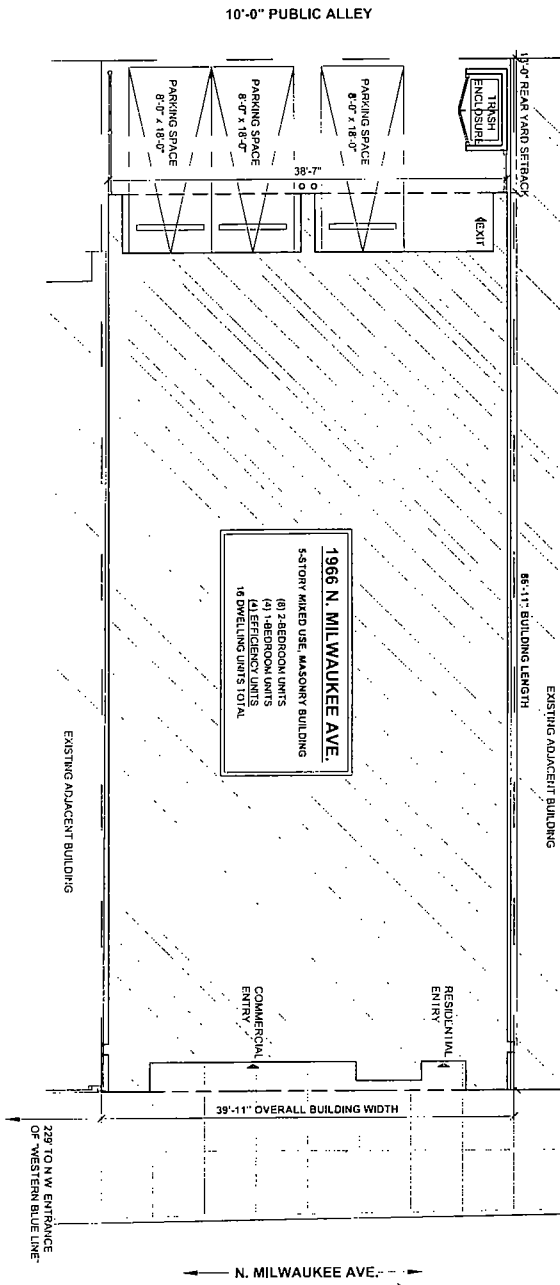
- (A) The Project’s Floor Area Ratio: 15,999 square feet (3.99 FAR)
- (B) The Project’s Density (Lot Area Per Dwelling Unit):
16 dwelling units (250 square feet)
- (C) The amount of off-street parking: 3 parking spaces; 7 bicycle parking spaces
**The Applicant is seeking an 80% reduction in the amount of required parking, from 24 spaces to 3 spaces, pursuant to the TOD Ordinance.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 13 feet-0 inches
**The Applicant will seek a Variation for a reduction to the required rear setback.*
 - c. Side Setbacks:
North: 0 feet-0 inches
South: 0 feet-0 inches
- (E) Building Height:
54 feet-0 inches

FINAL FOR PUBLICATION

CHICAGO

1966 N. MILWAUKEE AVE

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V I O S ARCHITECTS AND CONSULTANTS
1111 N. STATE STREET
CHICAGO, IL 60610
312.467.1234

1 SITE PLAN
Scale: 1/8" = 1'-0"

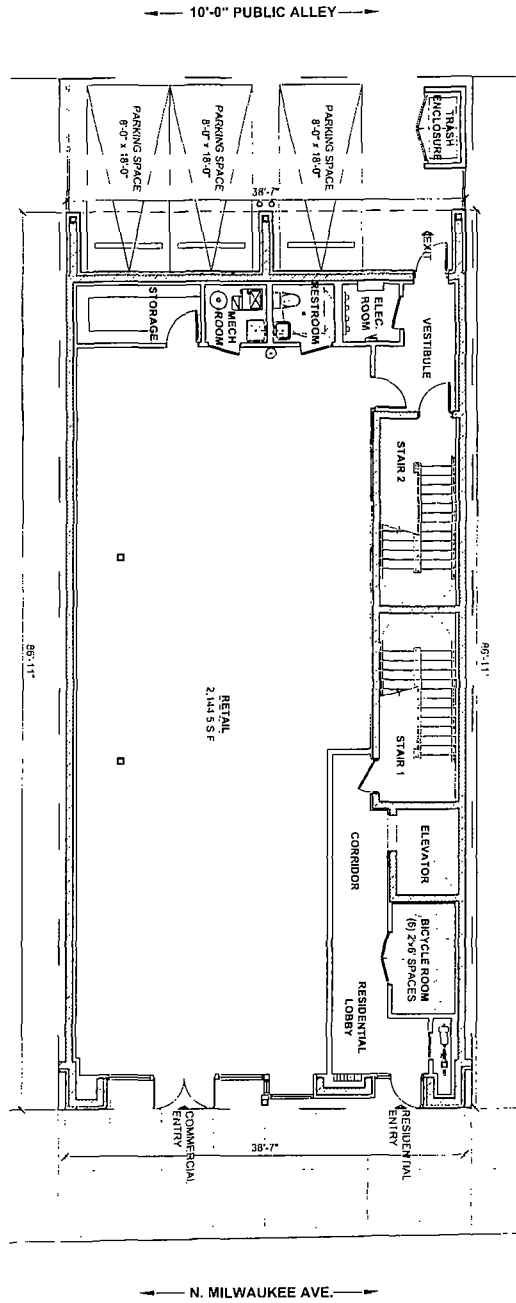


P1.0

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1966 N. MILWAUKEE AVE

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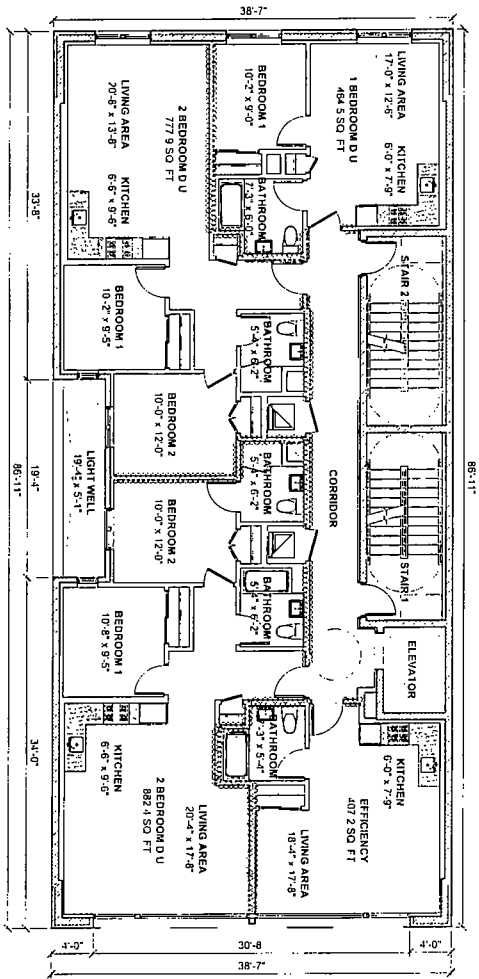


V I O S ARCHITECTS AND CONSULTANTS
1000 N. LEXINGTON
CHICAGO, ILLINOIS 60610
TEL. 312.744.3333

1 FIRST FLOOR PLAN
P11 SCALE: 1/8" = 1'-0"



P1.1



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



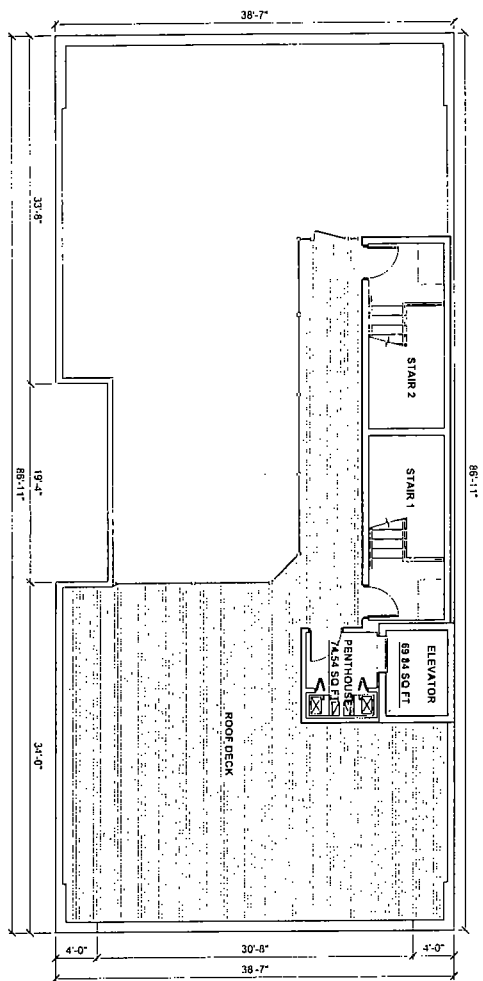
A.I.O.S. ARCHITECTS AND CONSULTANTS
100 N. LAUREL STREET
CHICAGO, ILLINOIS 60610
TEL: 312.546.3333

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1 ROOF PLAN
 P1.3 SCALE: 1/8" = 1'-0"



J. O. S. ARCHITECTS AND CONSULTANTS
 210 N. LAUREL STREET
 CHICAGO, ILL. 60610
 TEL. 312.329.1000

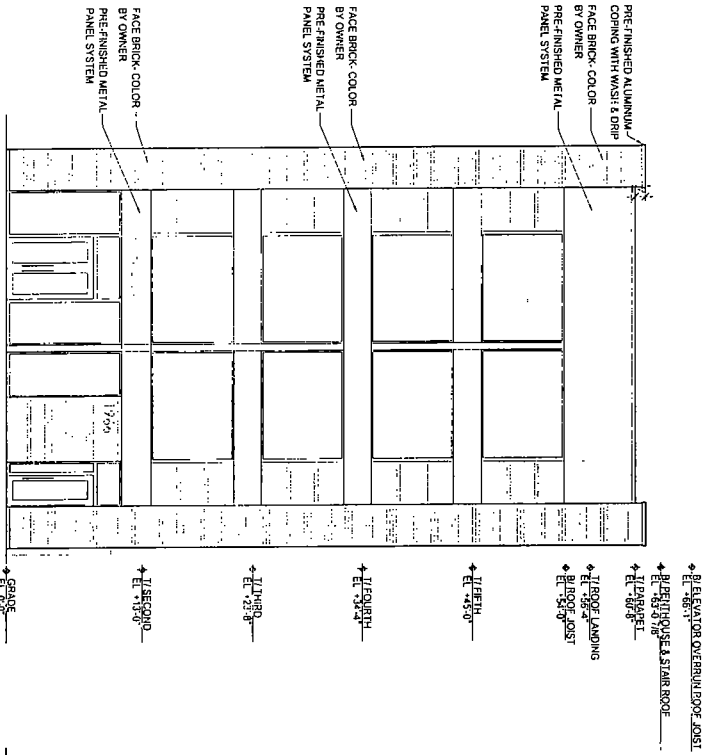
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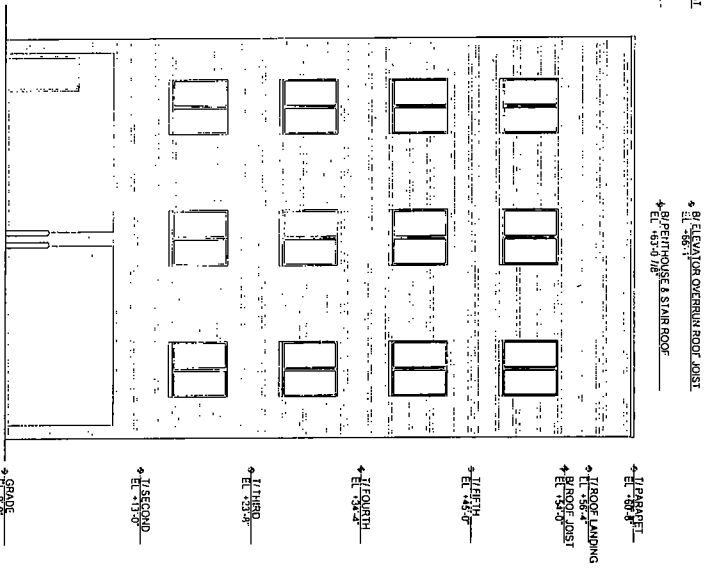
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2 NORTHEAST ELEVATION
P2.0 SCALE: 1/8" = 1'-0"



1 SOUTHWEST ELEVATION
P2.0 SCALE: 1/8" = 1'-0"


I D S ARCHITECTS AND CONSULTANTS
1100 W. WASHINGTON ST.
SUITE 1000
CHICAGO, IL 60606
PH: 312.467.1100
FAX: 312.467.1103

P2.0

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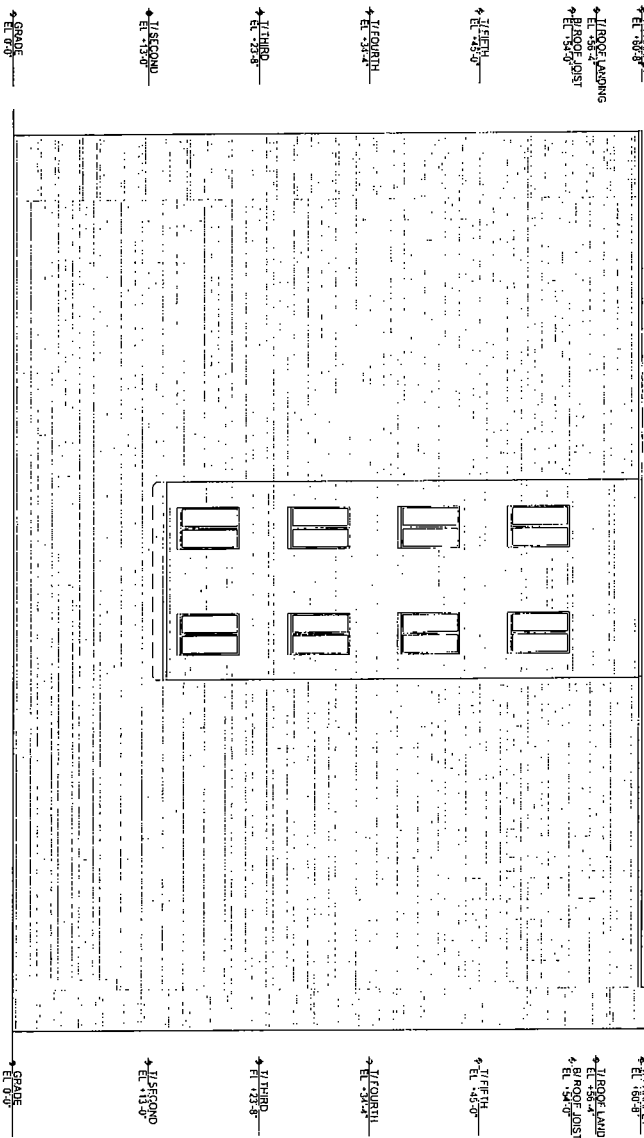
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1966 N. MILWAUKEE AVE

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- ↑ ELEVATION OVERHALL ROOF JOIST
- ↑ EL. 78.0' 0"
- ↑ PENHOUSE & STAIR ROOF
- ↑ EL. 75.0' 0"
- ↑ EL. 72.0' 0"
- ↑ ROOF LANDING
- ↑ EL. 69.0' 0"
- ↑ ROOF JOIST
- ↑ EL. 54.0' 0"

- ↑ ELEVATION OVERHALL ROOF JOIST
- ↑ EL. 78.0' 0"
- ↑ PENHOUSE & STAIR ROOF
- ↑ EL. 75.0' 0"



1 SOUTHEAST ELEVATION
 P2.1 Scale: 1/8" = 1'-0"



L I O S ARCHITECTS AND CONSULTANTS
 110 S. WASHINGTON ST.
 CHICAGO, ILL. 60604

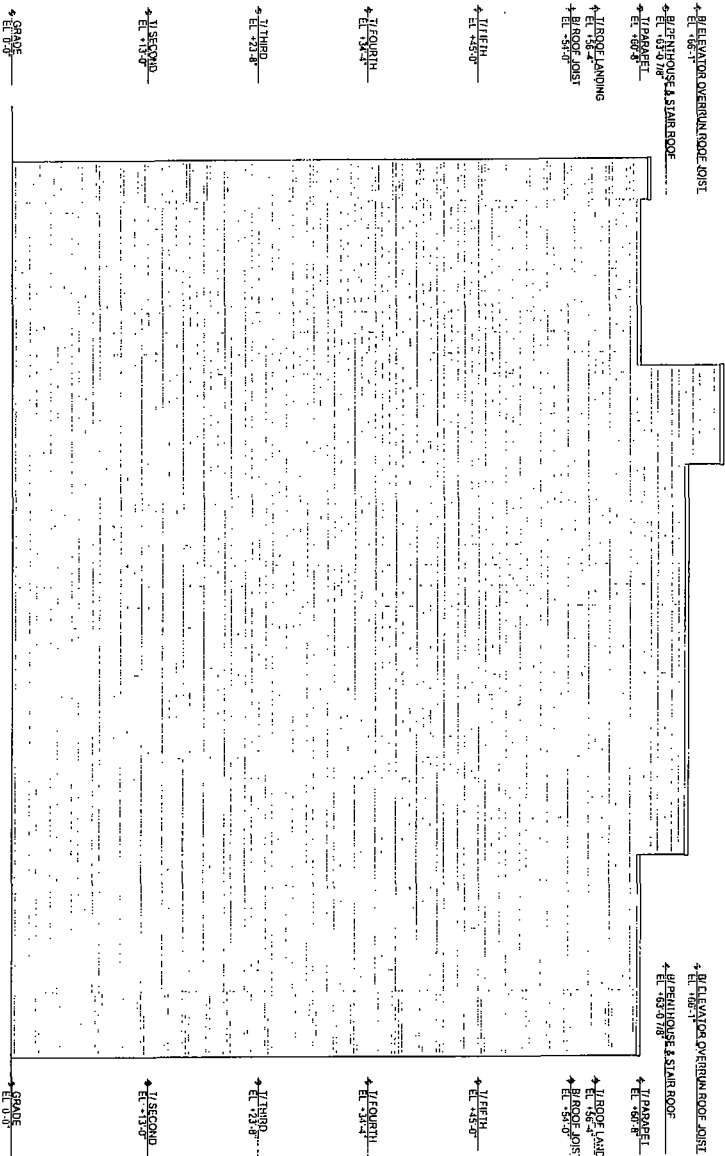
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1966 N. MILWAUKEE AVE

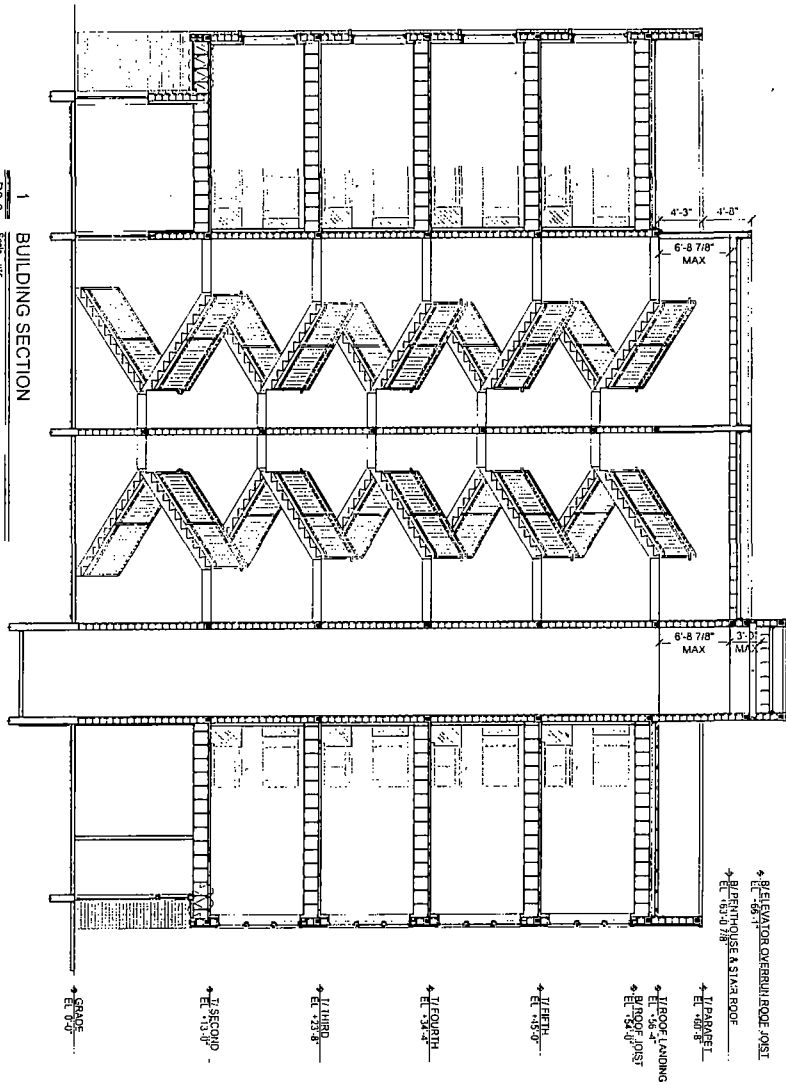
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Y I O S ARCHITECTS AND CONSULTANTS
 120 N. W. FULL STREET
 CHICAGO, ILL. 60610
 TEL. 312.467.8800

P2.2

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1 BUILDING SECTION
SCALE 1/8" = 1'-0"



Y I O S ARCHITECTS AND CONSULTANTS
100 N. MICHIGAN STREET
CHICAGO, ILL. 60602

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