



City of Chicago



SO2018-9263

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/12/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-J at 2618 N Milwaukee Ave - App No. 19882T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B3-2 Community Shopping District symbols and indications as shown on Map No. 7-J in the area bounded by:

North Milwaukee Avenue; a line 155.00 feet northwest of North Kedzie Avenue, as measured along the southwesterly line of North Milwaukee Avenue and perpendicular thereto; a line 197.00 feet west of and parallel to North Kedzie Avenue; the south line of the alley next north of and parallel to West Wrightwood Avenue; the new centerline of the alley (corresponding to a line 233.00 feet) east of and parallel to North Sawyer Avenue; and a line 205.00 feet northwest of North Kedzie Avenue, as measured along the southwesterly line of North Milwaukee Avenue and perpendicular thereto

to those of a B3-5 Community Shopping District.

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

Common Address: 2618 N. Milwaukee Avenue

FINAL FOR PUBLICATION

SUBSTITUTE NARRATIVE AND PLANS

2618 North Milwaukee

TYPE I REGULATIONS

Narrative: The subject property contains 8,027 square feet and is improved with a vacant five-story building. The Applicant proposes to rezone the property from an B3-2 Community Shopping District to a B3-5 Community Shopping District in order to redevelop the existing five-story building with a roof-top addition for a total height of 76.00 feet and a rear stair and elevator addition 79.10 in height. The building as redeveloped will be used for ground floor retail uses, an approximately 35-room hotel, roof-top and at-grade outdoor seating with no parking or loading

Lot Area: 8,027 square feet*

FAR: 4.54

FLOOR AREA: 36,395 square feet

Residential Dwelling Units: None

MLA: N/A

Height: 79 feet 10 inches**

Bicycle Parking: None

Automobile Parking: None***

Loading: None

Setbacks:

Front (North Milwaukee): 0 feet

Southeast Side: 0 feet

Northwest Side: 0 feet

Rear (alley): 0 feet

A set of drawings of the Project is attached.

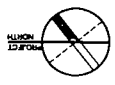
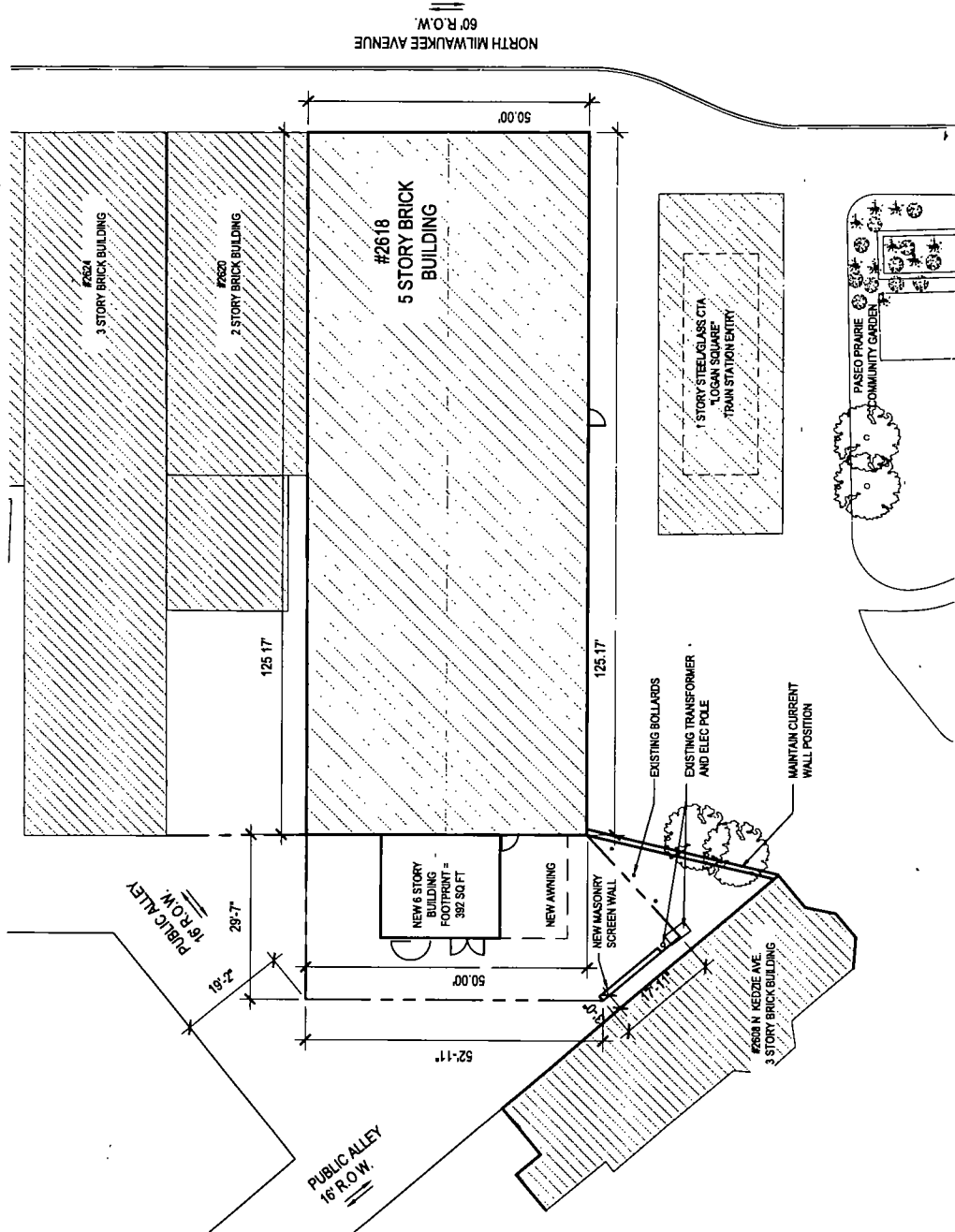
* Includes portion of ROW to be Vacated by Applicant

** Applicant will seek a Variation

*** Subject Property is located 87 feet from the entrance to the CTA Logan Square Station.

FINAL FOR PUBLICATION

2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



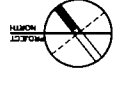
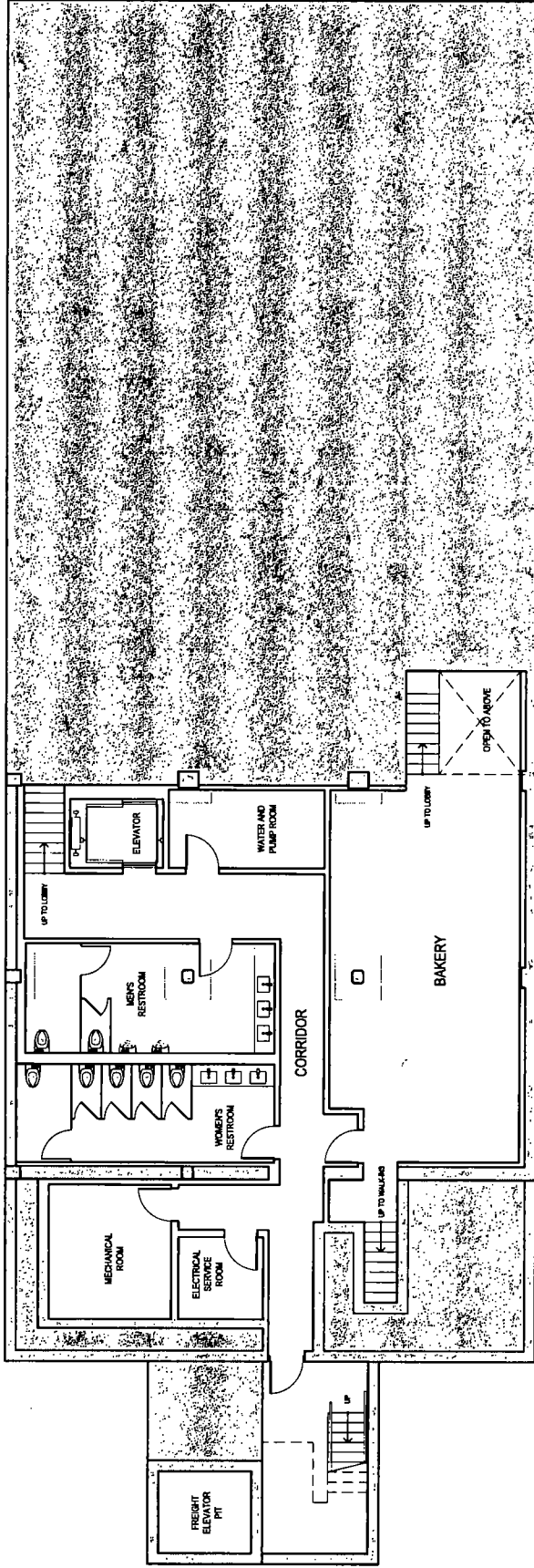
SCALE: 1" = 20'-0"
DATE: 01.04.2019

PROPOSED SITE PLAN

FINAL FOR PUBLICATION



2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



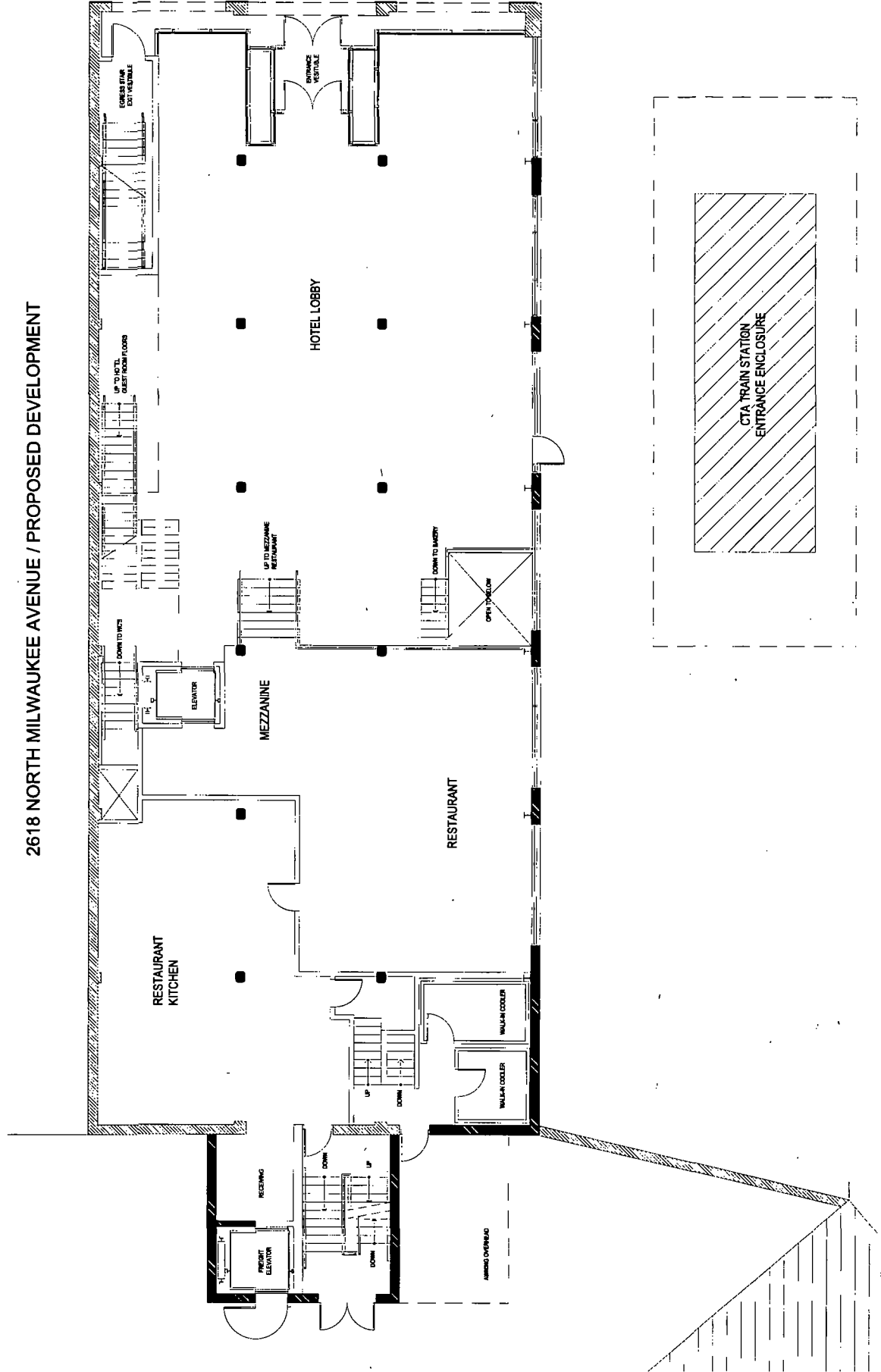
SCALE: 1" = 10'-0"
DATE: 01.04.2019

PROPOSED BASEMENT FLOOR PLAN

FINAL FOR PUBLICATION



2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



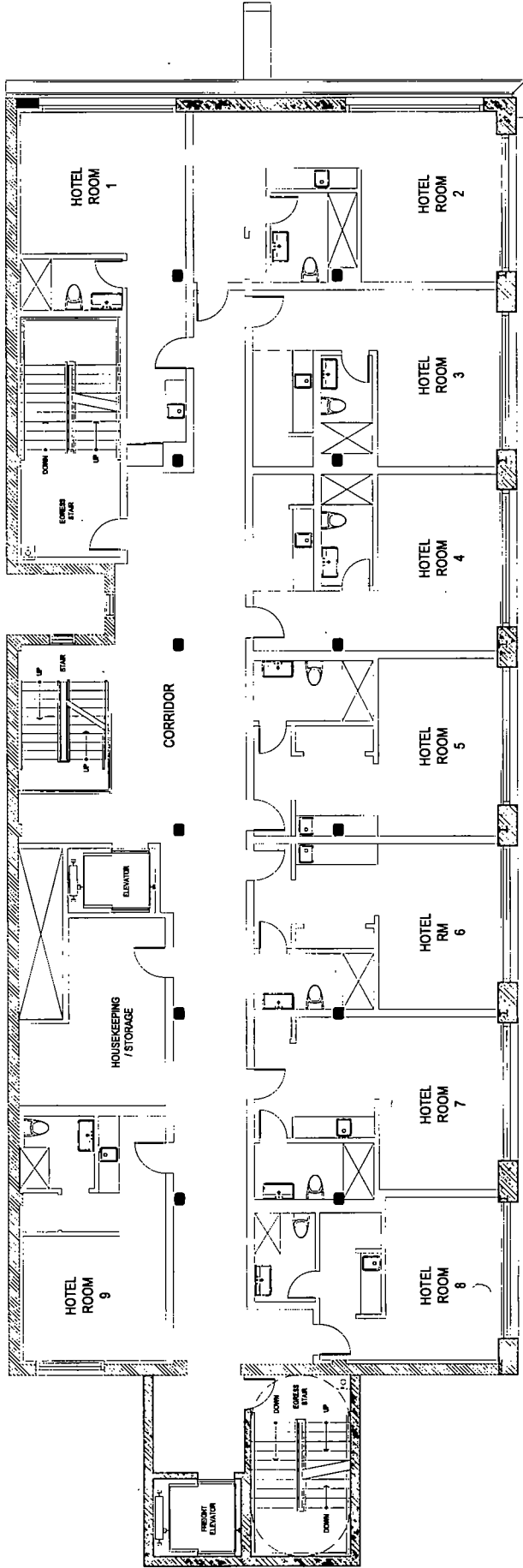
PROPOSED FIRST FLOOR PLAN

FINAL FOR PUBLICATION

SCALE: 1" = 10'-0"
DATE: 01.10.2019



2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



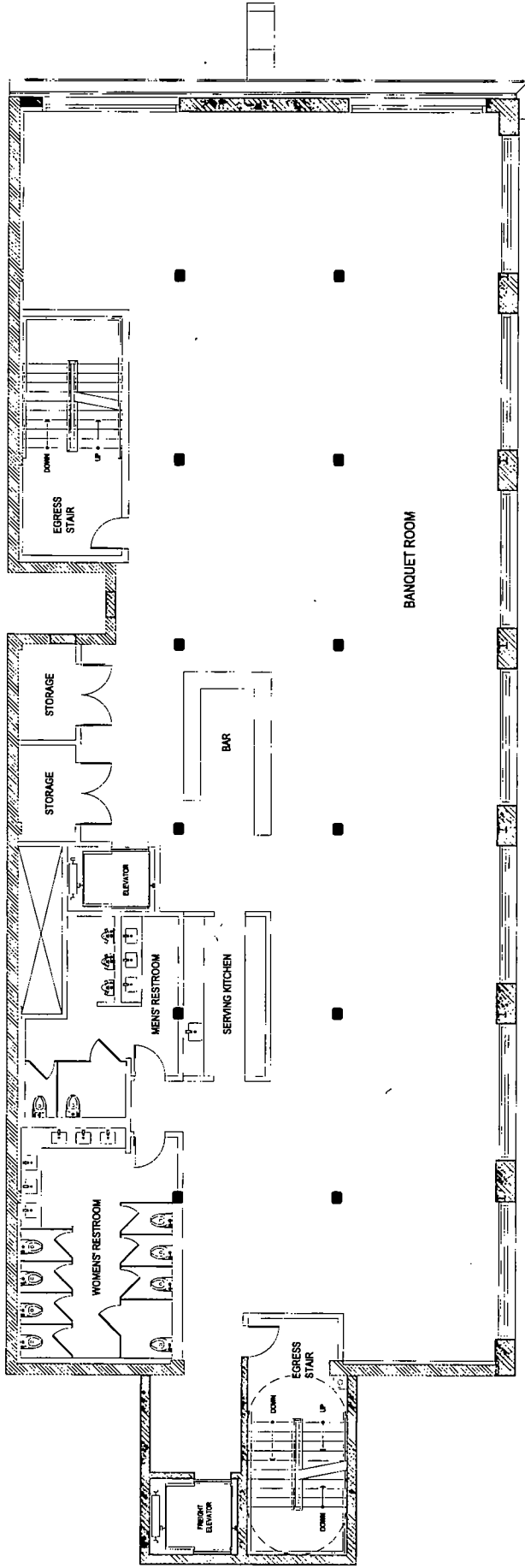
SCALE: 1" = 10'-0"
DATE: 01.10.2019

PROPOSED TYPICAL FLOOR PLAN

FINAL FOR PUBLICATION



2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



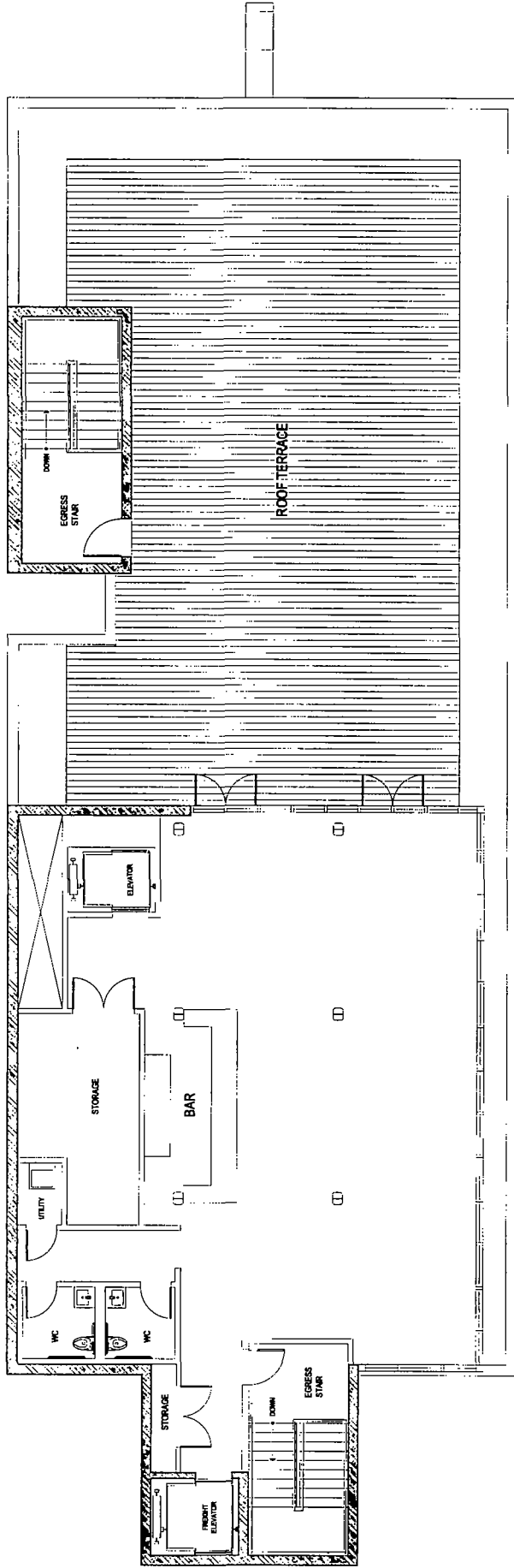
SCALE: 1" = 10'-0"
DATE: 01.16.2019

PROPOSED FIFTH FLOOR PLAN



FINAL FOR PUBLICATION

2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



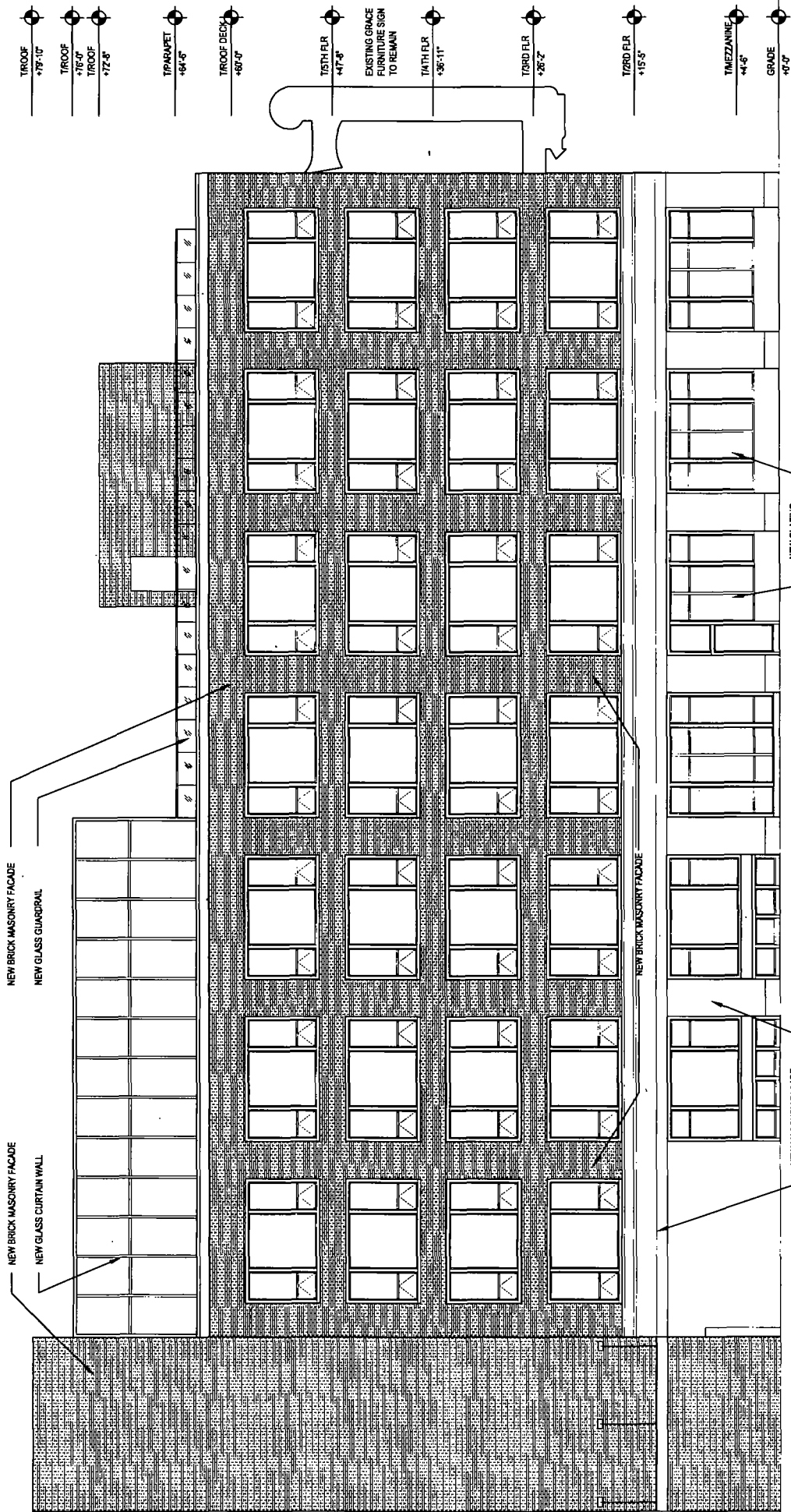
SCALE: 1" = 10'-0"
DATE: 01.16.2019

PROPOSED 6TH FLOOR / ROOF PLAN



FINAL FOR PUBLICATION

2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



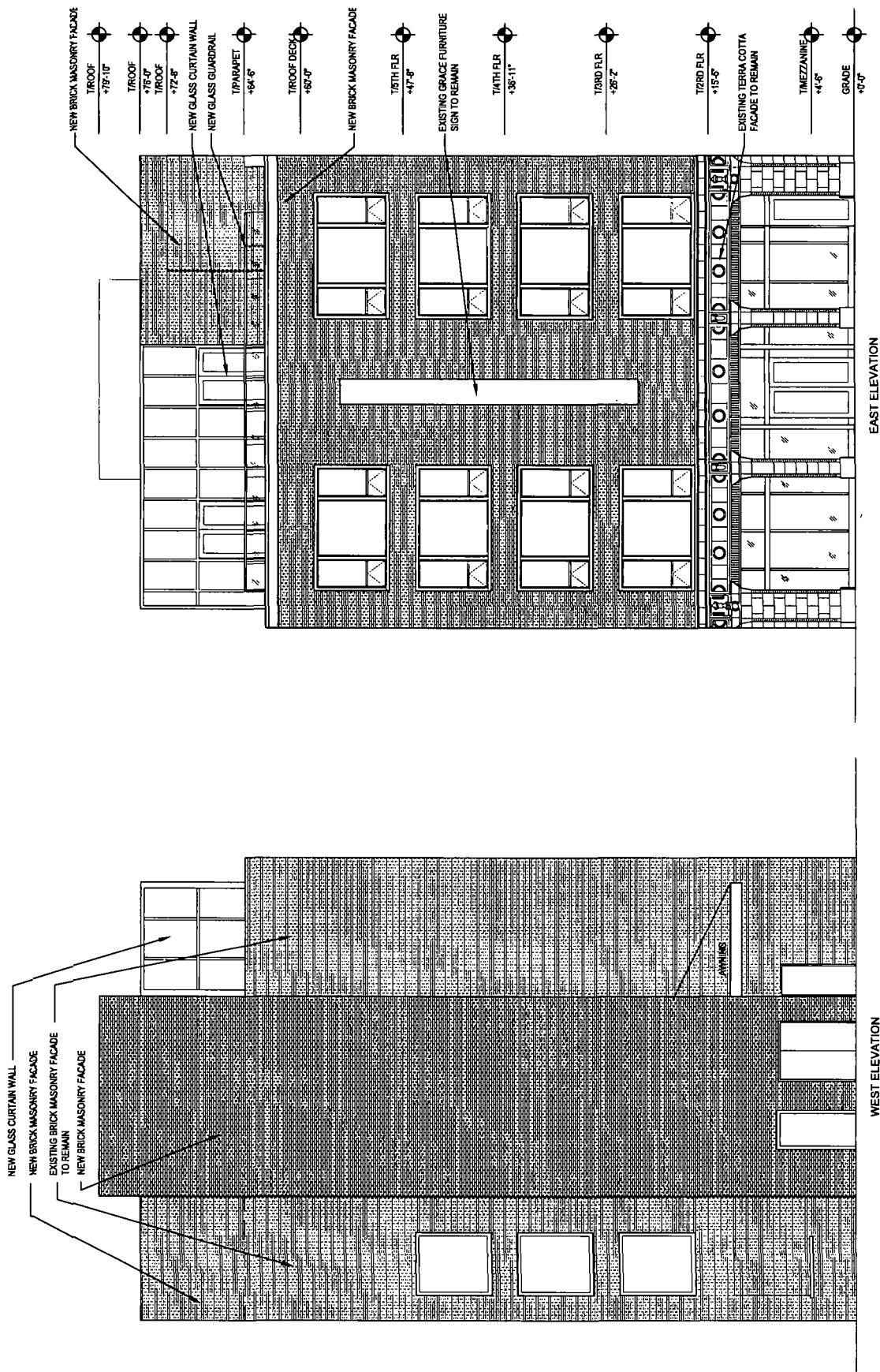
SCALE 1" = 10'-0"
DATE: 01.15.2019

PROPOSED ELEVATIONS

FINAL FOR PUBLICATION



2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



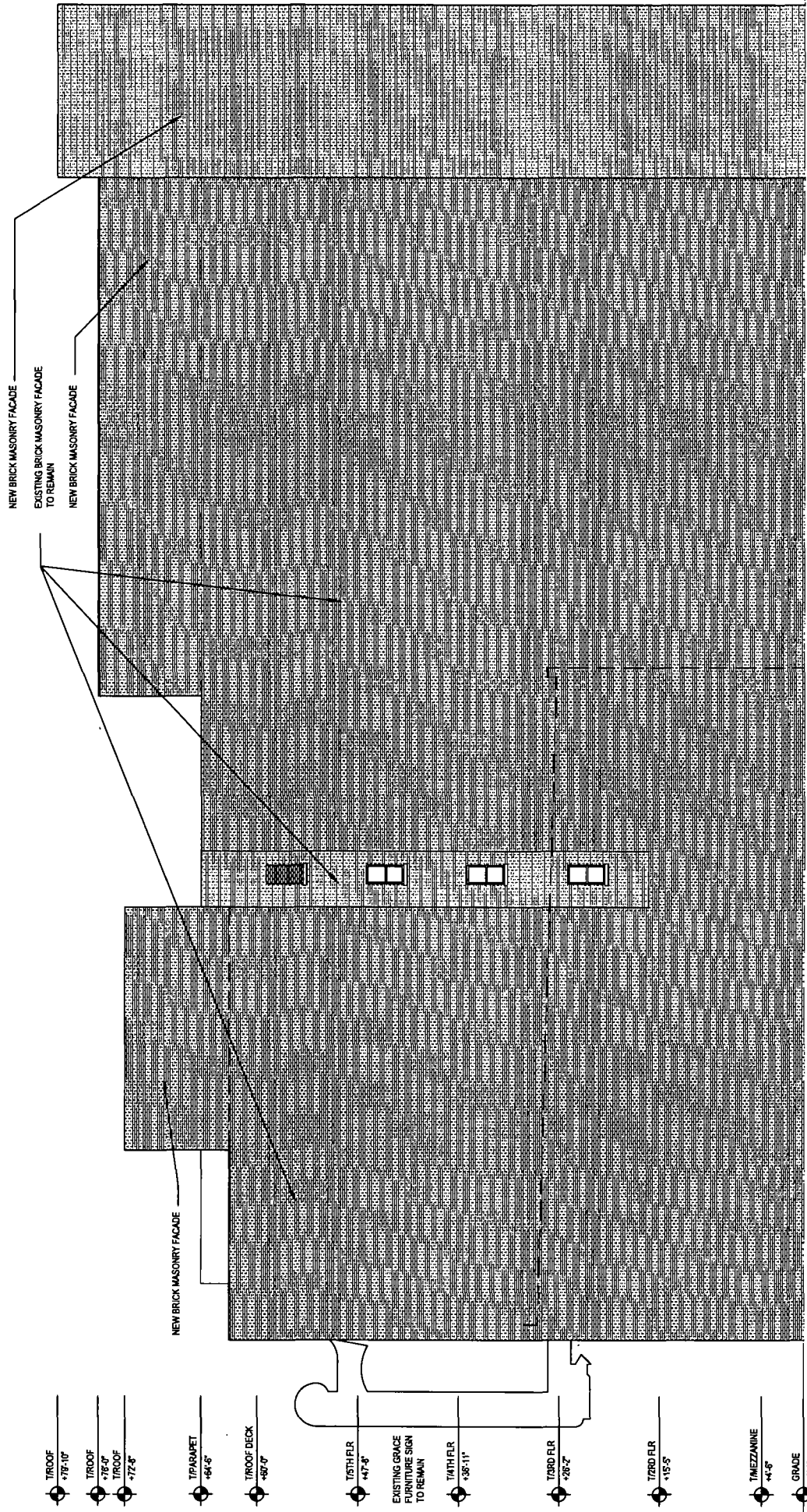
SCALE: 1" = 10'-0"
 DATE: 01.15.2019

PROPOSED ELEVATIONS

FINAL FOR PUBLICATION



2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



SCALE: 1" = 10'-0"
DATE: 01.10.2019

PROPOSED NORTH ELEVATION



FINAL FOR PUBLICATION