



City of Chicago



SO2019-5552

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/24/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 5-H at 1843-1845 N
Milwaukee Ave - App No. 20094T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-H in the area bounded by

A line 128 feet southeast of the intersection of North Oakley Avenue and North Milwaukee Avenue as measured at the northeast right-of-way line of North Milwaukee Avenue and perpendicular thereto, the alley next northeast of and parallel to North Milwaukee Avenue; a line 194.18 feet southeast of the intersection of north Oakley Avenue and North Milwaukee Avenue as measured at the northeast right-off way line of North Milwaukee Avenue and perpendicular thereto; and North Milwaukee Avenue,

to those of a B3-3 Community Shopping 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: 1843-1845 North Milwaukee Avenue

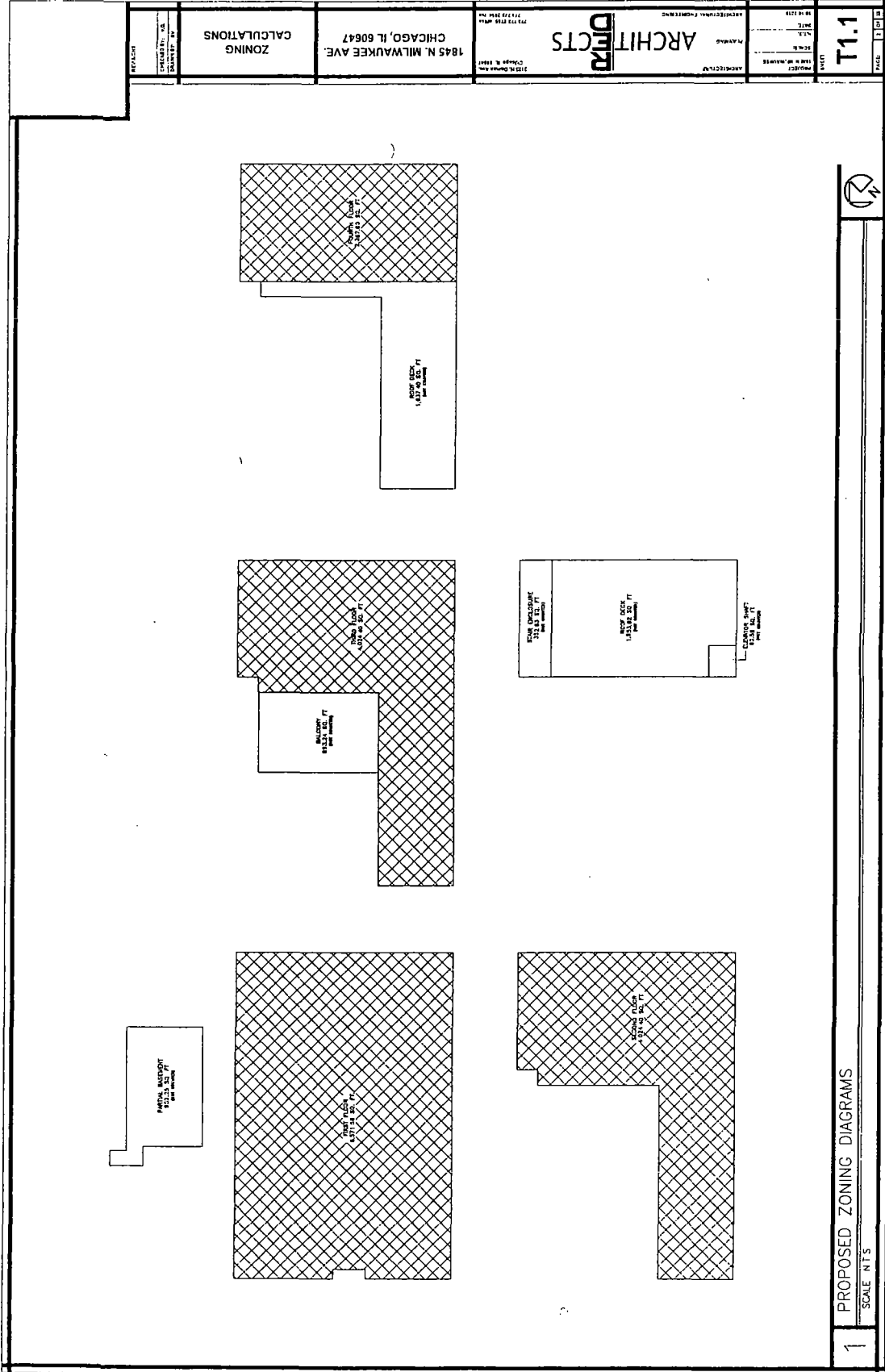
17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE AND PLANS*
1843-1845 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 6,617 square feet

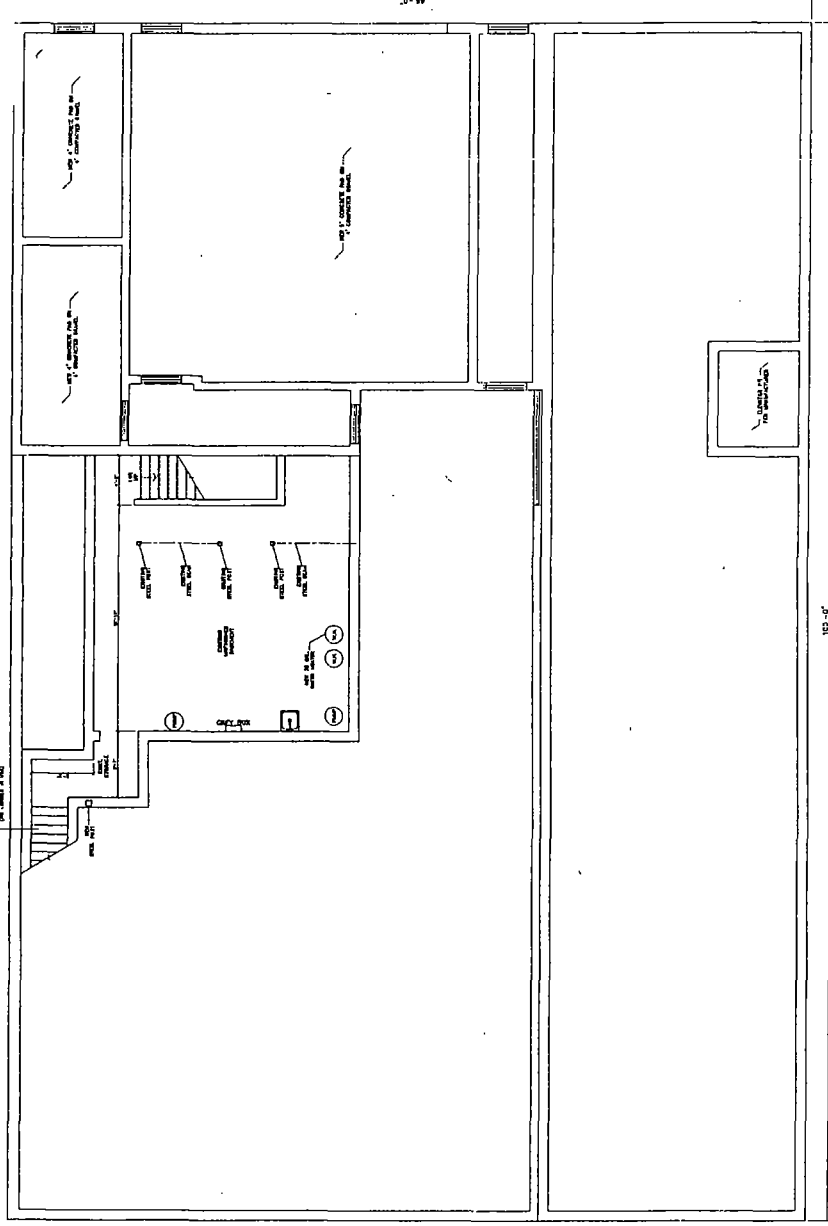
Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the physical expansion of the existing one-story commercial-retail (*yoga studio*) building, which will include the erection of a three-story lateral addition and a four-story rear addition, at the site commonly identified as 1843-1845 North Milwaukee Avenue. Part of the proposal calls for the demolition of the existing one-story industrial building (*automobile repair shop*), to the south of the existing *yoga studio* building. The plan also calls for the erection of a new four-story addition, at the rear of the existing *yoga studio* building, as well as the erection of a new three-story lateral addition, in the place of the *auto shop* building. All of the additional space, which will be contained within the proposed additions, will be for the exclusive use and operations of the existing *yoga studio*. The proposed expansion plan also features multiple levels of outdoor amenity and practice space, for the *yoga studio*. The subject property is located within 1,320 linear feet of the entrance to the Milwaukee-Western Avenue CTA Train Station, and – therefore, the expansion plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there is and will remain no vehicular off-street parking, at the site. The existing buildings, and the proposed new additions, are and will be masonry and steel in construction. The existing *yoga studio* building, with proposed four-story rear addition, will measure 51 feet-9 inches in height.

- (A) The Project's Floor Area Ratio: 17,007.36 square feet (approx.) (2.6 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): Not Applicable -No dwelling units
- (C) The amount of off-street parking: 0 vehicular parking spaces
**The subject site is located within 1,320 square feet of the entrance to the Milwaukee-Western CTA Station, and – therefore, qualifies for a reduction in parking. The Applicant will seek any additional required relief – i.e. Special Use, that may be required to reduce the amount of required parking to zero (0).*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
51 feet-9 inches



1 PROPOSED ZONING DIAGRAMS
SCALE: N.T.S.

PROJECT 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	ARCHITECT ARCHITECTS 312 N. DEARBORN AVE. CHICAGO, IL 60610 773.233.8100	ARCHITECTURAL FIRM ARCHITECTS 312 N. DEARBORN AVE. CHICAGO, IL 60610 773.233.8100	PROJECT T11.1	DATE 11/11/11	SCALE N.T.S.	PROJECT T11.1
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1 PROPOSED FOUNDATION/PARTIAL BASEMENT PLAN

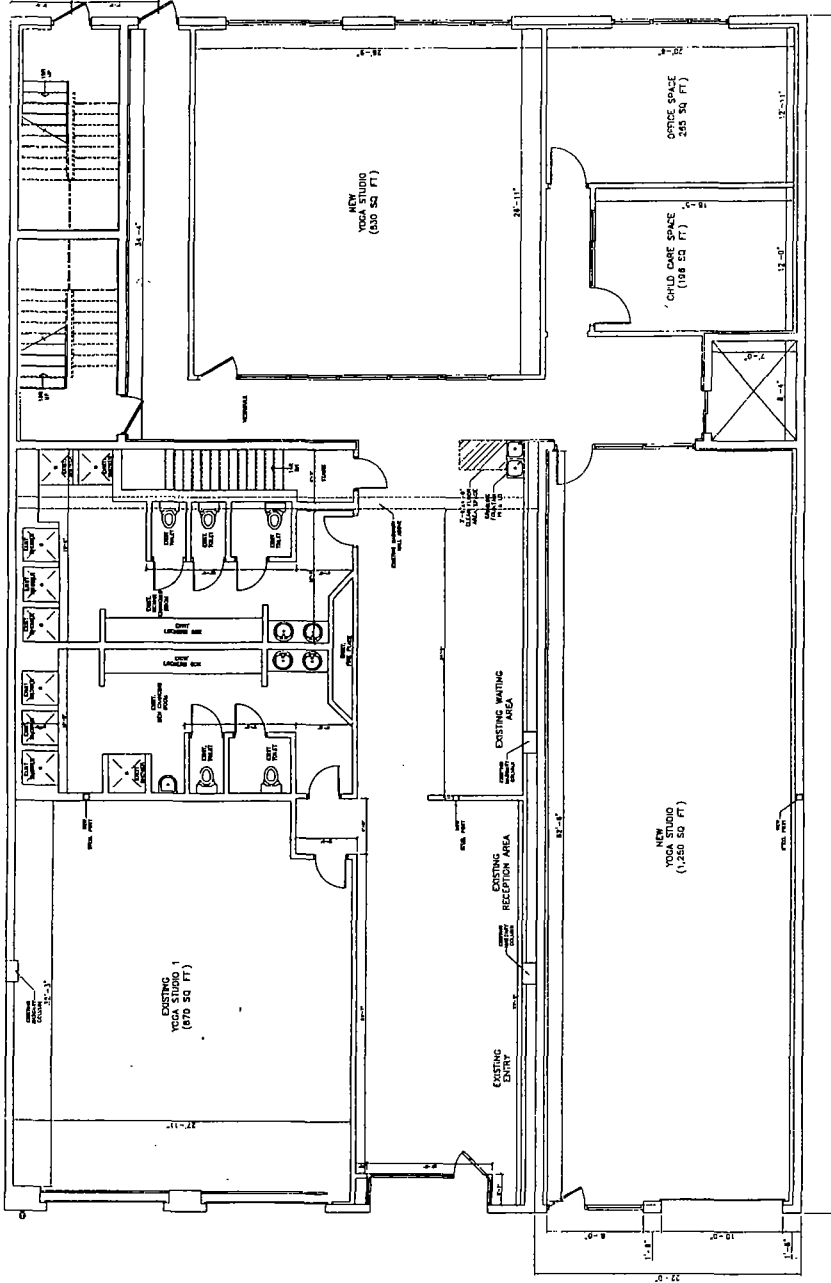
SCALE: 1/4" = 1'-0"



ARCHITECT 1120 Chicago Ave Chicago, IL 60647 Phone: 312.329.1100 Fax: 312.329.1101 www.dnrdm.com	ARCHITECTS ARCHITECTS	1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	PROPOSED FOUNDATION/ PARTIAL BASEMENT/ PLAN	PROJECT NO.
				SHEET NO.

A1.0

Final for Publication

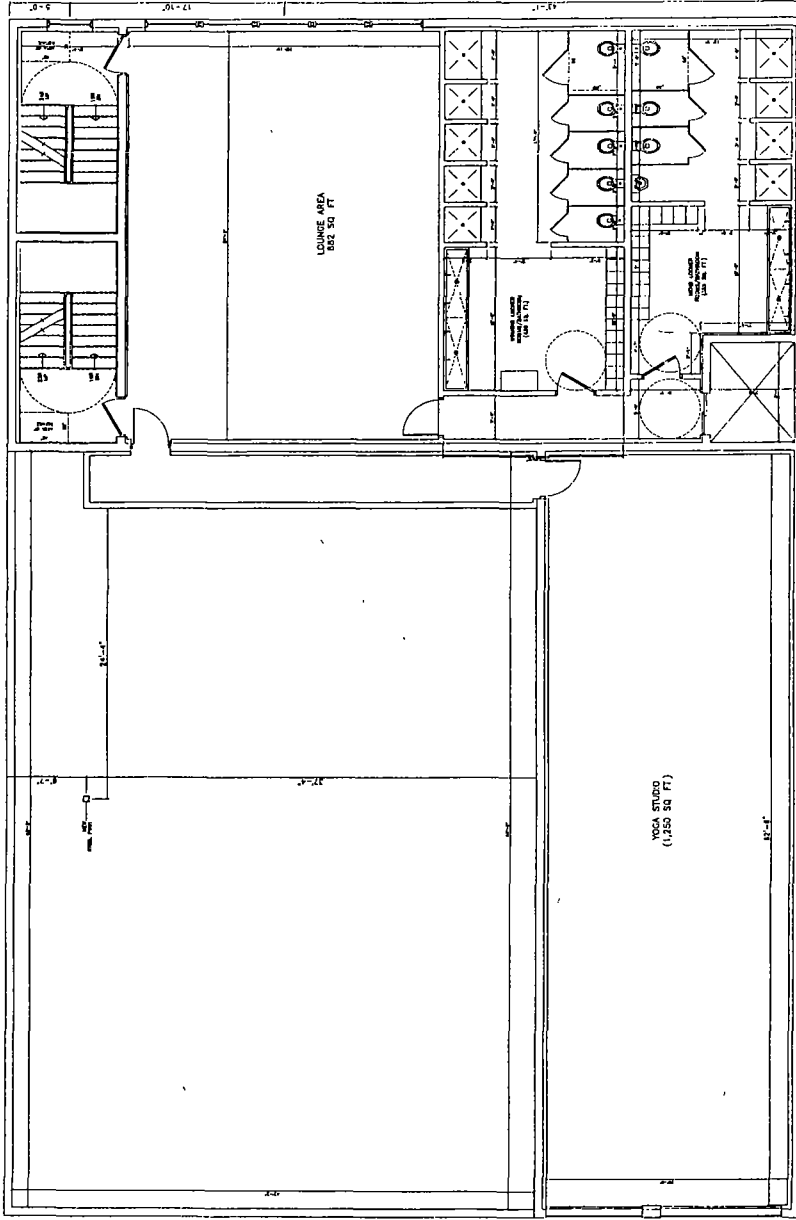


PROJECT NO. 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	ARCHITECT DMR ARCHITECTS 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647 TEL: 312.228.1111 WWW.DMRARCHITECTS.COM	DATE 10/20/18	SCALE 1/4" = 1'-0"	PROJECT PROPOSED FIRST FLOOR / GARAGE	DATE 10/20/18	SCALE 1/4" = 1'-0"	PROJECT PROPOSED FIRST FLOOR / GARAGE
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1 PROPOSED FIRST FLOOR/GARAGE FLOOR PLAN
SCALE 1/4"=1'-0"

PROJECT NO. 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	ARCHITECT DMR ARCHITECTS 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647 TEL: 312.228.1111 WWW.DMRARCHITECTS.COM	DATE 10/20/18	SCALE 1/4" = 1'-0"	PROJECT PROPOSED FIRST FLOOR / GARAGE	DATE 10/20/18	SCALE 1/4" = 1'-0"	PROJECT PROPOSED FIRST FLOOR / GARAGE
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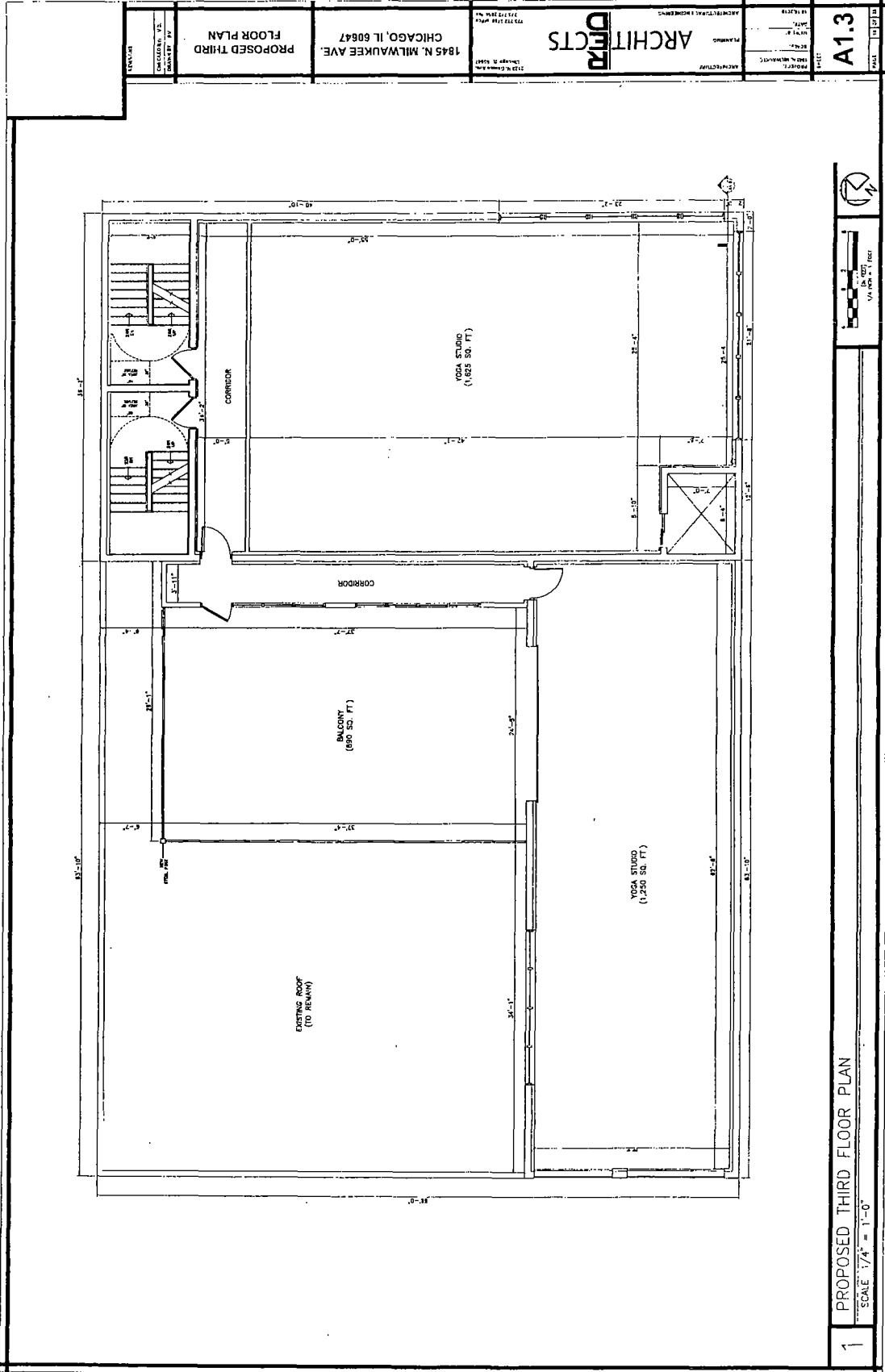


PROJECT 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	ARCHITECT DMITZ ARCHITECTS 712 N. QUINN AVE. CHICAGO, IL 60610 PH: 312.733.1100 WWW.DMITZARCHITECTS.COM	PLANNED ARCHITECTURAL ENGINEERING	DATE 12/15/2010
PROPOSED SECOND FLOOR PLAN			
DESIGNED BY C. W. WILSON, AIA	DRAWN BY S. J. WILSON		



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

SHEET A1.2	DATE 12/15/2010
SCALE 1/4"=1'-0"	PROJECT 1845 N. MILWAUKEE AVE.
PLANNED ARCHITECTURAL ENGINEERING	ARCHITECT DMITZ ARCHITECTS

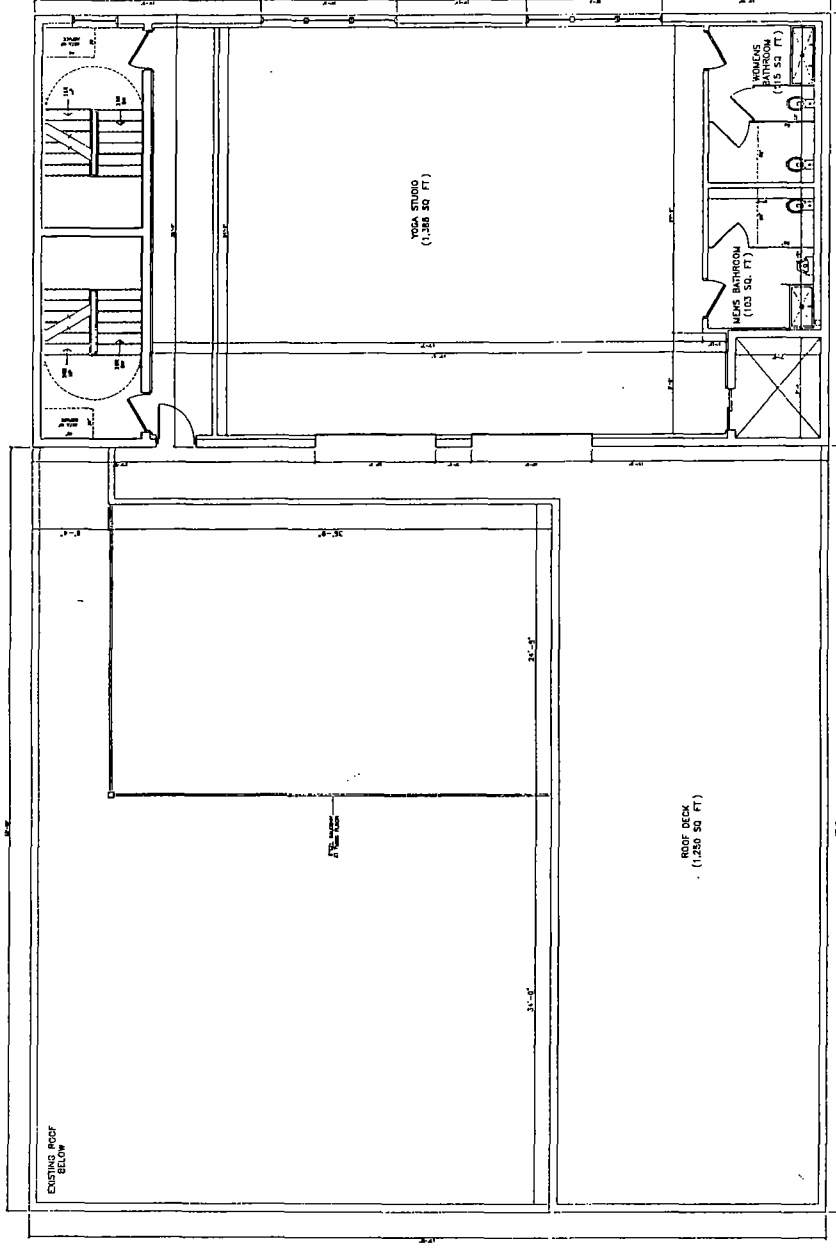


1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



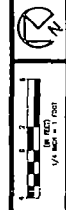
PROJECT NO. DATE DRAWN BY CHECKED BY	ARCHITECTURE INTERIOR ARCHITECTURE 2124 N. Commercial Chicago, IL 60647 312.467.1111 WWW.DMDOARCHITECTS.COM	DMDO ARCHITECTS	1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	PROPOSED THIRD FLOOR PLAN	SHEET A1.3 OF 27
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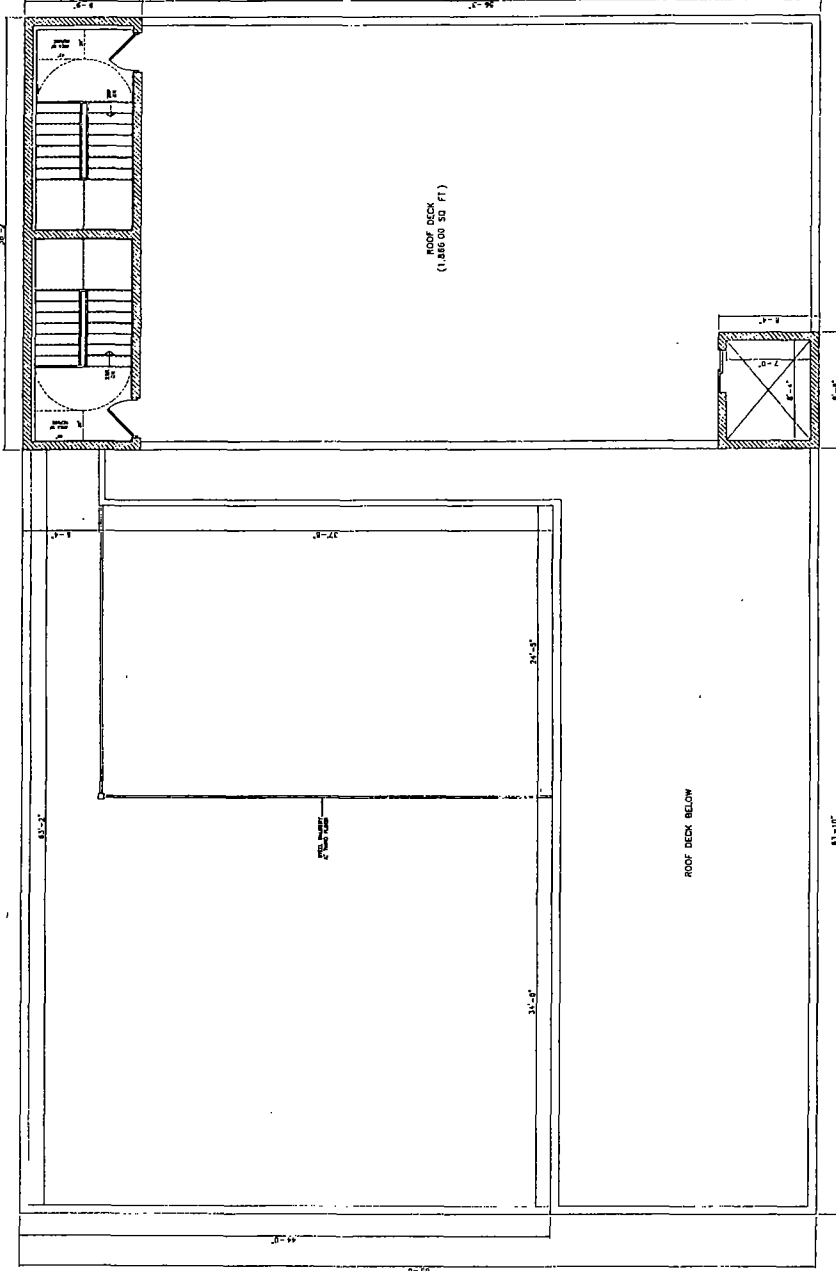
Final for Publication



PROJECT	PROPOSED FOURTH FLOOR PLAN
ARCHITECT	ARCHITECTS
DATE	1845 N. MILWAUKEE AVE. CHICAGO, IL 60647
SCALE	1/4" = 1'-0"
PROJECT NO.	A1.4
DATE	
SCALE	
PROJECT NO.	
DATE	

1 PROPOSED FOURTH FLOOR PLAN
SCALE 1/4" = 1'-0"

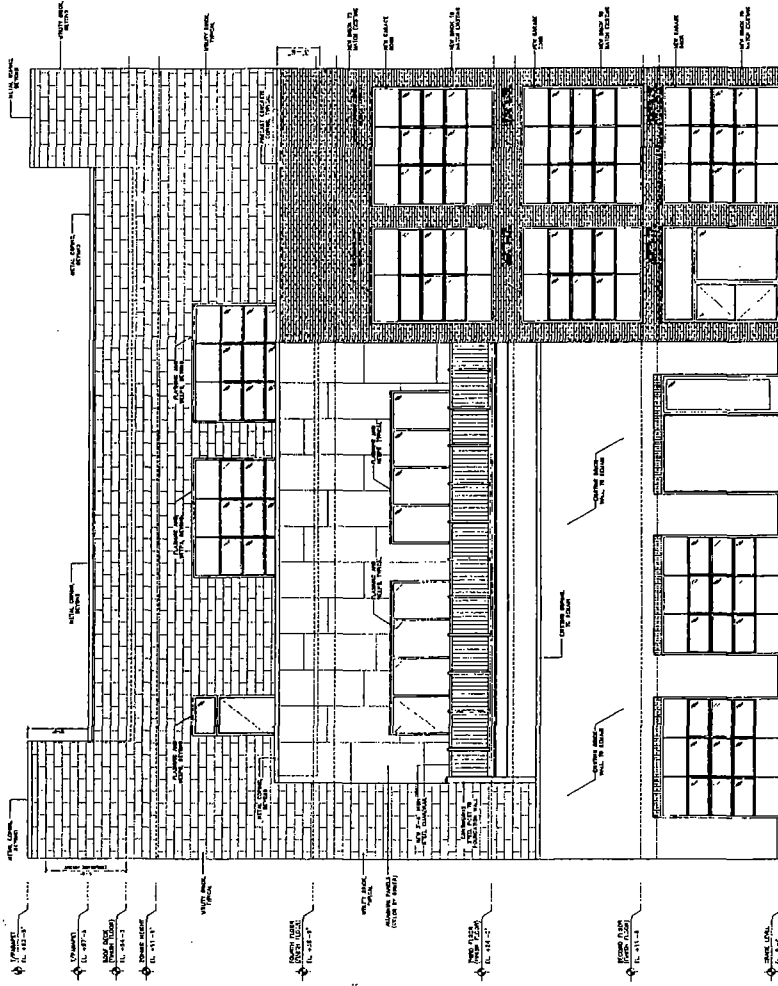




PROJECT 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	ARCHITECT DMITTS ARCHITECTS 3128 N. DUNBAR CHICAGO, IL 60647 312.757.1844 312.757.1844	PLANNING ARCHITECTURAL ENGINEERING	DATE 12/15/2010 SCALE 1/4" = 1'-0" SHEET A1.5
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1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

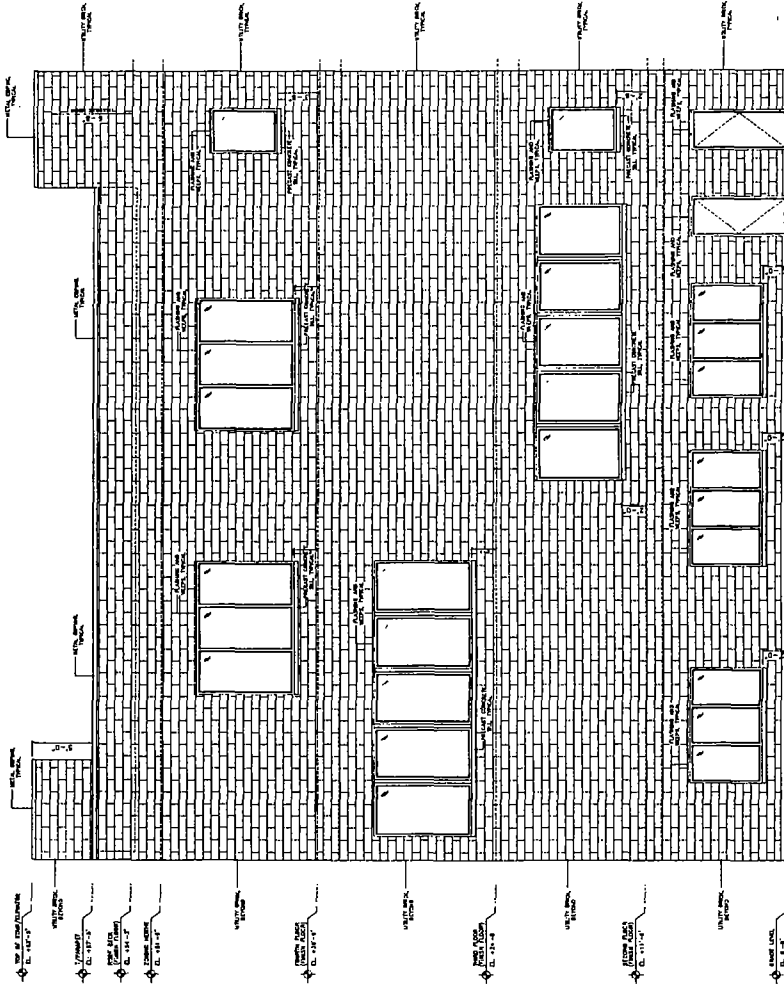


1 PROPOSED ELEVATION

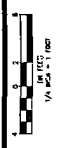
SCALE 1/4" = 1'-0"



ARCHITECT ARCHITECTURAL FIRM 2733 N. CLARK ST. CHICAGO, IL 60647	PROJECT 1845 N. MILWAUKEE AVE CHICAGO, IL 60647	DATE 11/11/11	SCALE 1/4" = 1'-0"	SHEET A2.0
PROPOSED ELEVATION	REVISED BY DATE	REVISED BY DATE	REVISED BY DATE	REVISED BY DATE



1 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT ARCHITECTURAL ENGINEERING	DATE 12/15/2018	A2.1 SHEET: 1 OF 2
CLIENT 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	SCALE 1/4" = 1'-0"	
ARCHITECT ARCHITECTS	PROJECT 1845 N. MILWAUKEE AVE. CHICAGO, IL 60647	
DESIGNED BY DRAWN BY	PROPOSED ELEVATION	

