



# City of Chicago



SO2015-61

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/21/2015
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 670-680 N Milwaukee Ave - App No. 18277T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

11021111  
INTRO DATE:  
JAN. 21, 2015

**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 M1-3, Limited**

**Manufacturing/Business Park District symbols as shown on Map No. 1-G**

**in the area bounded by:**

**North Milwaukee Avenue; a perpendicular line to North Milwaukee Avenue 33.64 feet long starting at a point 133.97 feet Southeast of the Southeast boundary line of North Morgan Street (as measured along the Southwest boundary line of North Milwaukee Avenue) and ending at a point 80 feet North of the North boundary line of West Erie Street and 120.51 feet East of the East boundary line of North Morgan Street; a line 80 feet North of and parallel to the North boundary line of West Erie Street; North Morgan Street; North Morgan Street.**

**To those of a B2-5, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 670-680 North Milwaukee Avenue, Chicago IL.**

Application Number 18277-T1

SUBSTITUTE NARRATIVE AND PLANS

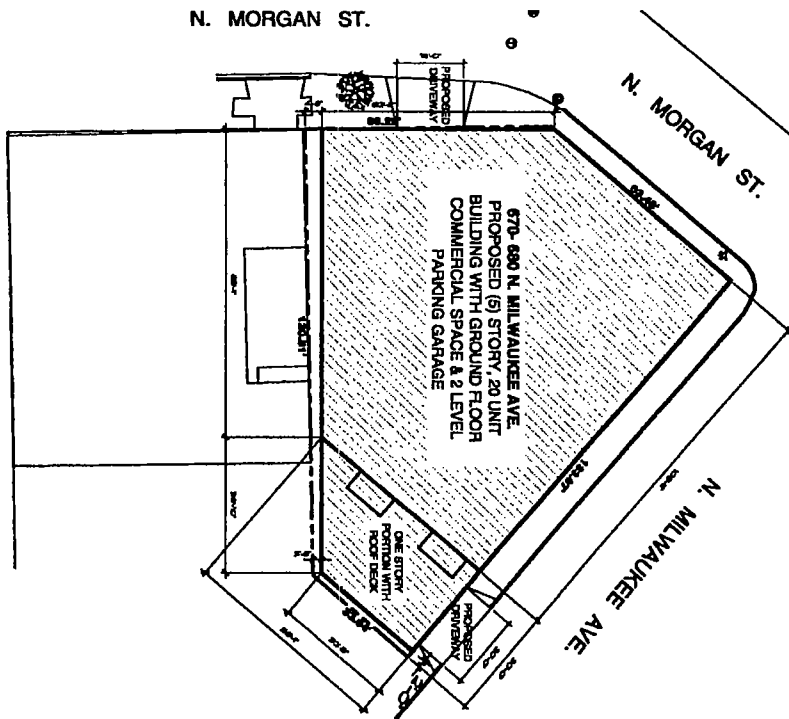
TYPE 1 REZONING FOR  
670 - 680 NORTH MILWAUKEE AVENUE  
CHICAGO, ILLINOIS

The Applicant needs a zoning change to allow construction of a residential building and to comply with the floor area requirements to build a new five-story mixed use building with ground floor commercial space and parking garage and 20 dwelling units on the upper floors.

PROJECT DESCRIPTION:	Zoning Change from M1-3 to B2-5
Proposed land use:	To build a new 5-story residential building with 20 DU
Floor Area Ratio:	Lot area: 10,500.62 SF Building Floor Area: 36,796.55 FAR: 3.50
Density:	525 SF per DU
Off- Street parking: Loading:	37 parking spaces 1 loading berth *
Set Backs	Front: 0'-0" Side: 0'-0" Rear: 0' (ground floor) / 30'-0" (residential floors 2nd - 5th)
Building height:	70'-0"

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\* Will seek a variation if required

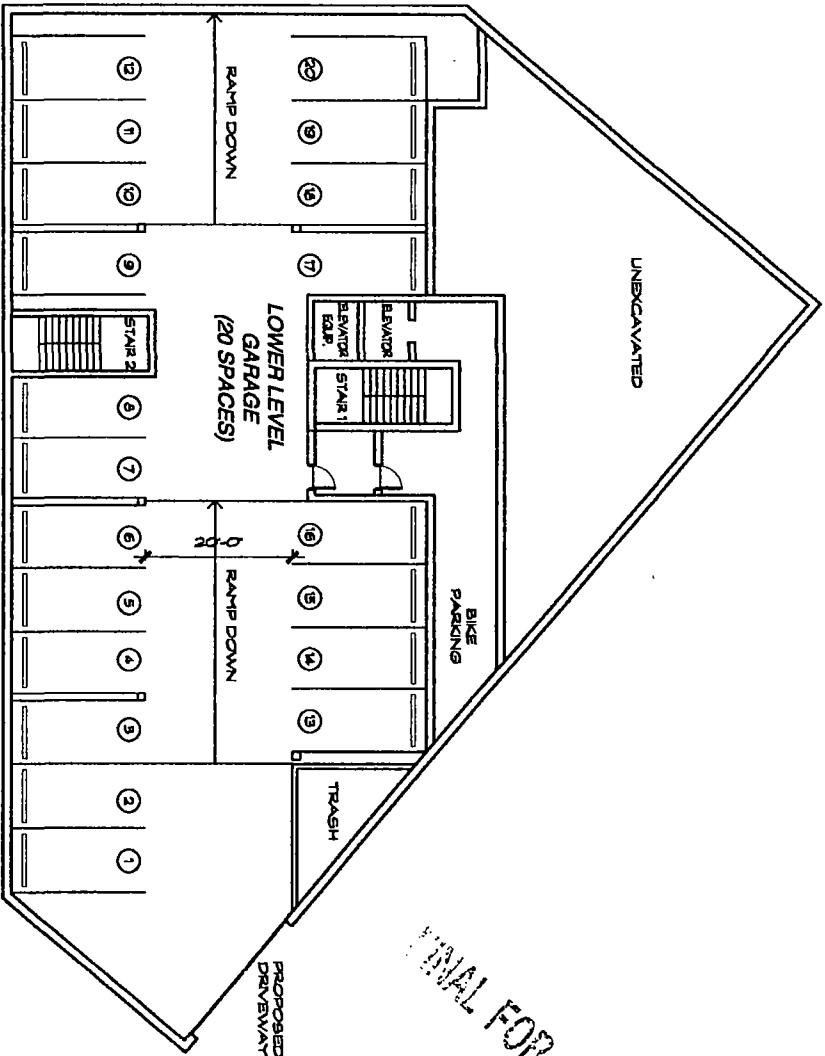


1 SITE PLAN

1/8" = 1'-0"

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<b>VAIT</b> 824 north michie avenue chicago, illinois 60642 312.829.4788	DWG. NAME: SITE PLAN	SKETCH NO. <b>2/8</b>
	PROJECT: ADDRESS: SCALE: DATE:	
	670-680 N. MILWAUKEE AVE. 1/8" = 1'-0" 3/9/2015	

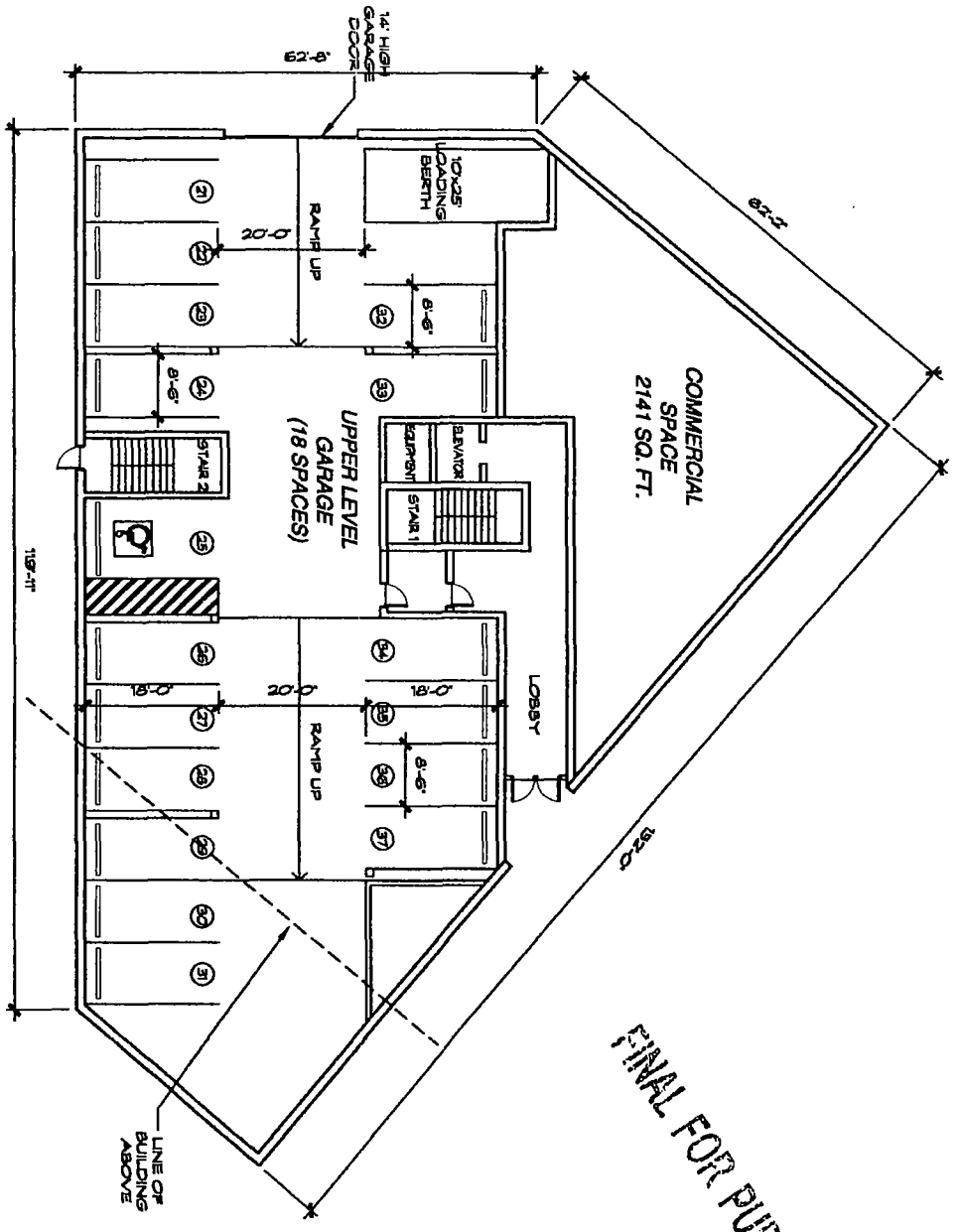


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1  
 V&T = P-C  
**LOWER LEVEL PLAN**  
 870-880 N. MILWAUKEE AVE.

<b>V&amp;T</b>	<b>DWG. NAME:</b> LOWER LEVEL	<b>SKETCH NO.</b>
824 north tacoma avenue chicago, illinois 60642 312.829.4788	<b>PROJECT ADDRESS:</b> 870-880 N. MILWAUKEE AVE.	<b>3/8</b>
	<b>SCALE:</b> 1/8" = 1'-0"	
	<b>DATE:</b> 3/8/2015	

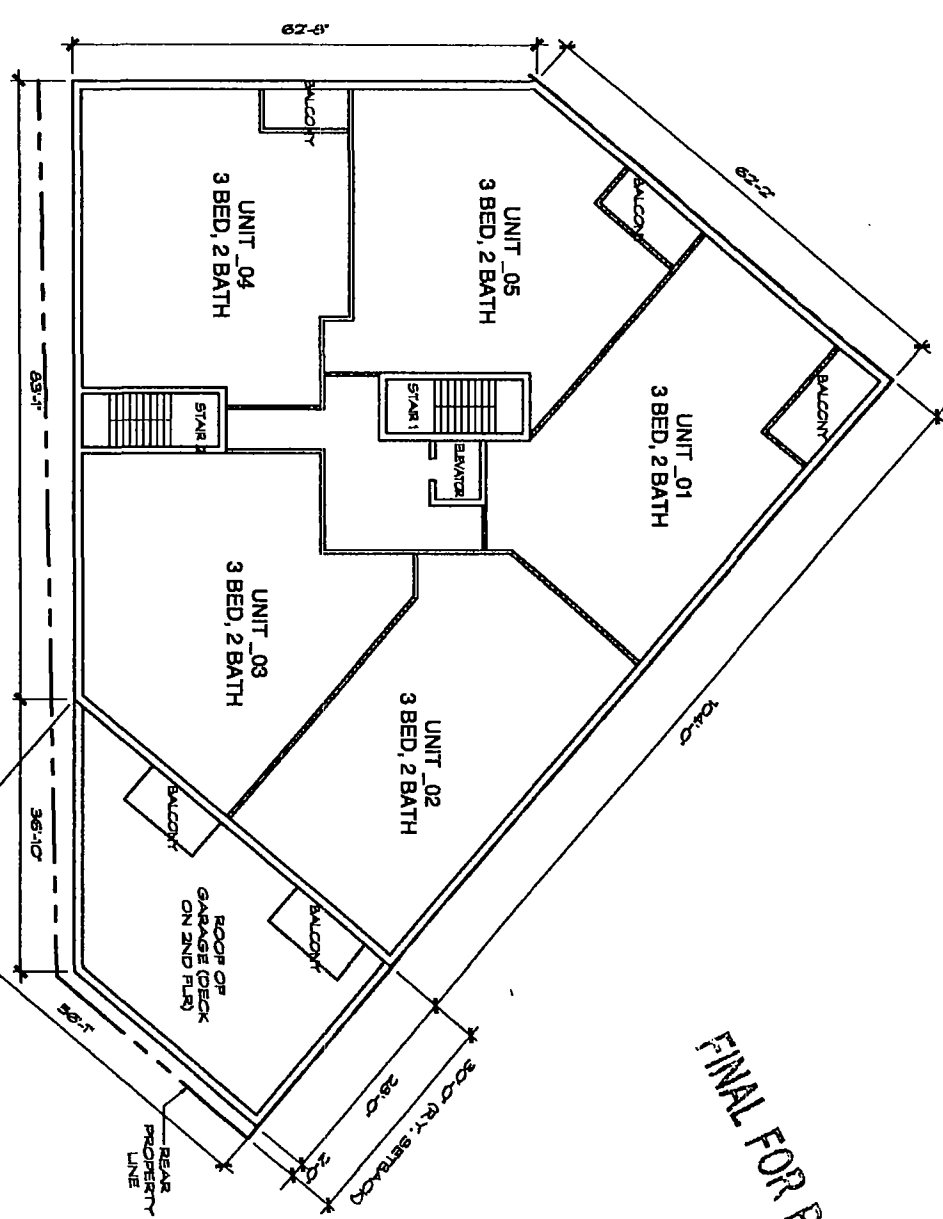
1  
**FIRST FLOOR PLAN**  
 V&P = 1-07  
 670-880 N. MILWAUKEE AVE.



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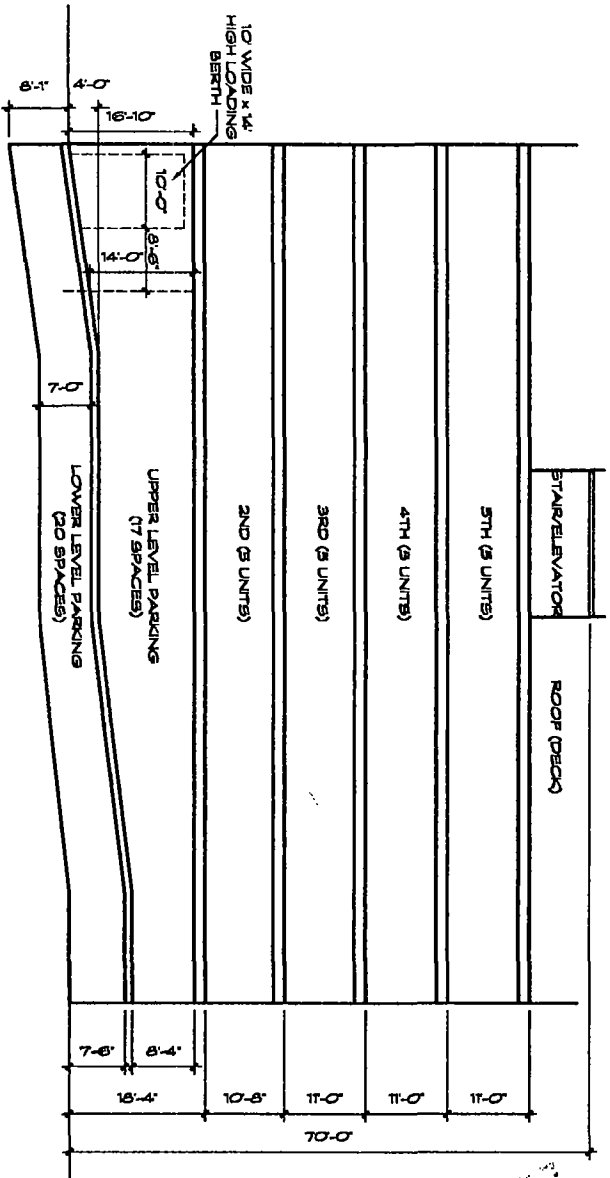
<b>V&amp;P</b>	824 north michigan avenue chicago, illinois 60642 312.828.4789	DRWG. NAME: 1ST FLOOR	SKETCH NO. <b>4/8</b>
	PROJECT ADDRESS: 670-880 N. MILWAUKEE AVE. SCALE: 1/8" = 1'-0" DATE: 3/28/05		

2  
1/8" = 1'-0"  
2ND-5TH FLOOR PLAN  
670-880 N. MILWAUKEE AVE.



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<b>van't</b>	DWG. NAME: 2ND-5TH FLOOR	SHEET NO.
PROJECT	ADDRESS: 670-880 N. MILWAUKEE AVE.	5/8
SCALE: 1/8" = 1'-0"	DATE: 3/8/2015	
824 north racine avenue chicago, illinois 60642 312.829.4789		



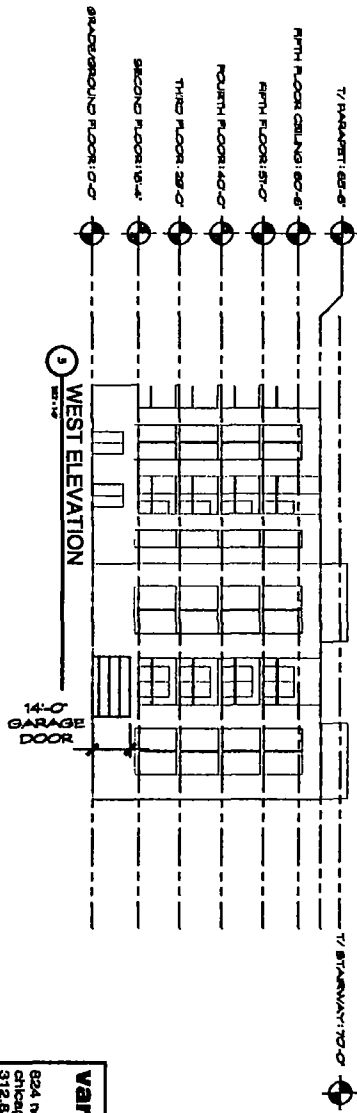
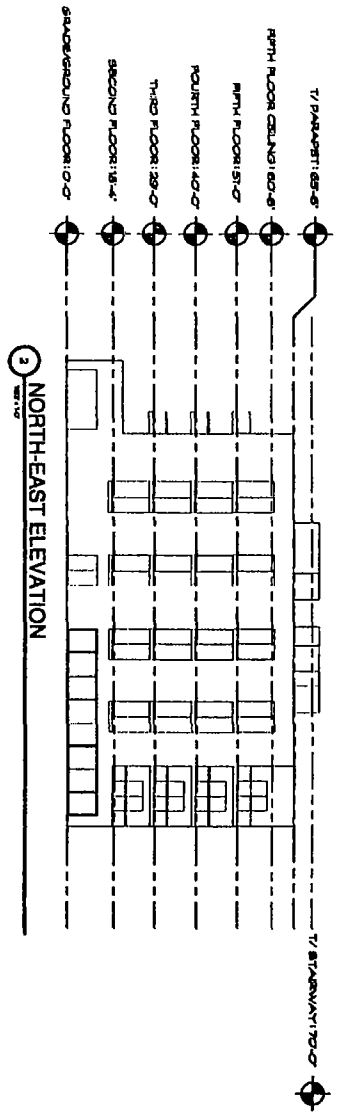
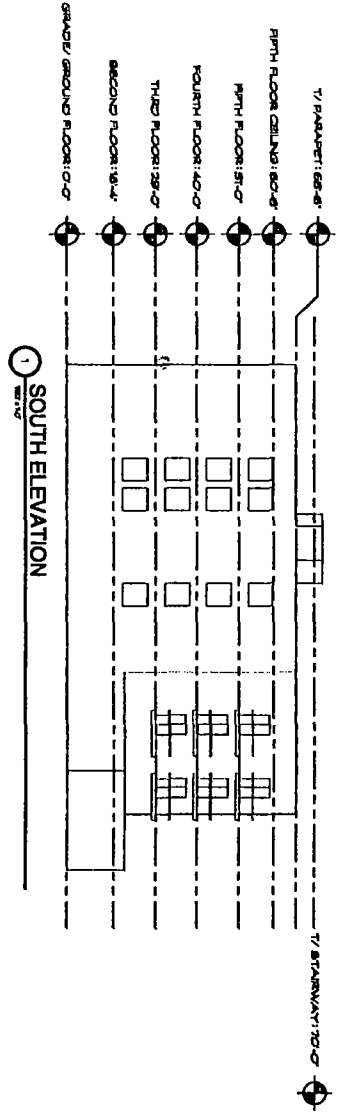
1 SCHEMATIC SECTION  
1/8" = 1'-0"

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<b>VAIT</b> 824 north racine avenue Chicago, Illinois 60642 312.828.4788	DWG. NAME: LOWER LEVEL	SKETCH NO. <b>6/8</b>
	PROJECT ADDRESS: 670-880 N. MILWAUKEE AVE. SCALE: 1/8" = 1'-0" DATE: 3/8/2015	







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<b>VAIT</b>	PROJECT	670-680 N. MILWAUKEE AVE.	DWG. NAME: ELEVATIONS	SKETCH NO. <b>8/8</b>
	ADDRESS:	102" = 1'-0"		
	SCALE:	3/8/2015		
	DATE:			
624 north madison avenue chicago, illinois 60642 312.829.4788				