



# City of Chicago



O2017-3805

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/24/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1665-1667 N Milwaukee Ave - App No. 19219T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19219 TI  
INTRO. DATE:  
MAY 24, 2017

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 B3-5 Community Shopping District symbols and indications as shown on Map No. 5-H in the area bounded by:

A line 212.50 feet south of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; the public alley next northeast of North Milwaukee Avenue; a line 260.50 feet south of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; and North Milwaukee Avenue

to those of a B3-5 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: 1665-67 North Milwaukee Avenue

**NARRATIVE**

1665 – 67 North Milwaukee Avenue

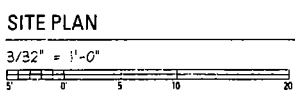
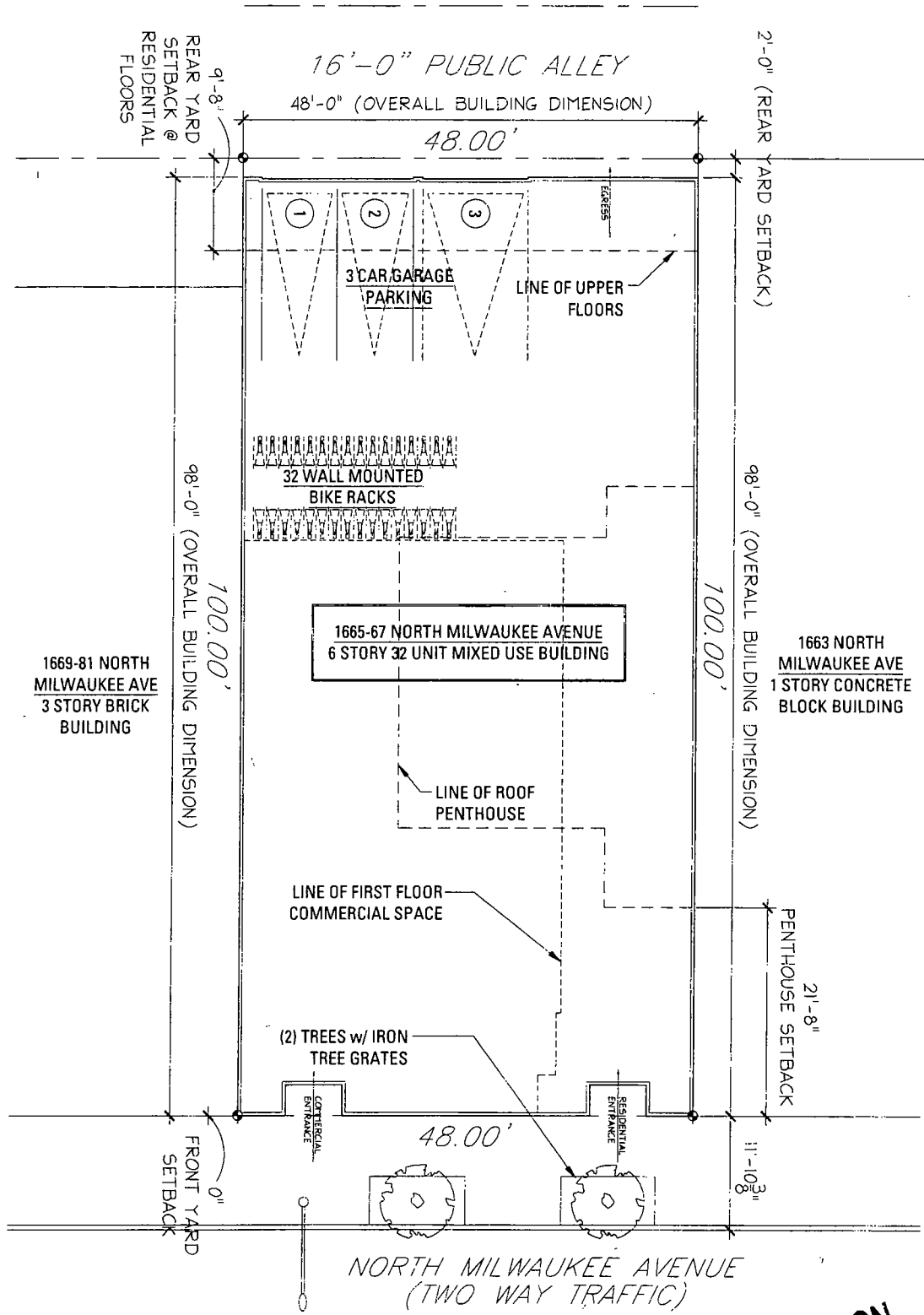
The subject property contains 4,800 square feet of land, and is currently a vacant lot. The Applicant proposes to rezone the property to B3-5 to allow the construction of a new mixed-use residential and retail building containing 32 residential efficiency units\*, approximately 1,895 square feet of ground floor commercial space, three automobile parking spaces\*, 32 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches\*\*.

FAR.:	4.44
MLA:	150.00
Floor Area:	21,307 square feet
Residential efficiency units:	32
Height:	60 feet 6 inches**
Setbacks:	
Front (Milwaukee Avenue):	0 feet
Rear (public alley):	2 feet at grade; 9 feet 8 inches on residential floors**
Southeast Property Line:	0 feet
Northwest Property Line:	0 feet
Automobile Parking Spaces:	Three*
Bicycle Parking Spaces:	32
Loading Berth:	None

\* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property approximately 460 feet from the entrance of the CTA Station.

\*\* Applicant will seek Variation.

**FINAL FOR PUBLICATION**



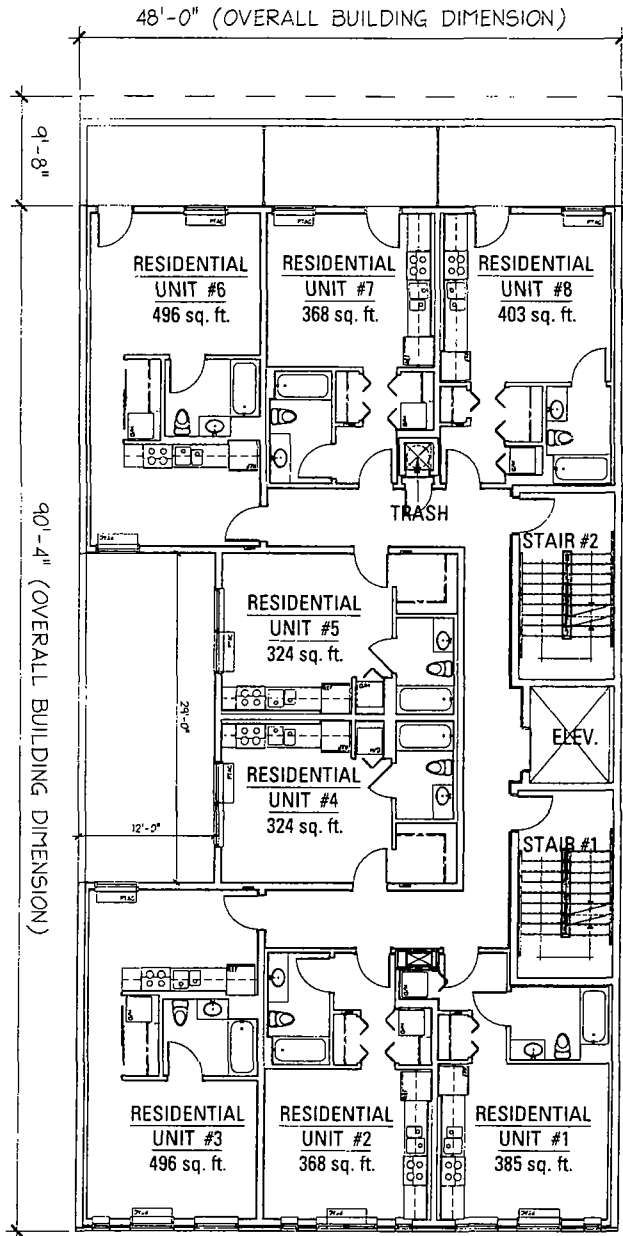
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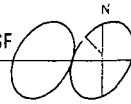
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NEW CONSTRUCTION  
1665 N MILWAUKEE AVE  
CHICAGO, IL  
description 0504/17, issued for REVIEW



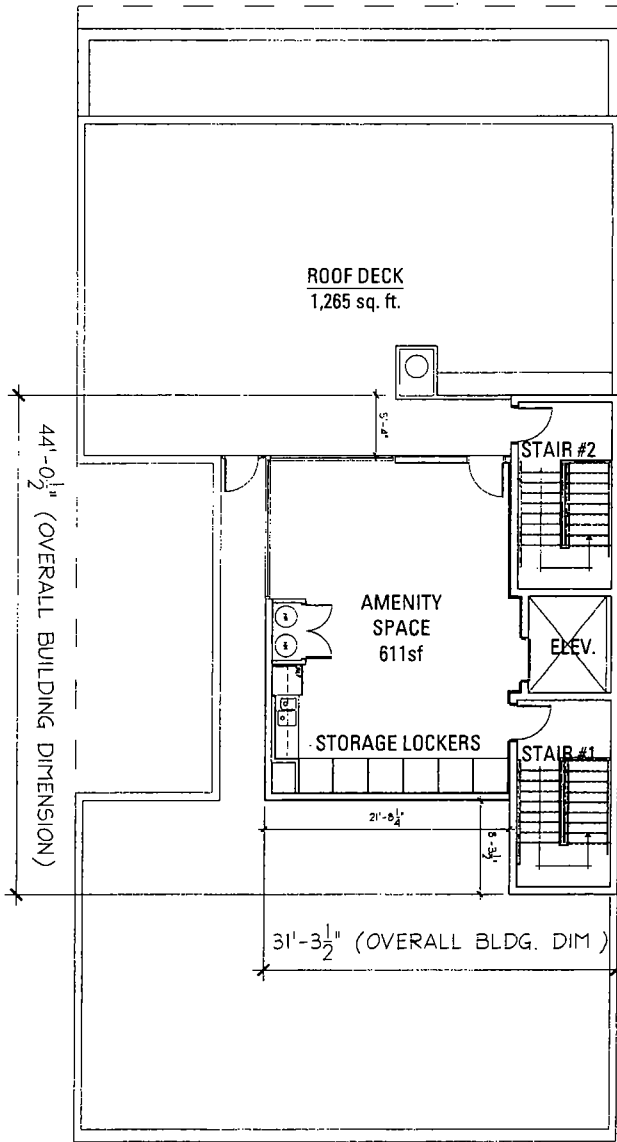




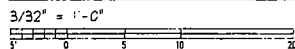
TYPICAL 2ND-5TH FLOOR PLAN - 3,988 SF



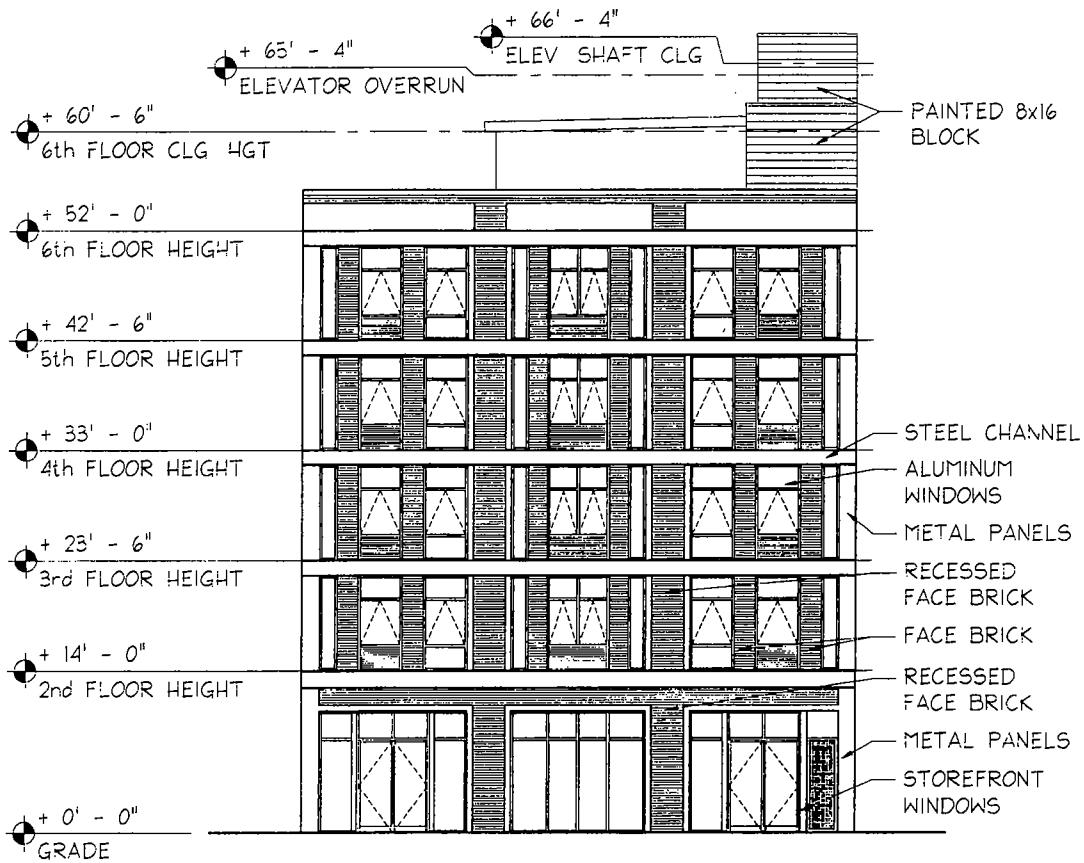
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6th FLOOR/ROOF PLAN - 1,137 SF

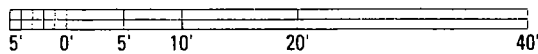


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MILWAUKEE AVE ELEVATION

1/16" = 1'-0"



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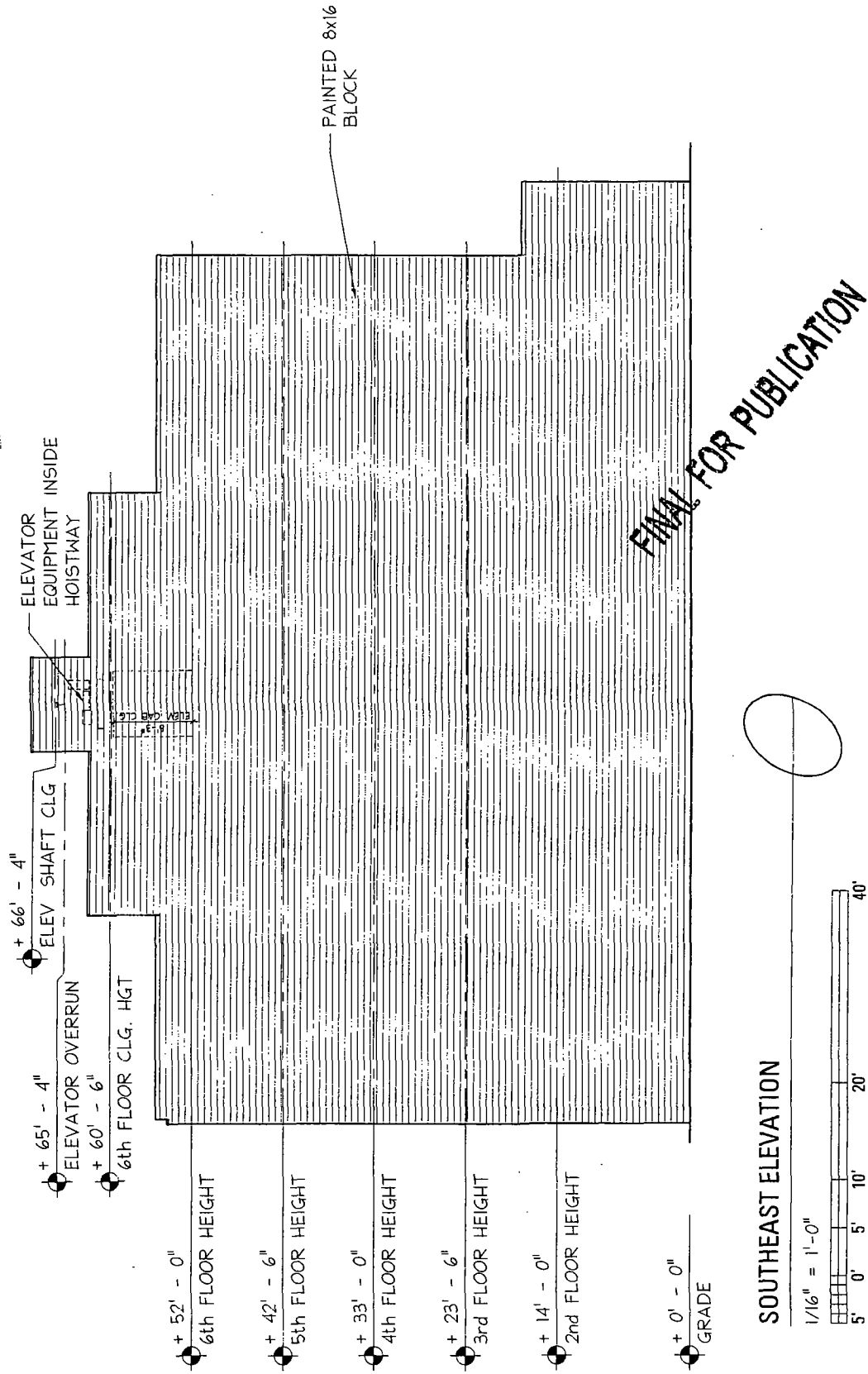
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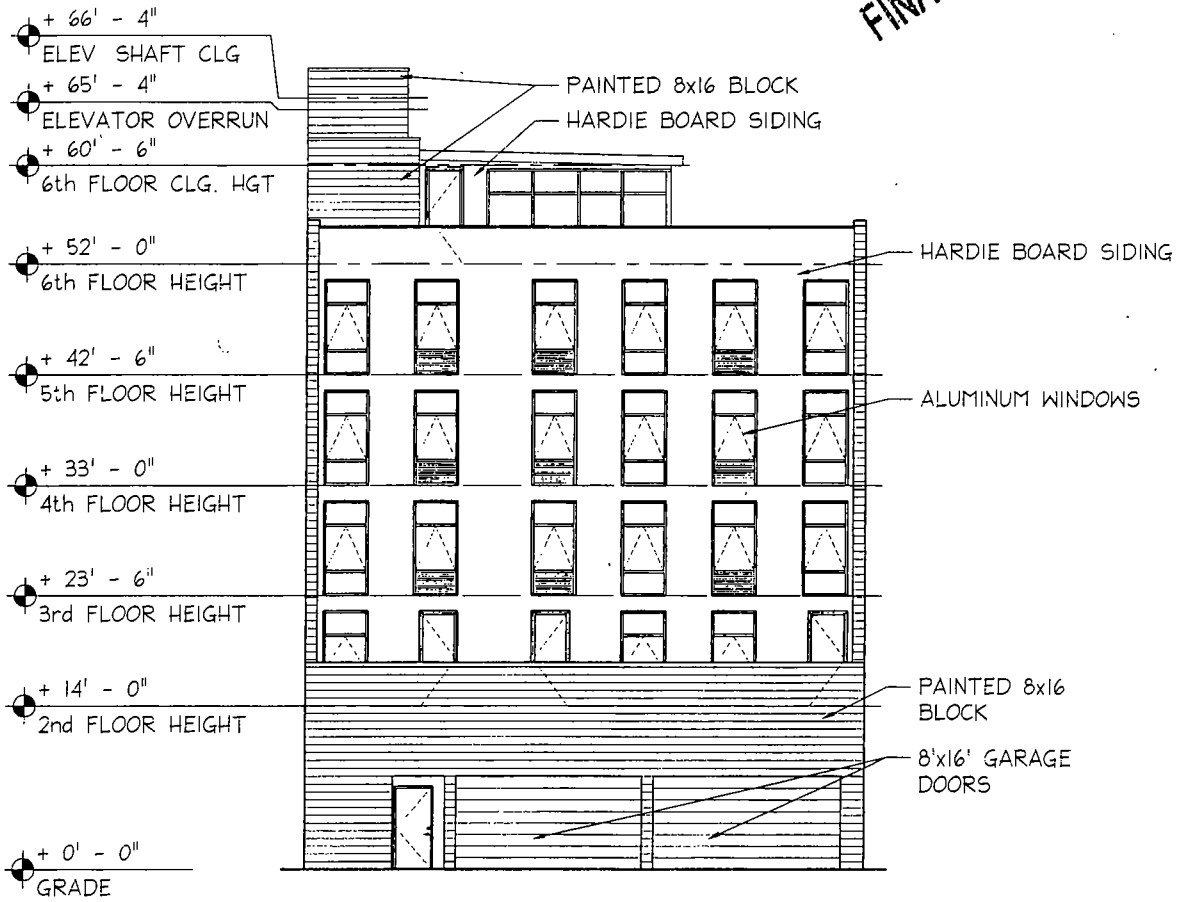
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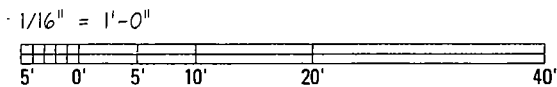


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NORTHEAST ELEVATION

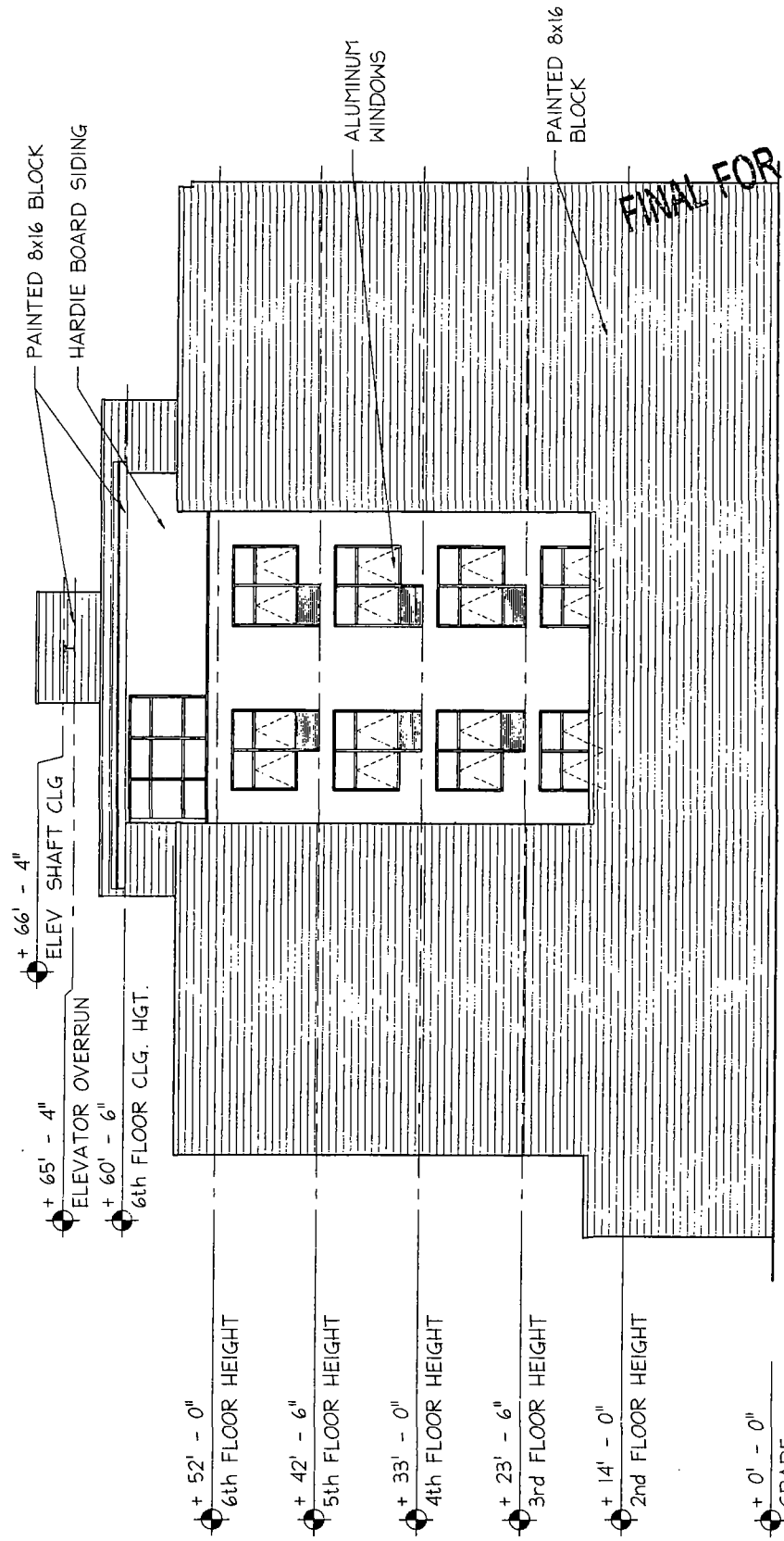


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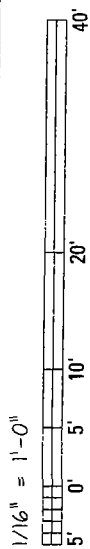
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NORTHWEST ELEVATION

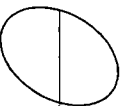
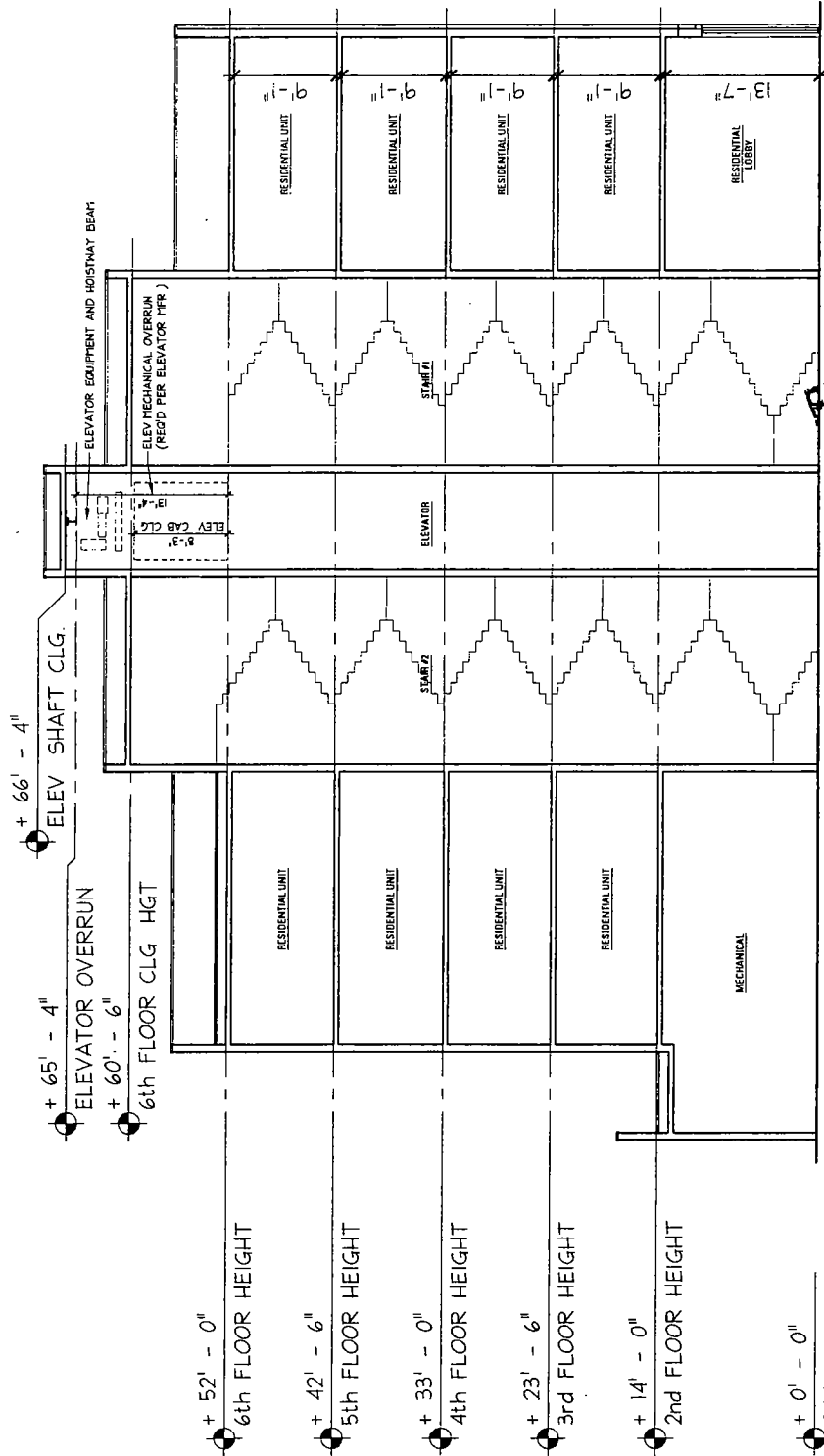


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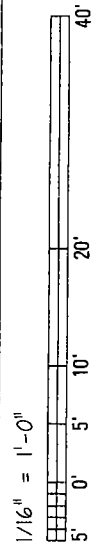
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N/S BUILDING SECTION



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