



City of Chicago



SO2015-6398

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/24/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1879-1885 N Milwaukee Ave - App No. 18508T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18508 T1
SUB

SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-H in the area bounded by:

a line 248.00 feet northwest of North Oakley Avenue as measured along the northeast line of North Milwaukee Avenue and perpendicular to North Milwaukee Avenue; the public alley next northeast of North Milwaukee Avenue; a line 160.00 feet northwest of North Oakley Avenue as measured along the northeast line of North Milwaukee Avenue and perpendicular to North Milwaukee Avenue; and North Milwaukee Avenue

to those of a B3-3 Community Shopping District which is hereby established in the area described above.

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

Property Address: 1879-85 North Milwaukee Avenue

NARRATIVE

1879-85 N. Milwaukee Ave.

The subject property contains 8,800.00 square feet and is improved with one-story commercial buildings, which the Applicant proposes to demolish. The Applicant proposes to rezone the property to a B3-3 to allow the redevelopment of the property with a four-story (65 feet 2.5 inches in height) building containing approximately 4,568 square feet of at-grade commercial space, 30 residential dwelling units, 8 parking spaces and no loading berth.

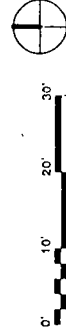
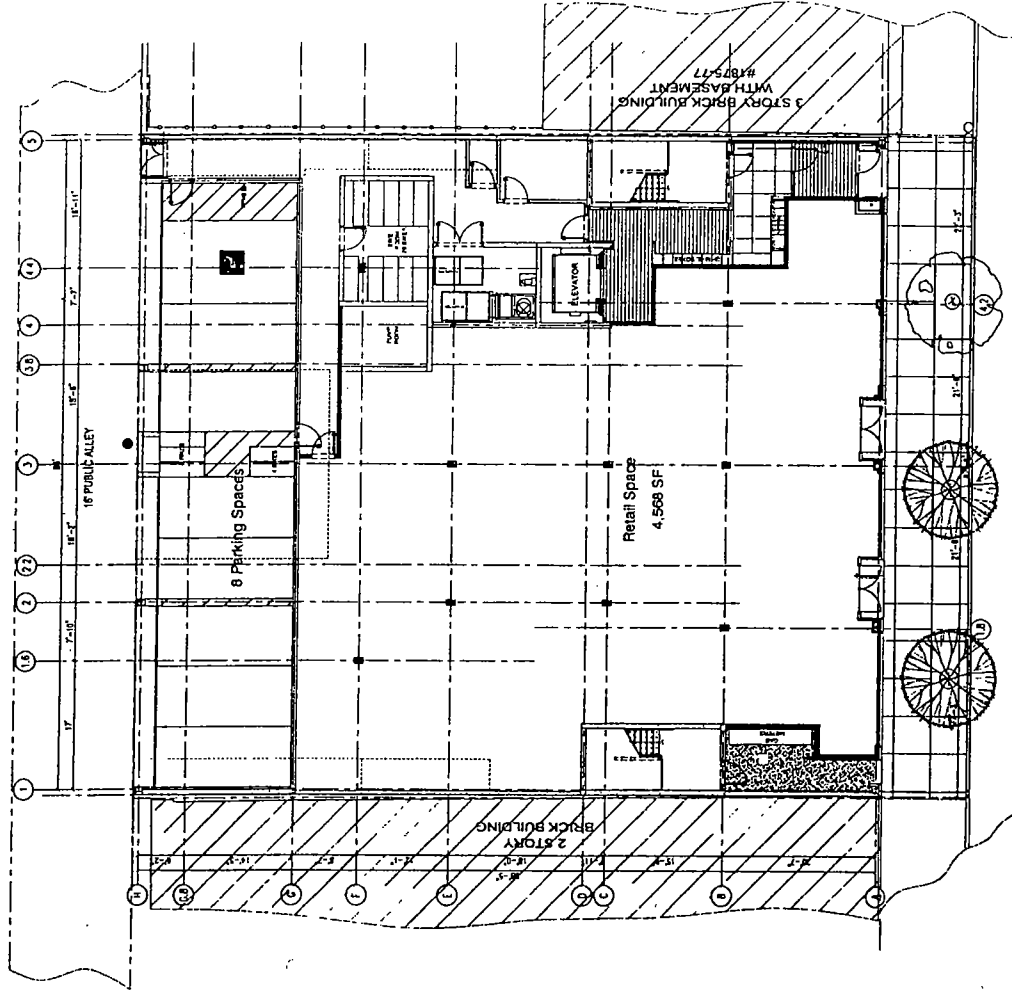
Lot Area:	8,800 square feet
FAR:	3.48*
FLOOR AREA:	30,549 square feet
Residential Dwelling Units:	30
MLA:	293.33 square feet*
Height:	65 feet 2.5 inches
Bicycle Parking:	30
Automobile Parking:	8*
Loading:	None**
Setbacks	
Front (Milwaukee Avenue):	0.0 feet
Northwest Side:	0.0 feet
Southeast Side:	0.0 feet
Rear (public alley):	0.0 feet**

* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property approximately 573 feet from CTA Station.

** Applicant will seek Variation.

FINAL FOR PUBLICATION

FLOOR PLAN



N. MILWAUKEE AVENUE

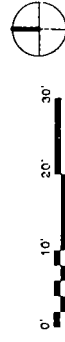
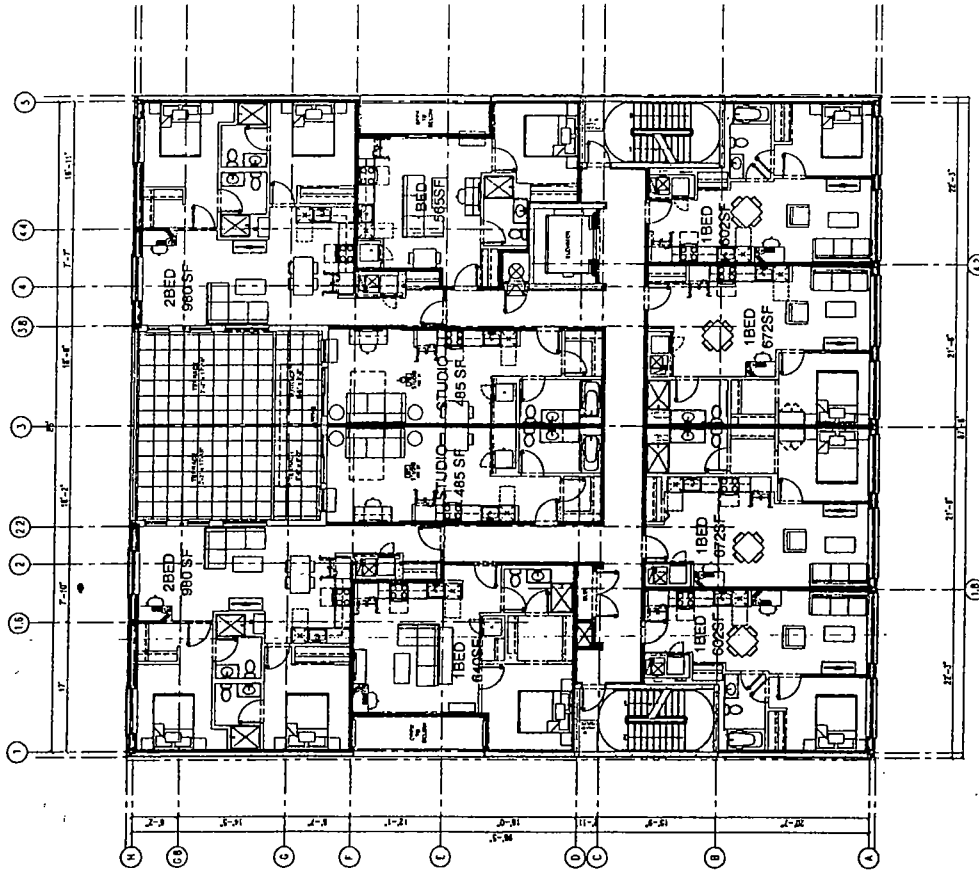
1879 MWKE Development | 1879 N. Milwaukee Ave, Chicago, IL 60647

GROUND FLOOR PLAN

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FINAL FOR PUBLICATION

NORR |



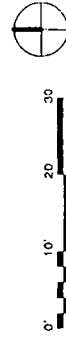
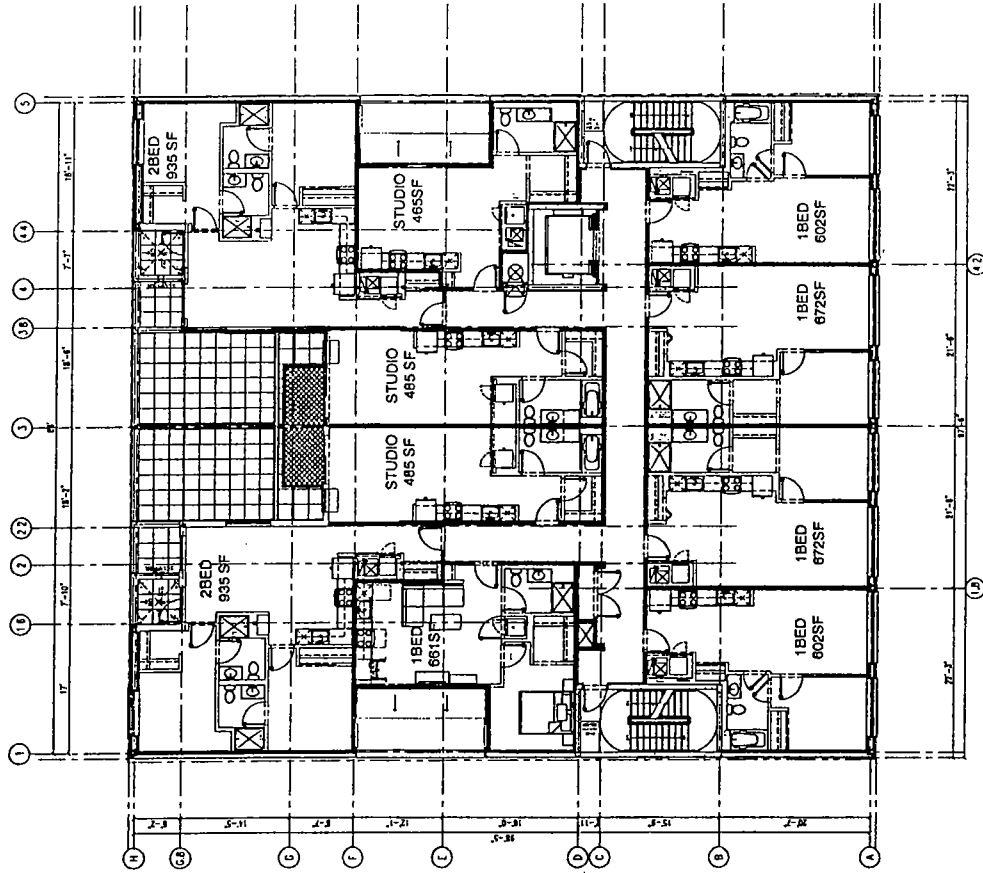
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SECOND FLOOR PLAN

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NOT FOR PUBLICATION





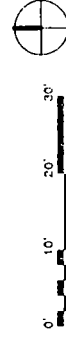
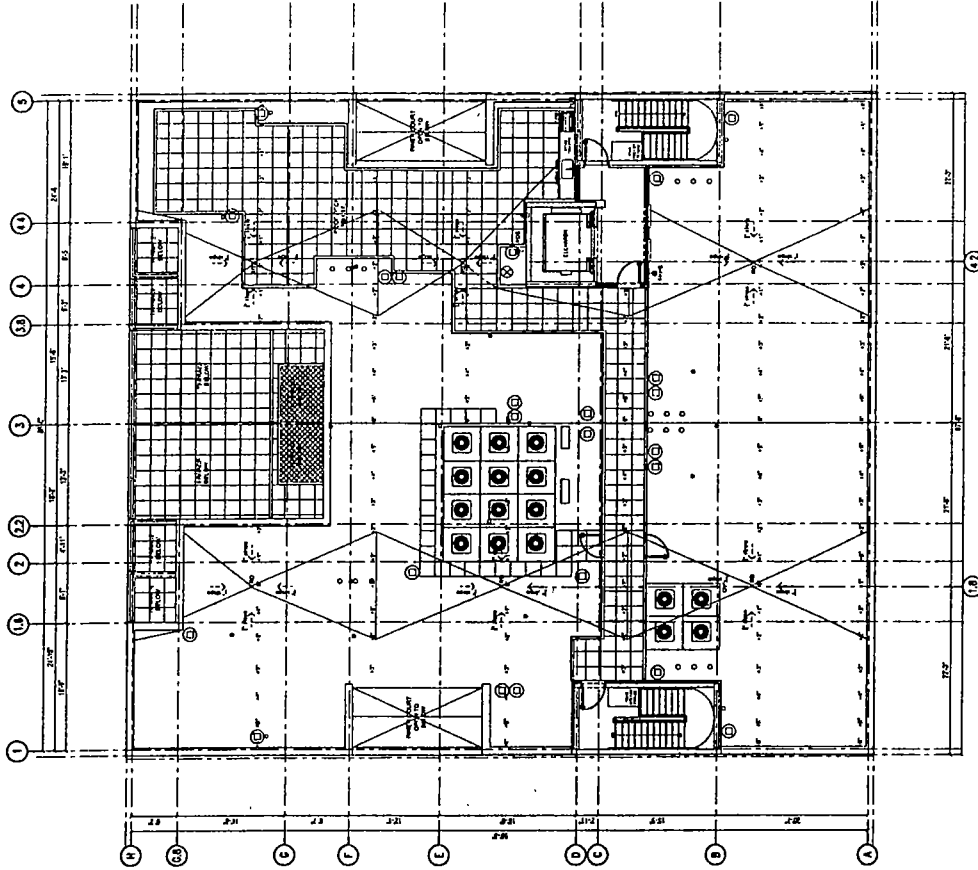
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FOURTH FLOOR PLAN

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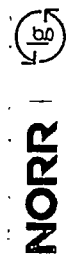


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ROOF PLAN

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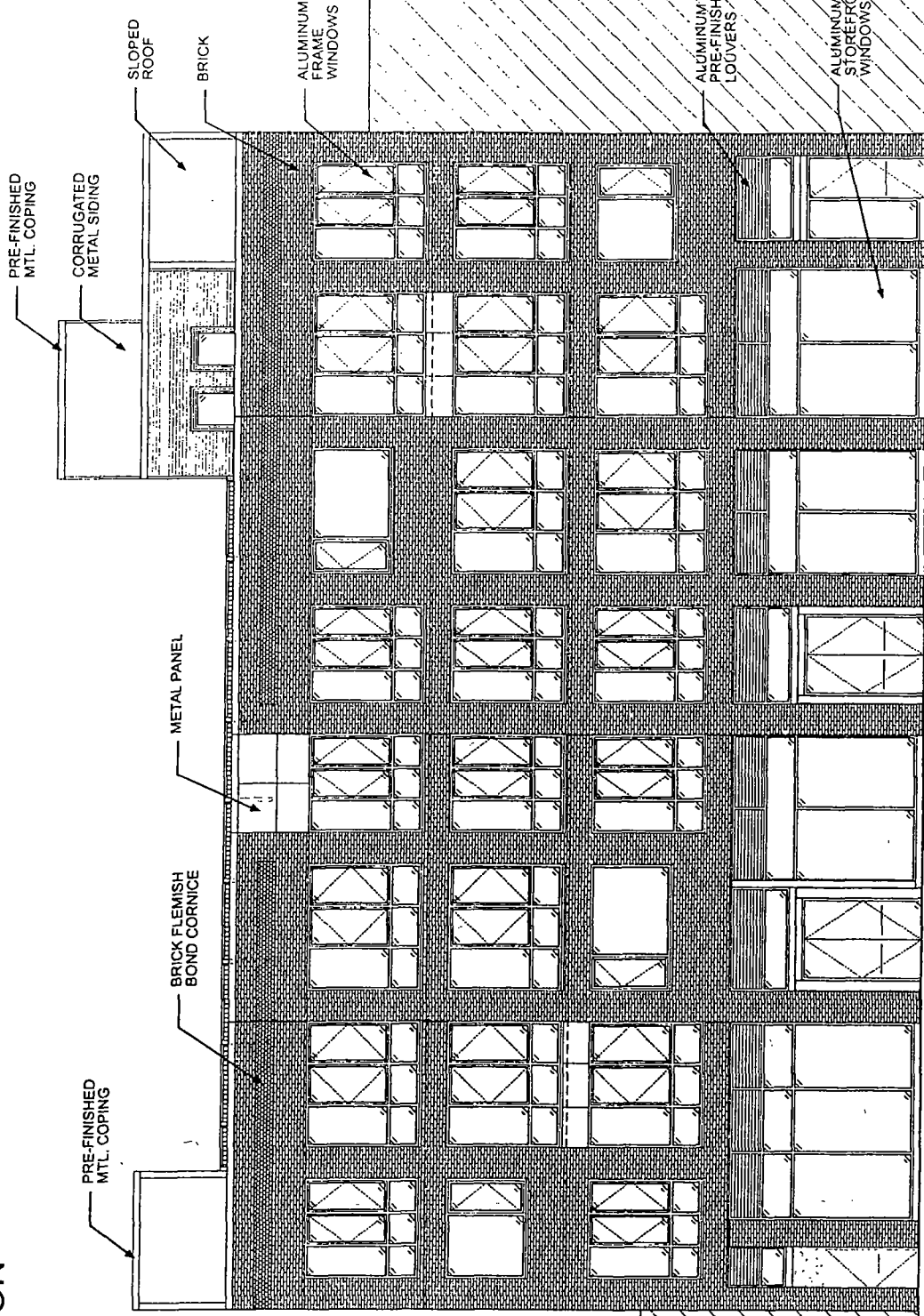


SOUTH ELEVATION


T/ ELEVATOR OVERRUN
ELEV. +65'-2 1/2"

T/ STAIRWELL
ELEV. +57'-9"

T/ PENTHOUSE FLOOR
ELEV. +48'-11"



1879 MWKE Development | 1879 N. Milwaukee Ave, Chicago, IL 60647

NORR | 

2017/01/24 | 11

FINAL FOR PUBLICATION

NORTH ELEVATION

T/ ELEVATOR OVERRUN
ELEV +65'-2 1/2"

T/ STAIRWELL
ELEV +57'-9"

T/ PENTHOUSE FLOOR
ELEV +48'-11"

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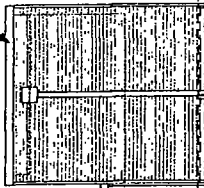
CORRUGATED
METAL SIDING

CORRUGATED
METAL SIDING

ALUMINUM
FRAME
WINDOWS

ALUMINUM
PRE-FINISHED
LOUVERS

OVERHEAD
GARAGE
DOORS



1879 MWKE Development | 1879 N. Milwaukee Ave, Chicago, IL 60647

NORTH ELEVATION

NORR |

2017/01/24 12

FINAL FOR PUBLICATION

WEST ELEVATION

T/ELEVATOR OVERRUN
ELEV. +65'-2 1/2"

T/STAIRWELL
ELEV. +57'-9"

T/PENTHOUSE FLOOR
ELEV. +48'-11"

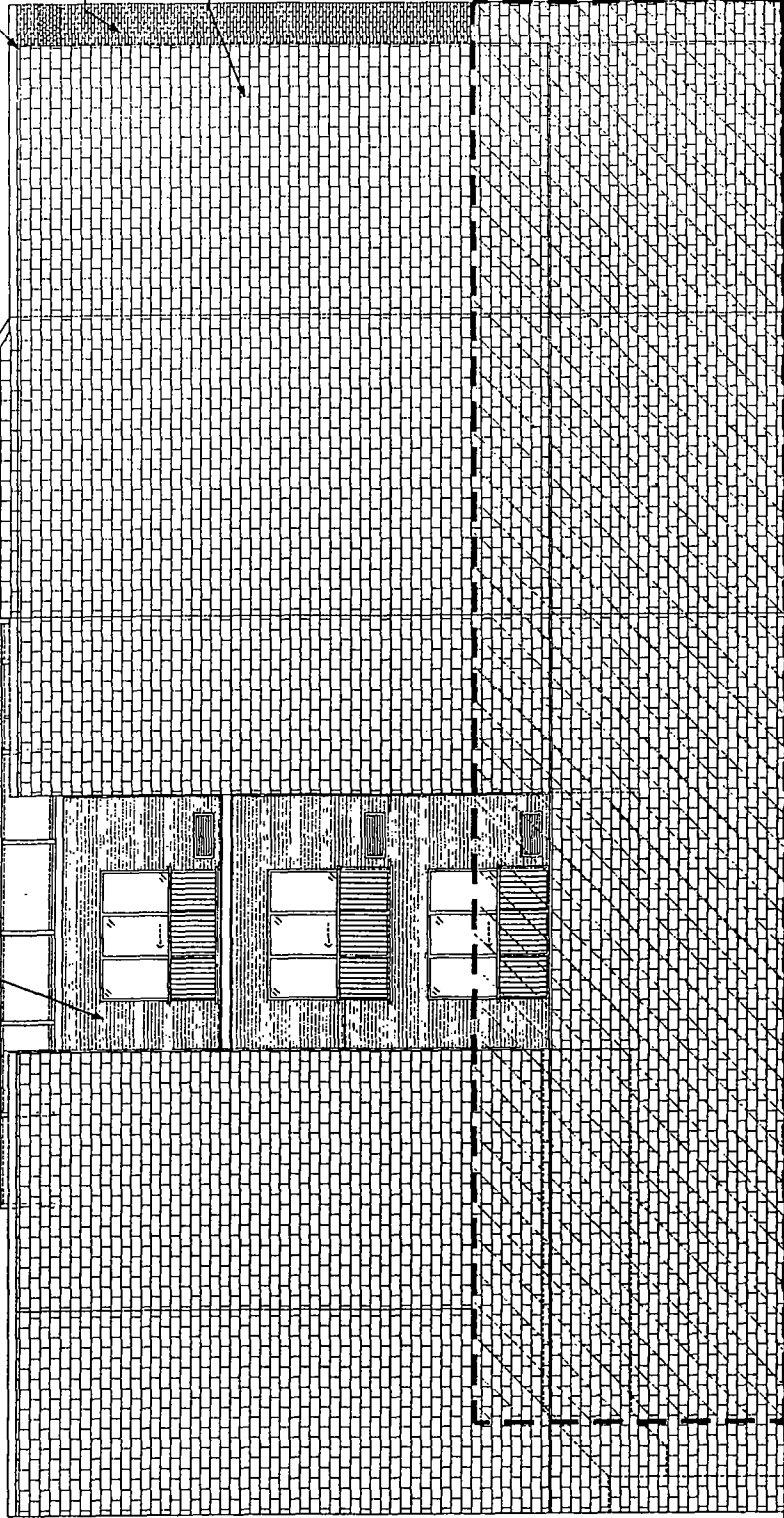
CORRUGATED
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THIN BRICK TO
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1879 MWKE Development | 1879 N. Milwaukee Ave, Chicago, IL 60647

WEST ELEVATION

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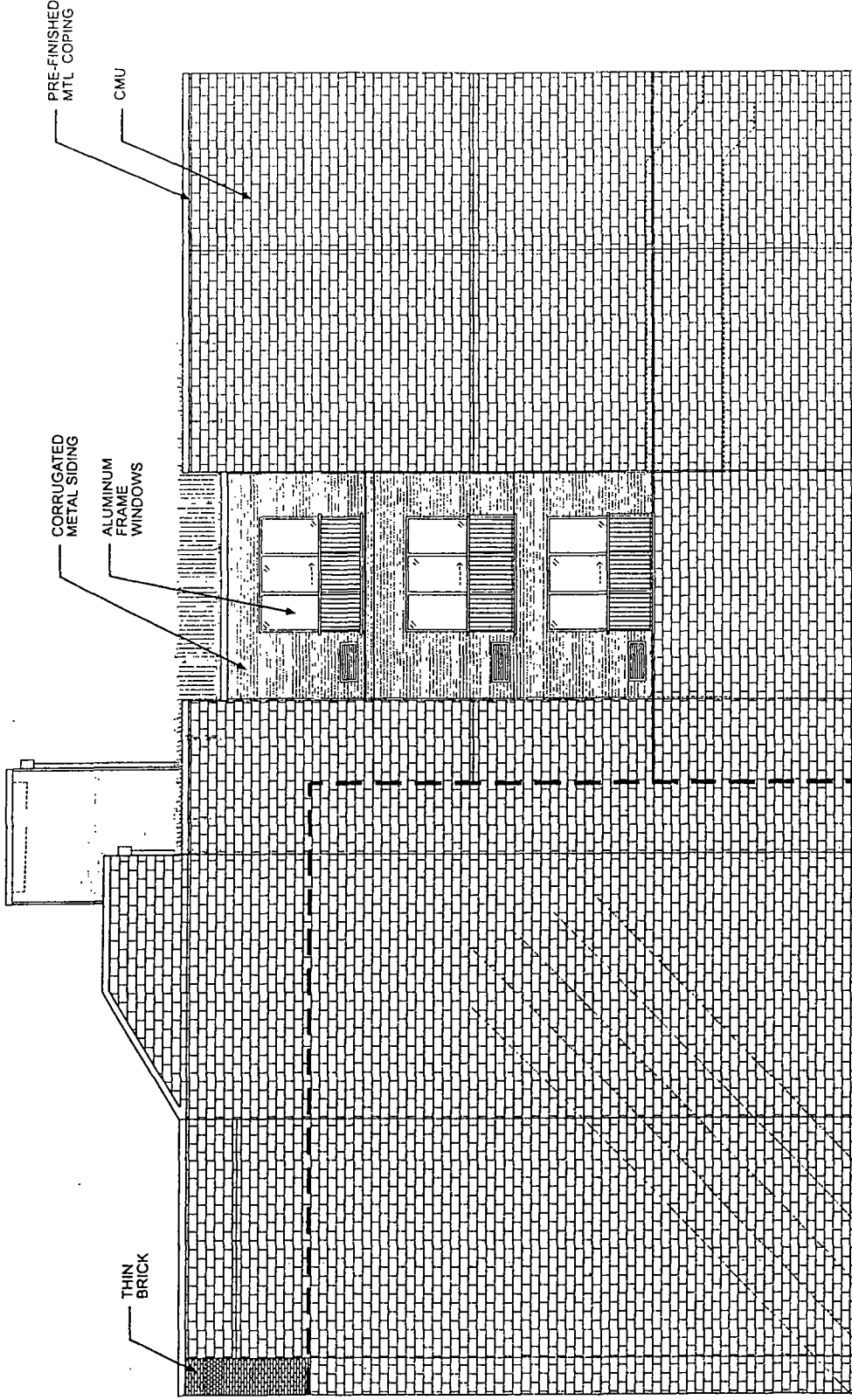
FINAL FOR PUBLICATION

EAST ELEVATION

T/ ELEVATOR OVERRUN
ELEV +65'-2 1/2"

T/ STAIRWELL
ELEV +57'-9"

T/ PENTHOUSE FLOOR
ELEV +48'-11"



1879 MWKE Development | 1879 N. Milwaukee Ave, Chicago, IL 60647

EAST ELEVATION

NORR | 

2017/01/24' :d

NEW NOTICE
&
AFFIDAVIT
FOR SUB.
ON MARCH 27, 2017 *ACOSTA*

18508

March 22, 2017

Honorable Daniel S. Solis
Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and say the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

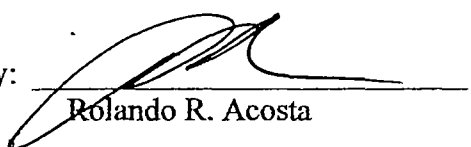
The subject property is bounded by:

a line 248.00 feet northwest of North Oakley Avenue as measured along the northeast line of North Milwaukee Avenue and perpendicular to North Milwaukee Avenue; the public alley next northeast of North Milwaukee Avenue; a line 160.00 feet northwest of North Oakley Avenue as measured along the northeast line of North Milwaukee Avenue and perpendicular to North Milwaukee Avenue; and North Milwaukee Avenue


and has the common addresses of 1879 – 85 North Milwaukee Avenue, Chicago, IL.

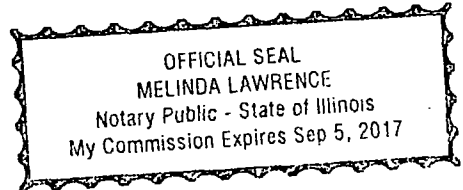
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately March 22, 2017.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject property is a complete list containing the names and addresses of the people required to be served.

By: 
Rolando R. Acosta

Subscribed and sworn to before me this March 22, 2017.


Notary Public



March 8, 2017

Dear Sir or Madam:

Please take notice that under the Chicago Zoning Ordinance the application that was filed on September 9, 2015 (the "Application") to change the M1-1 Limited Manufacturing/Business Park District classification to those of a B3-3 Community Shopping District and then to Residential Business Planned Development has been amended to delete the request for Residential Business Planned Development and instead continue to seek the B3-3 Community Shopping District under a Type I rezoning for the development described below. The property that is the subject of the rezoning is bounded by:


a line 248.00 feet northwest of North Oakley Avenue as measured along the northeast line of North Milwaukee Avenue and perpendicular to North Milwaukee Avenue; the public alley next northeast of North Milwaukee Avenue; a line 160.00 feet northwest of North Oakley Avenue as measured along the northeast line of North Milwaukee Avenue and perpendicular to North Milwaukee Avenue; and North Milwaukee Avenue

(hereafter the "Property"). The original and the amendment were filed with the Department of Planning and Development, City of Chicago by LG Development Group, LLC, 2234 W. North Avenue, Chicago, IL 60647 (hereinafter the "Applicant"). The address of the Property is 1879-85 North Milwaukee Avenue, Chicago, IL. The Property is owned by 1879 North Milwaukee, LLC, 2234 W. North Avenue, Chicago, IL 60647

The Property is currently improved with one-story commercial buildings. The Application, if approved, will authorize the Applicant to demolish the existing buildings and develop a four-story mixed-use building approximately 49 feet in height with an elevator penthouse setback from the front and rear property lines and rising to 65.17 feet and consisting of 30 residential dwelling units, 8 parking spaces, 4,568 square feet of at-grade retail space and no loading berth.

This notice is required by the Chicago Zoning Ordinance, Title 17, Section 17-13-0107-A of the Municipal Code of Chicago. The Application will not rezone your property. Any questions regarding this notice may be direct to the undersigned at 312-636-6937.

Sincerely,



Rolando R. Acosta, Attorney for the Applicant