



City of Chicago



SO2017-3798

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1914-1918 N Milwaukee Ave (commonly know as 1914 N Milwaukee Ave) - App No. 19213T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19213 TI
INTRO. DATE:
MAY 24, 2017

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 of the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-H in the area bounded by

North Milwaukee Avenue; a line 550 feet north of and parallel to the north line of West Moffat Street; the alley next southwest of North Milwaukee Avenue; and a line 594 feet north of and parallel to the northwest line of West Moffat Street

to those of a C1-3 Neighborhood Commercial District.

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

Address: 1914 to 1918 North Milwaukee Avenue, Chicago, Illinois

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1914 TO 1918 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS

ZONING: C1-3 NEIGHBORHOOD COMMERCIAL DISTRICT

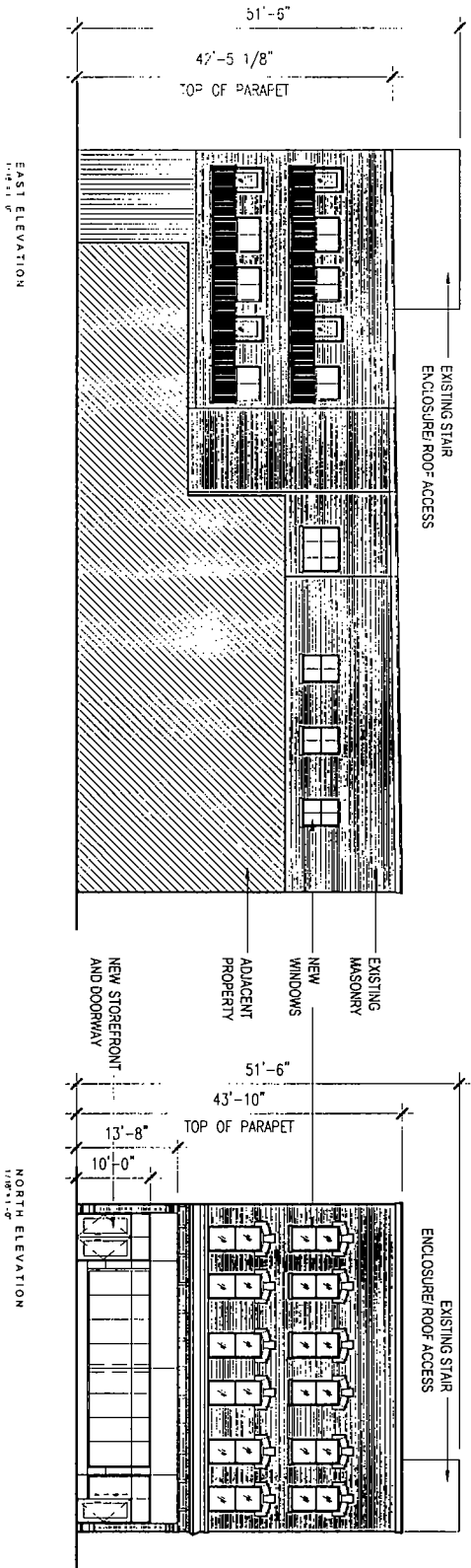
LOT AREA: APPROXIMATELY 4,400 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A VACANT THREE-STORY BRICK BUILDING. THE PROPERTY WILL BE REDEVELOPED WITH RETAIL COMMERCIAL USES ON THE GROUND FLOOR AND A TOTAL OF NINE DWELLING UNITS ON FLOORS TWO AND THREE. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED WITHIN 1,320 FEET OF A CTA RAIL STATION ENTRANCE.

- (A) FLOOR AREA RATIO: 3.00; TOTAL FLOOR AREA IS 13,200 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 488 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND WILL PROVIDE 9 BIKE PARKING SPACES.
- (D) SETBACKS:
 - A. FRONT SETBACK: 0.0 FEET (EXISTING)
 - B. REAR SETBACK: 0.0 FEET (EXISTING)
 - C. SIDE SETBACKS: 0 FEET (EAST) (EXISTING) AND 0 FEET (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 51 FEET 6 INCHES

FINAL FOR PUBLICATION

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