



City of Chicago



SO2019-333

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/23/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-L at 4900-4908 N Milwaukee Ave - App No. 19948T1
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 be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 13-L in the area bounded by

a line 250 feet southeast of the intersection of West Gale Street and North Milwaukee Avenue, as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto, North Milwaukee Avenue; a line 350 feet southeast of the intersection of West Gale Street and North Milwaukee Avenue, as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; and the alley next southwest of North Milwaukee Avenue,

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

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

Common Address of Property: 4900-4908 North Milwaukee Avenue

Final for Publication

SUBSTITUTE

NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 4900-4908 N. MILWAUKEE AVE.

The Applicant intends to change the zoning from the existing B3-2 to B3-3 to construct one four-story, 31-unit building with approximately 9,780 Square Feet, ground floor retail space, and a rooftop penthouse. The project qualifies as a Transit Serve Location, therefore only 9 parking spaces. In addition, there will be 31 bike spaces. Pursuant to Section 17-3-0403 B we will be requesting an FAR increase from 3.0 to 3.2. Additionally, this project is subject to a 20% Affordable Requirements Ordinance (ARO).

ZONING: B3-3

LOT AREA: 12,750 SF

MINIMUM LOT AREA PER DWELLING UNIT: 411 SF proposed. (400 SF allowed)

FLOOR AREA RATIO: 3.2 proposed (Increase from 3 to 3.5 allowed for transit-served locations)

BUILDING AREA: 40,871 SF total proposed

OFF-STREET PARKING: 9 spaces, 31 bike spaces proposed

FRONT SETBACK: 0 feet 0 inches

REAR SETBACK: 18 feet 0 inches, variation from required 30 foot setback to be applied for

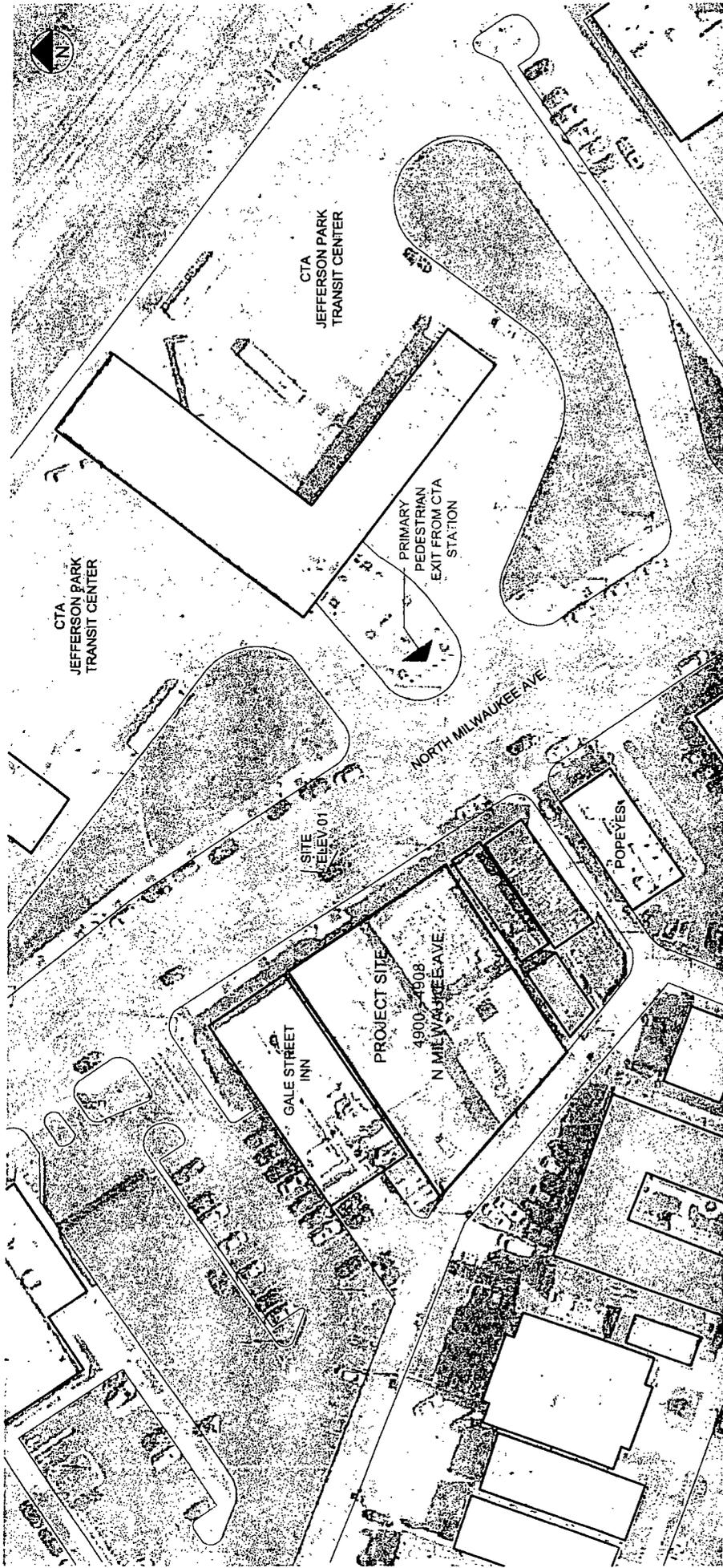
SIDE SETBACK: 3 feet 0 inches on both sides, 6 feet 0 inches total

BUILDING HEIGHT: 55 feet 0 inches proposed

Building material will be primarily face brick with some areas of siding.

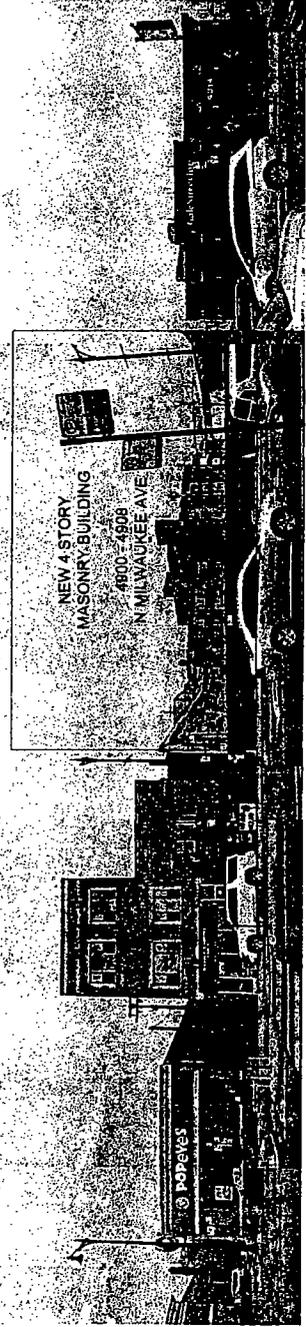
Set of plans are attached.

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SITE ELEVATION 01

AREA MAP



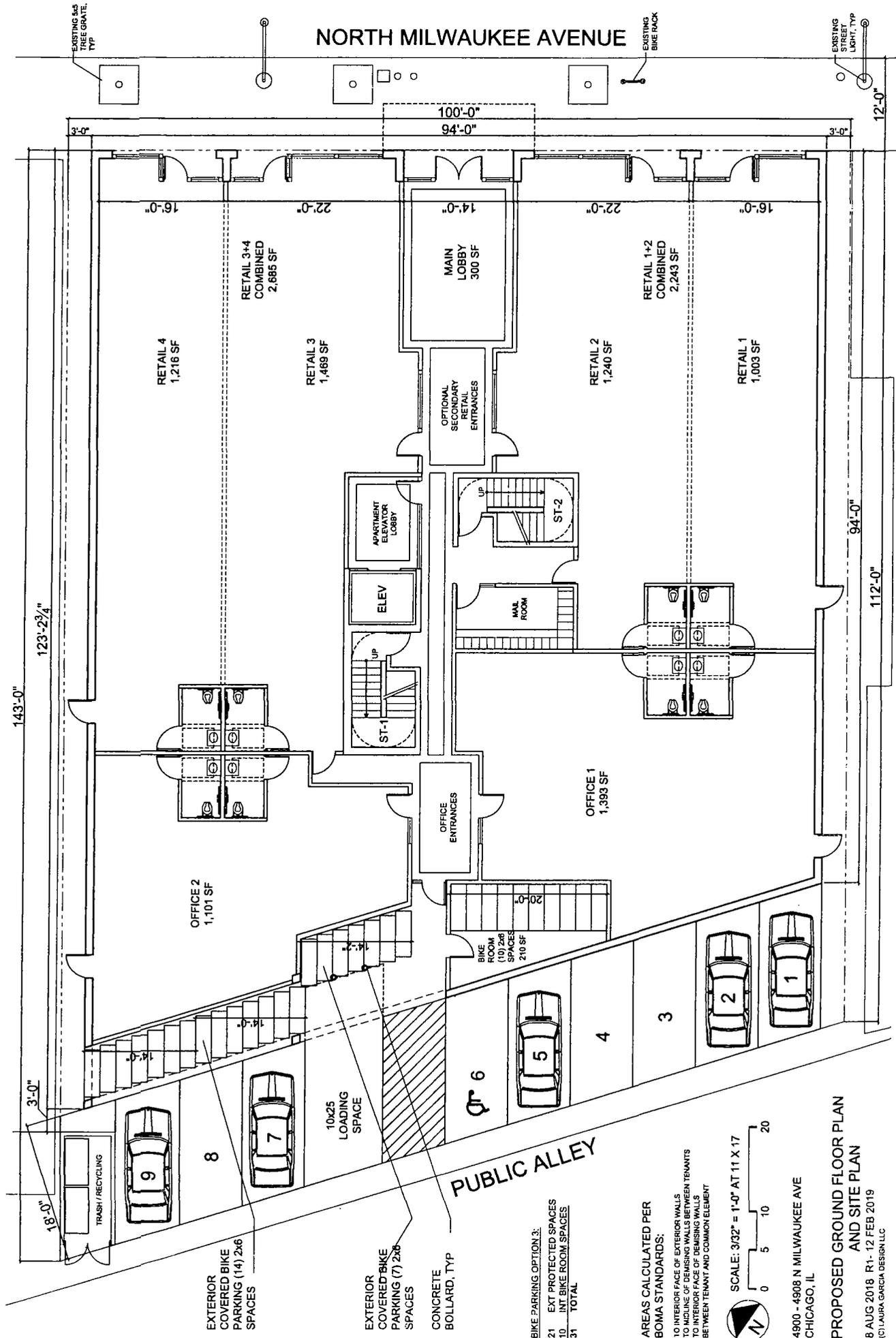
SITE PLAN, ANALYSIS AND CONTEXT

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08 AUG 2018

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NORTH MILWAUKEE AVENUE



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EXTERIOR COVERED BIKE PARKING (14) 2x6 SPACES

EXTERIOR COVERED BIKE PARKING (7) 2x6 SPACES

CONCRETE BOLLARD, TYP

BIKE PARKING OPTION 3:
 21 EXT PROTECTED SPACES
 10 INT BIKE ROOM SPACES
 31 TOTAL

AREAS CALCULATED PER BOMA STANDARDS:
 TO INTERIOR FACE OF EXTERIOR WALLS TO MIDLINE OF DEMISING WALLS BETWEEN TENANTS
 TO INTERIOR FACE OF DEMISING WALLS BETWEEN TENANT AND COMMON ELEMENT



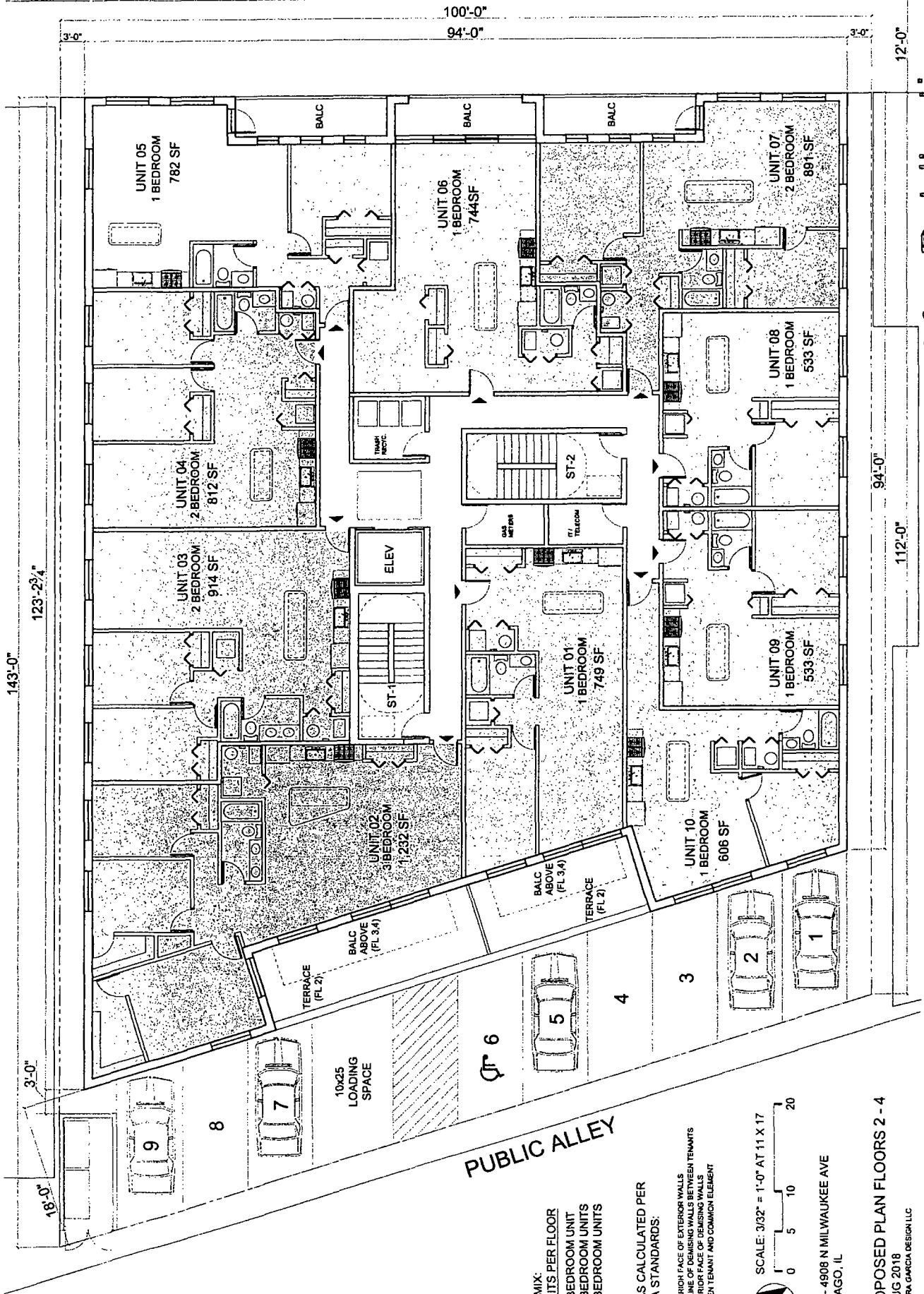
4900 - 4908 N MILWAUKEE AVE CHICAGO, IL

PROPOSED GROUND FLOOR PLAN AND SITE PLAN

8 AUG 2018 R1 - 12 FEB 2019

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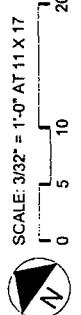
NORTH MILWAUKEE AVENUE



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- UNIT MIX:
 10 UNITS PER FLOOR
 (1) 3 BEDROOM UNIT
 (3) 2 BEDROOM UNITS
 (6) 1 BEDROOM UNITS

AREAS CALCULATED PER
 BOMA STANDARDS:
 TO INTERIOR FACE OF EXTERIOR WALLS
 TO INTERIOR FACE OF EXTERIOR WALLS
 TO INTERIOR FACE OF EXTERIOR WALLS
 BETWEEN TENANT AND COMMON ELEMENT

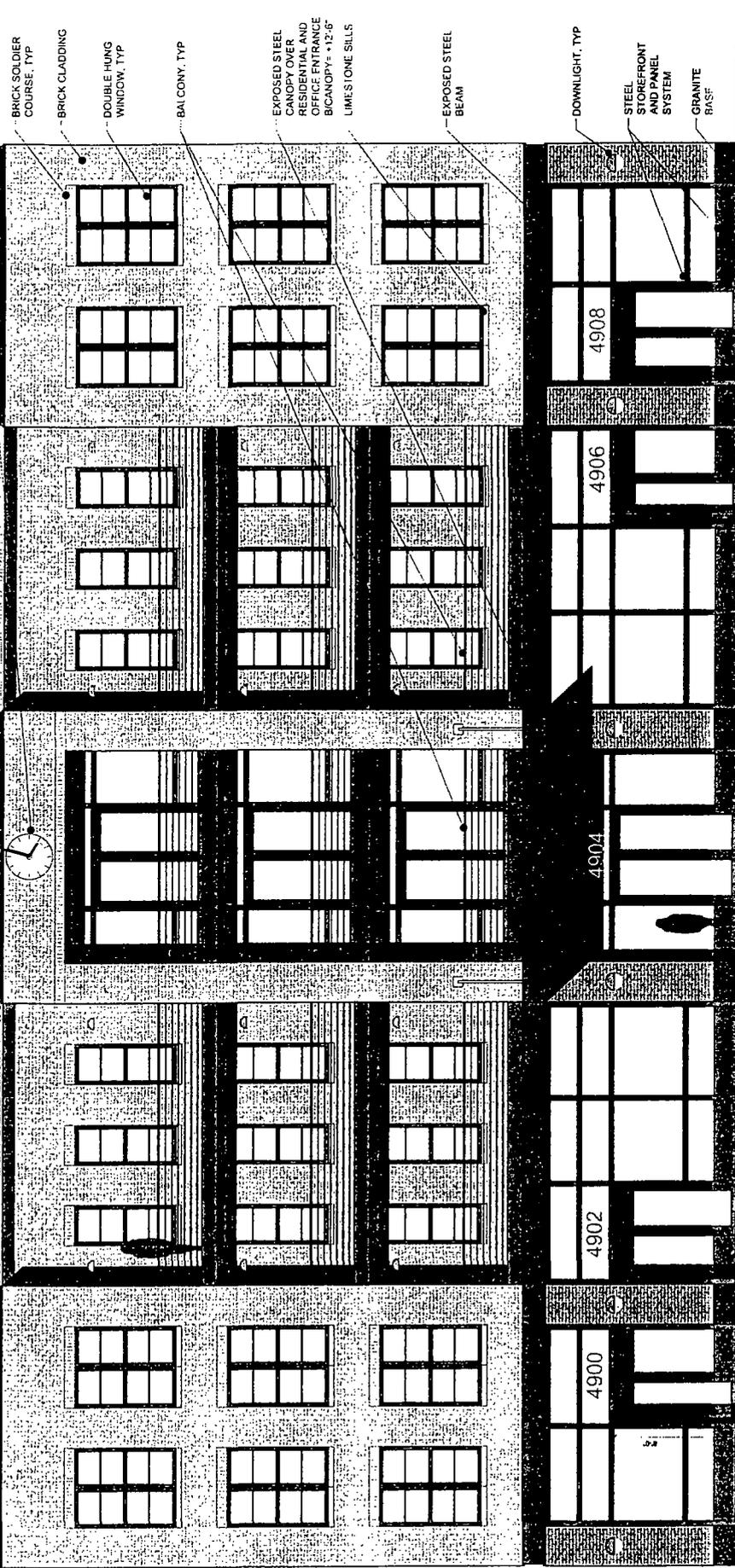


4900 - 4908 N MILWAUKEE AVE
 CHICAGO, IL

PROPOSED PLAN FLOORS 2 - 4
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5TH FLOOR PH (40' BEYOND)
 5TH FLOOR PH (72' BEYOND)
 3' CLOCK

WOOD FENCE AT PRIVATE DECK (04' BEYOND)



ELEVATION ELEV = 54'-0"
 TERRACE ELEV = 48'-0"
 1ST FLOOR ELEV = 45'-0"
 2ND FLOOR ELEV = 42'-0"
 3RD FLOOR ELEV = 39'-0"
 4TH FLOOR ELEV = 36'-0"
 5TH FLOOR ELEV = 33'-0"
 CHACE ELEV = 0'-0"
 FOOTING ELEV = 2'-0"

PROPOSED BUILDING ELEVATION

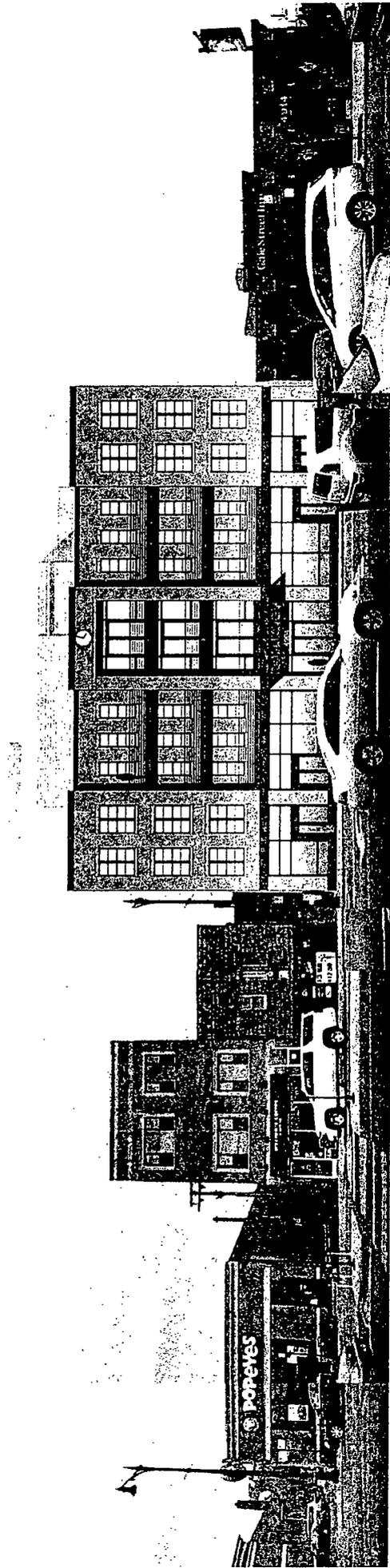
BRICK AND STONE BASE WITH STEEL STOREFRONT
 BRICK UPPER FLOORS WITH PUNCHED WINDOW OPENINGS

SCALE: 3/16" = 1'-0" AT 11 X 17
 0 5 10 20

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 PROPOSED NE ELEVATION (ON MILWAUKEE)
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SCALE: 3/16" = 1'-0" AT 11 X 17
0 5 10 20

PROPOSED STREET ELEVATION

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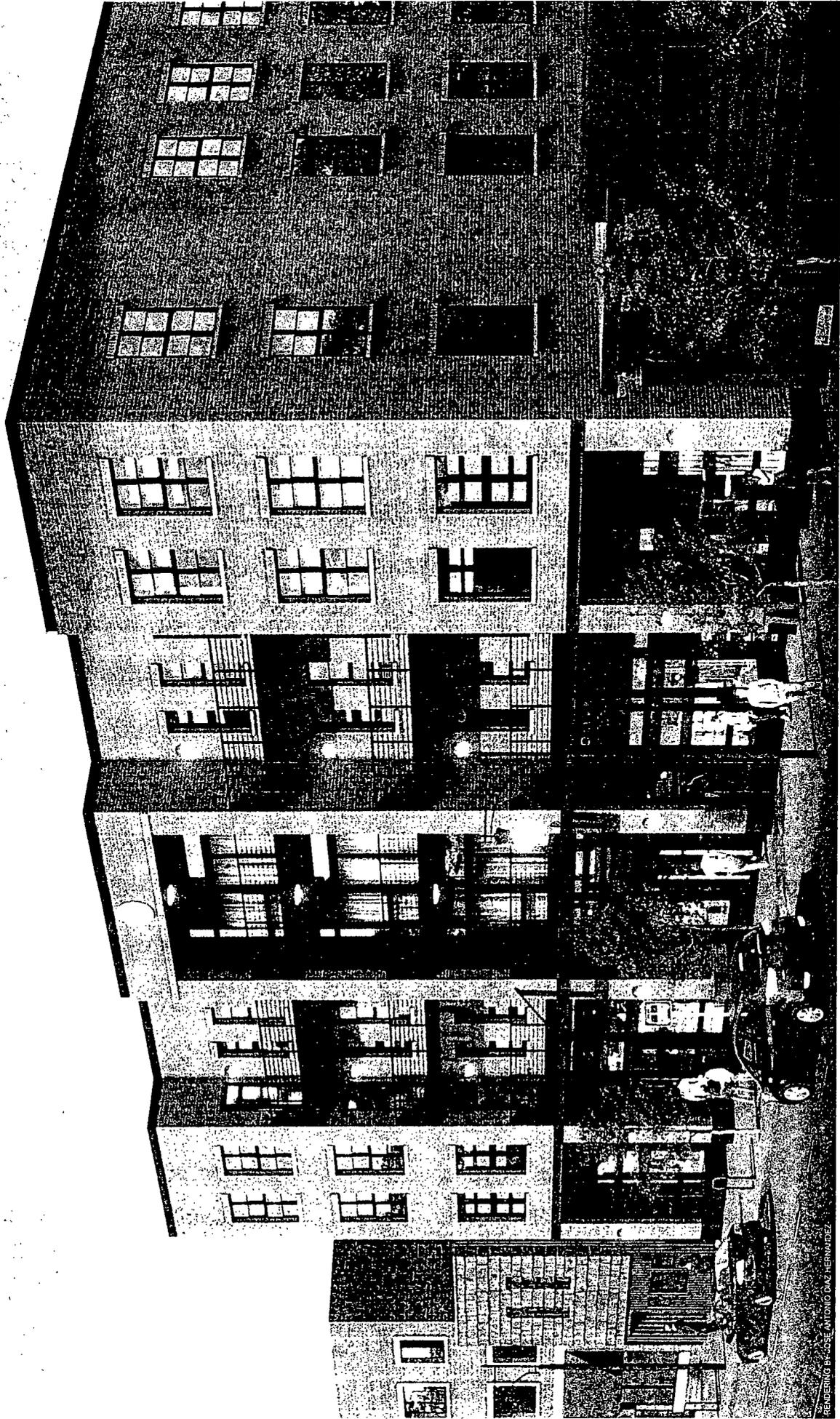


VIEW FROM JEFFERSON PARK TRANSIT CENTER
(ACROSS THE STREET)

4900 - 4908 N MILWAUKEE AVE. CHICAGO
NOVEMBER 19, 2018

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VIEW FROM MILWAUKEE AVENUE

4900 - 4908 N MILWAUKEE AVE, CHICAGO
NOVEMBER 19, 2018

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