



City of Chicago



SO2015-4624

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/17/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1868-1878 N Milwaukee Ave - App No. 18404T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUE 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 B2-2 Neighborhood Mixed-Use District and B3-3 Community Shopping District symbols and indications as shown on Map No.5-H in the area bounded by

a line 220.26 feet north west of and parallel to West Moffat Street as measured along the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 88 feet northwest of and parallel to West Moffat Street as measured along the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; and the alley next southwest of and parallel to 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: 1868-1878 North Milwaukee Avenue

17-13-0303-C (1) Narrative Zoning Analysis Substitute Narrative, Plans & Ordinance
1868-78 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District
Lot Area: 13,226 square foot (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building. The new proposed building will contain two commercial/retail spaces (1,955 square feet and 1,833 square feet) - fronting Milwaukee Avenue, at grade level – with 44 dwelling units (apartments), above (2nd thru 6th Floors). Due to its close proximity to the CTA Station, the new development will provide onsite parking for a total of 21 vehicles – with 8 of those spaces located within the interior (1st Floor) of the building, and the remaining thirteen (13) spaces located outside – along the rear of the building. The proposed new building will measure 76 feet -5 inches in height and be masonry in construction, with glass and wood accents.

- (A) The Project's Floor Area Ratio:
52,503 square feet (3.97 FAR)
**The Applicant intends to provide 100% of the required ARO units – onsite, and therefore, is seeking an increase in the maximum allowable FAR (from 3.00 to 3.97), pursuant to the Transit Oriented Development (TOD) Ordinance.*

- (B) The Project's Density (Lot Area Per Dwelling Unit): 300.6 square feet

- (C) The amount of off-street parking:
21 parking spaces; 1 loading berth
** The Applicant is seeking a parking reduction (54%), pursuant to the Transit Oriented Development (TOD) Ordinance.*

- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches

 - b. Rear Setback: 20 feet-0 inches
** The Applicant will be seeking a Variation to reduce the required rear yard setback at the 2nd-6th floors (residential levels).*

 - c. Side Setbacks:
 - Northwest: 0 feet-0 inches
 - Southeast: 0 feet-0 inches

- (E) Building Height: 76 feet-5 inches

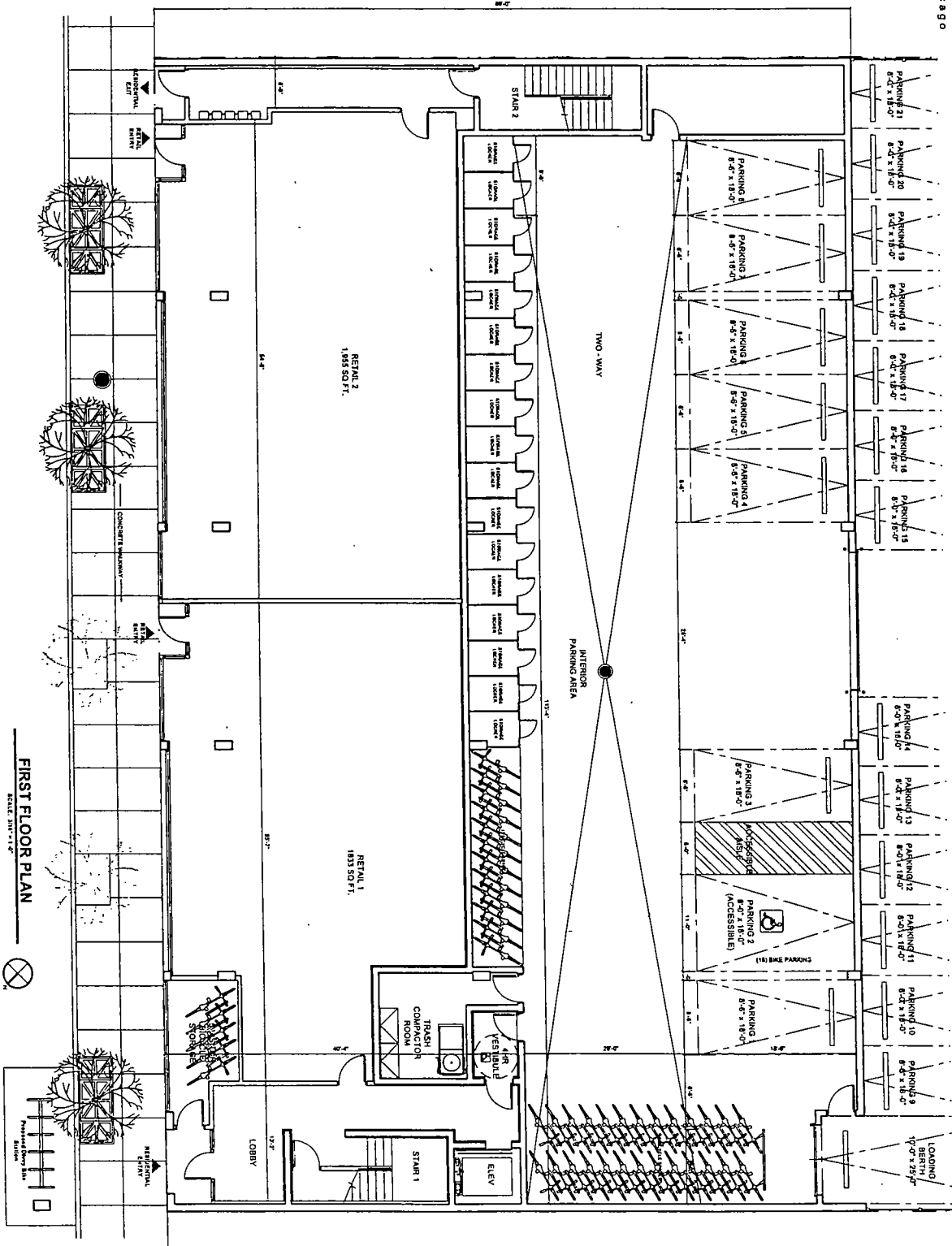
*17-13-0303-C(2) Plans Attached.

FINAL FOR PUBLICATION

1868 North Milwaukee Ave.

Chicago

Illinois



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

FINAL FOR PUBLICATION

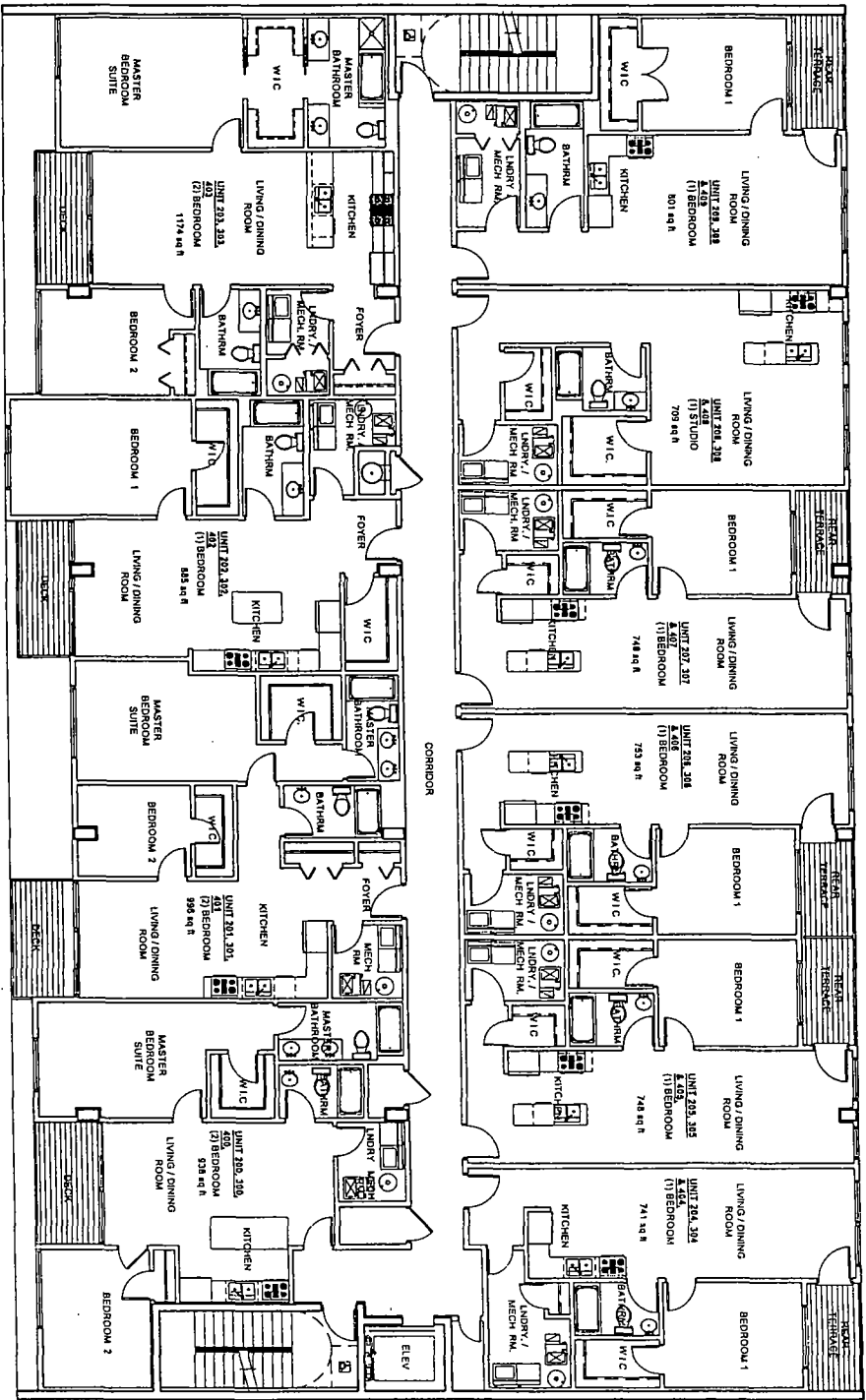


X I O S ARCHITECTS AND CONSULTANTS, L.T.D.

1125 N. WILSON
SUITE 400 CHICAGO, ILLINOIS 60610
TEL. 312.248.1333
FAX. 312.234.1333

JULY 05, 2018

1868 North Milwaukee Ave.



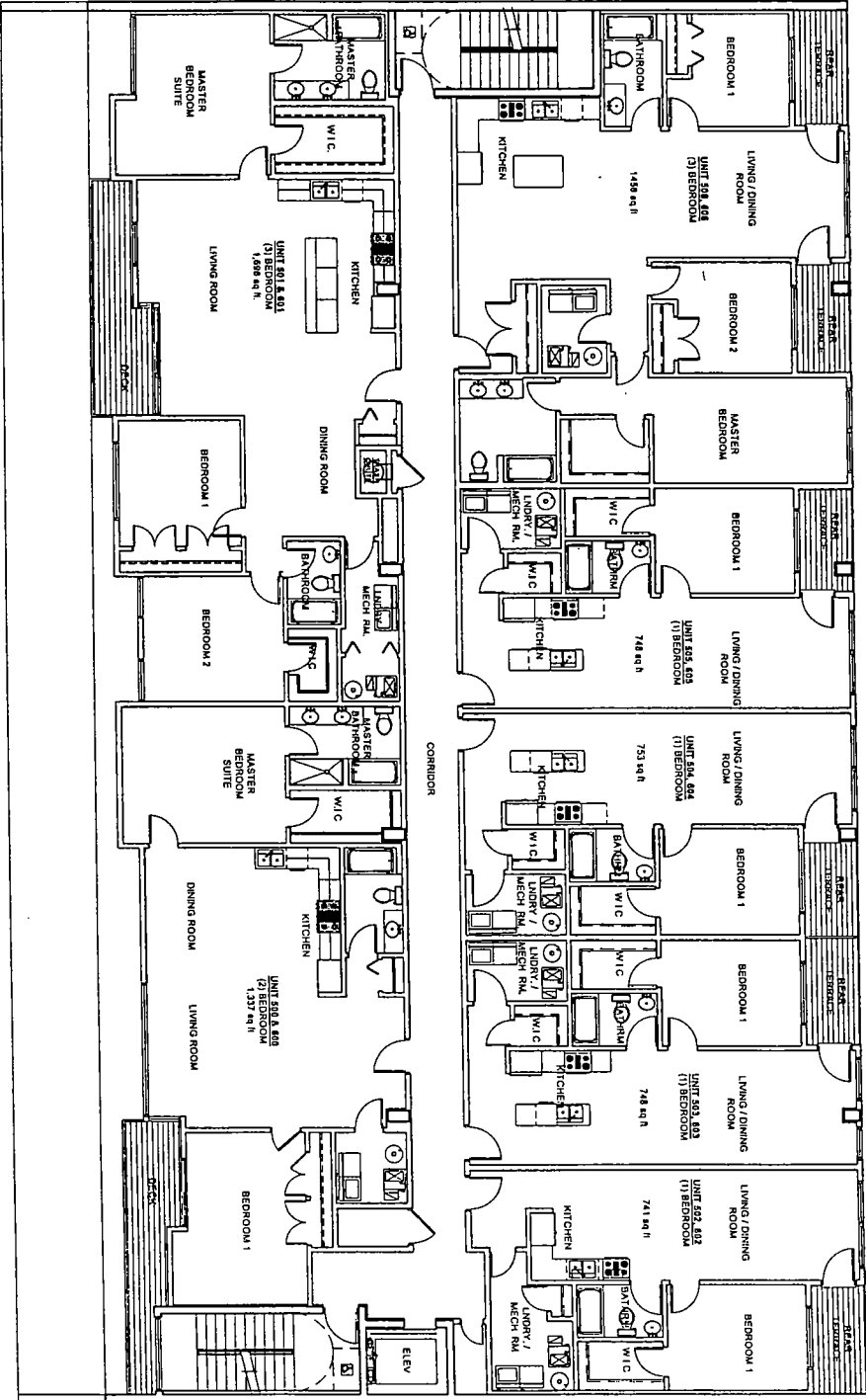
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2ND - 4TH FLOOR PLAN



X I Q S ARCHITECTS AND CONSULTANTS LTD
 1117 N. WILCOX
 CHICAGO, ILLINOIS 60642
 TEL. 312.248.1333
 FAX. 312.248.1332

1868 North Milwaukee Ave.



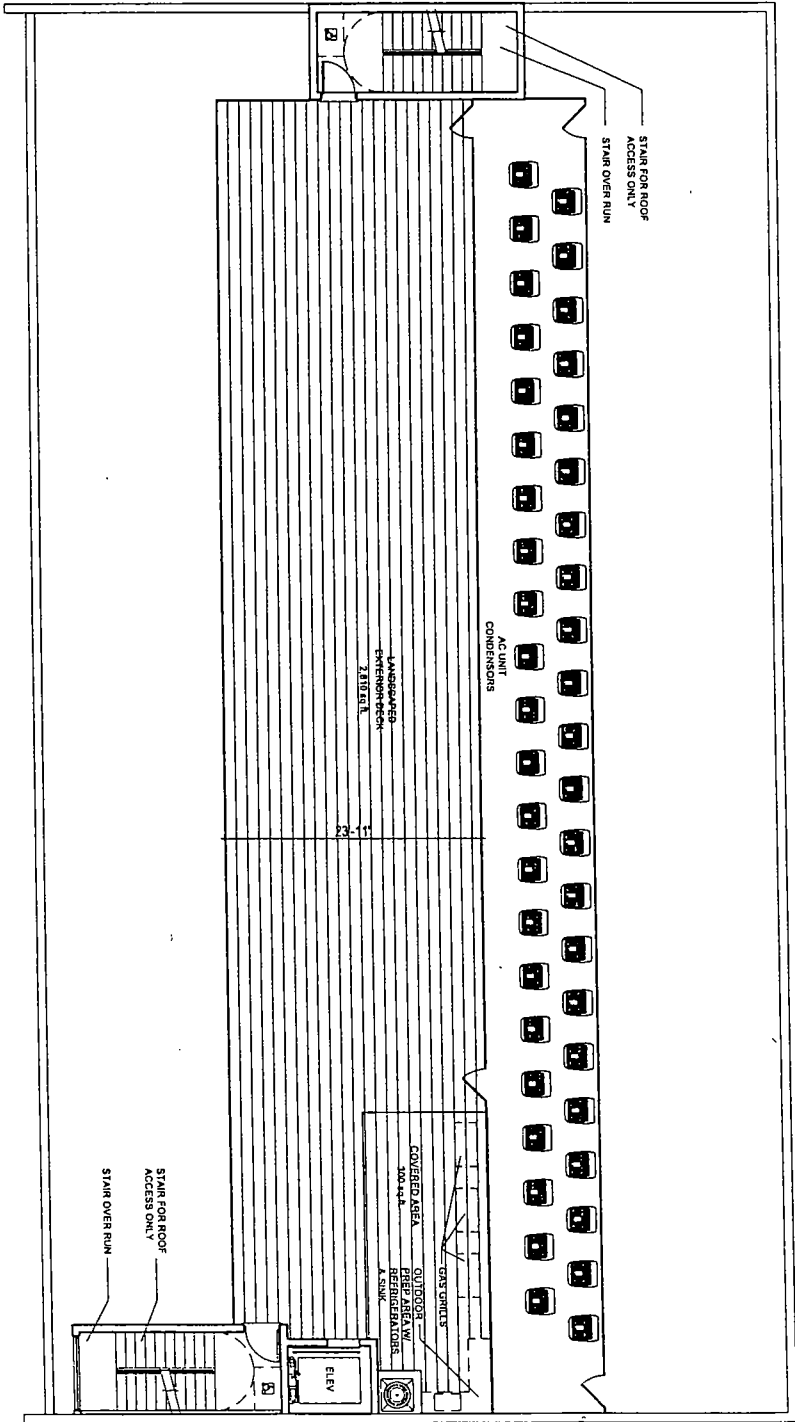
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5TH-6TH FLOOR PLAN



X I O S ARCHITECTS AND CONSULTANTS LTD
1875 N. STATE ST.
CHICAGO, ILLINOIS 60610
TEL: 312.329.3332
FAX: 312.329.3333

1868 North Milwaukee Ave.



PENTHOUSE STAIR PLAN

SCALE: 3/8" = 1'-0"



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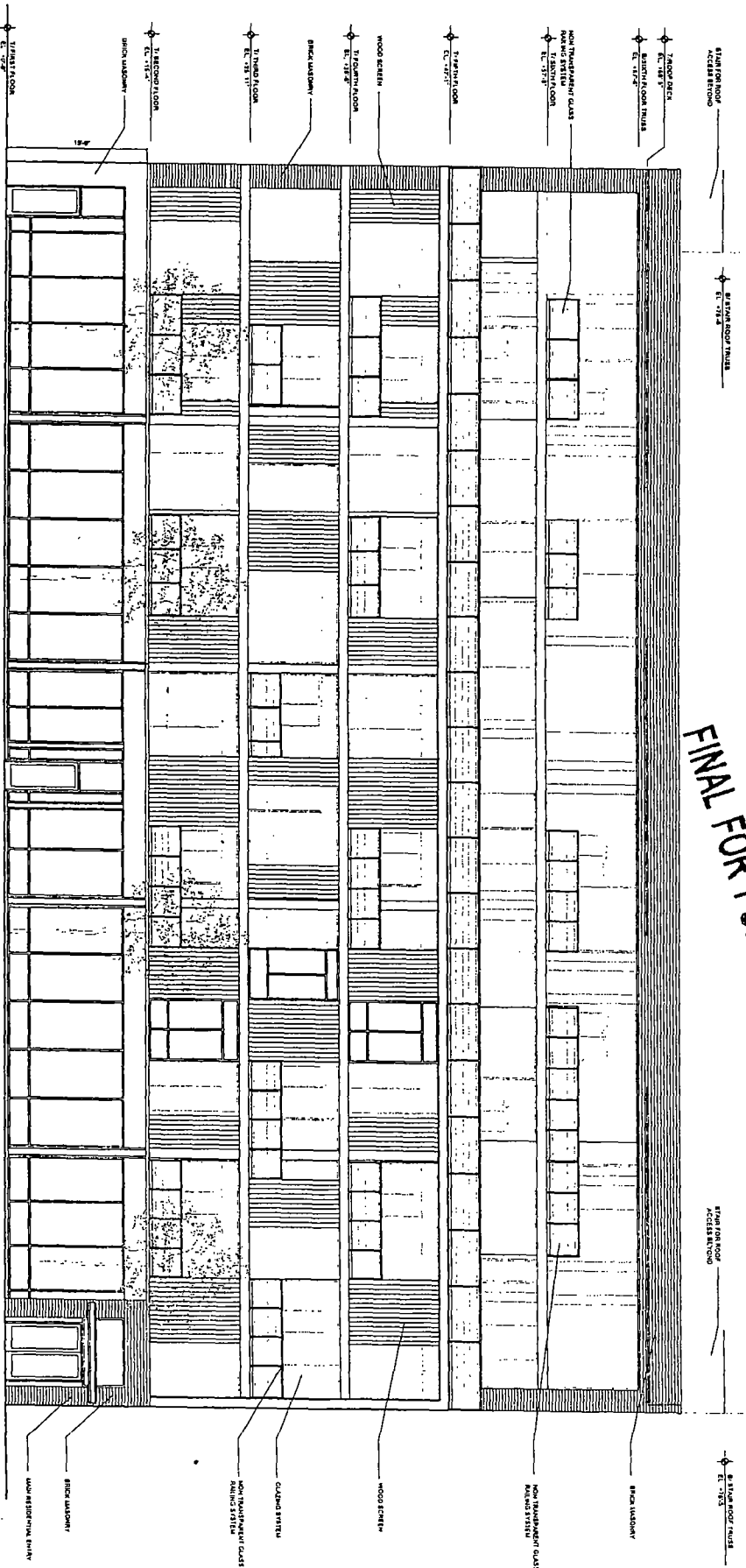
X I O S ARCHITECTS AND CONSULTANTS, L.P.D.
1114 N. MILWAUKEE
CHICAGO, ILLINOIS 60610
TEL: 312.468.1333
FAX: 312.468.1333

Chicago

1868 North Milwaukee Ave.

Illinois

FINAL FOR PUBLICATION



NORTH ELEVATION
SCALE 3/8" = 1'-0"



X I O S ARCHITECTS AND CONSULTANTS LTD.
112 W. STATE
SUITE 201
CHICAGO, ILLINOIS 60604
TEL. 312.786.1332
FAX 312.786.1333

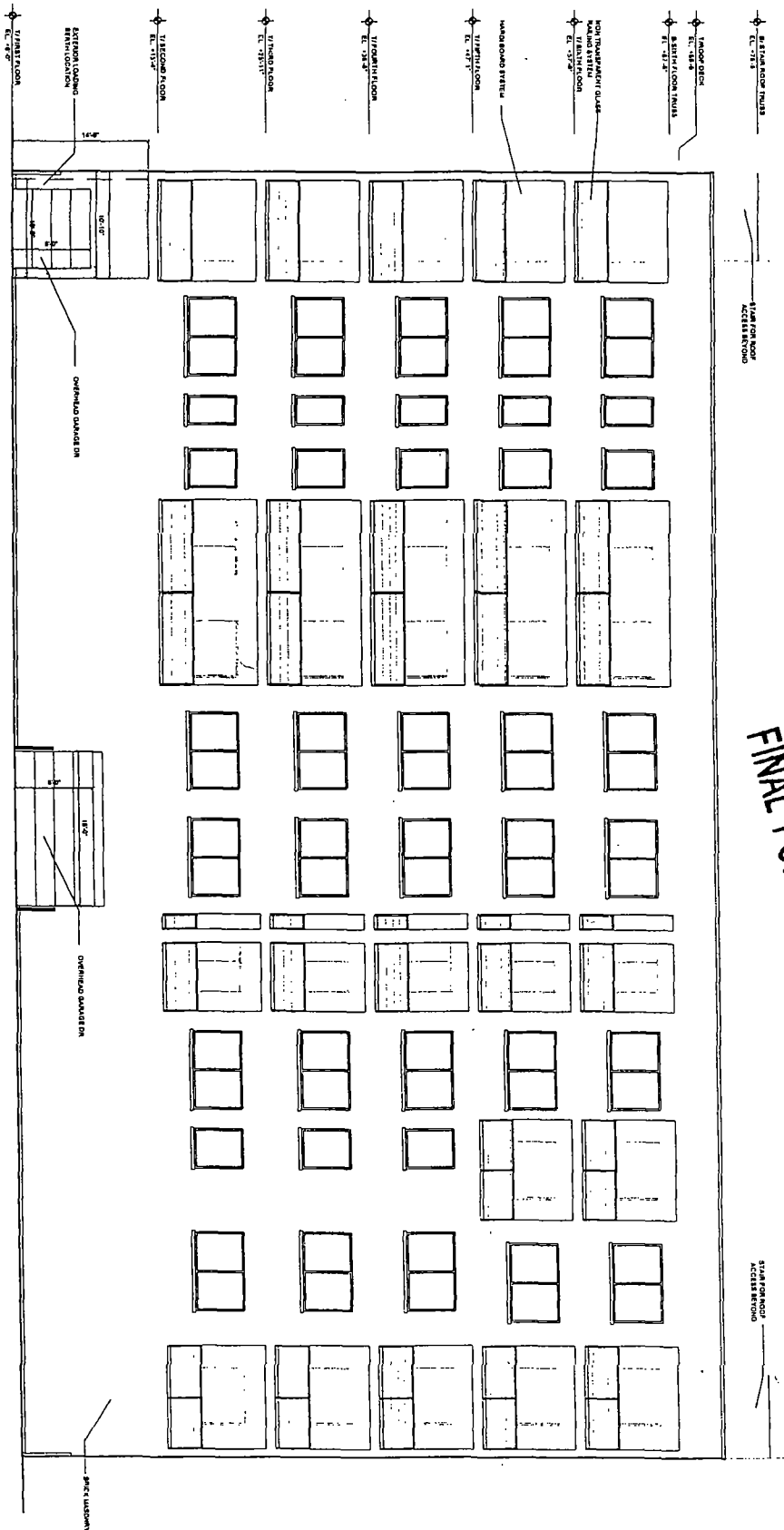
JULY 05, 2018

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1868 North Milwaukee Ave.

Illinois

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SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



XIQS ARCHITECTS AND CONSULTANTS LTD.
114 N. STATE ST., SUITE 1000
CHICAGO, ILLINOIS 60602
TEL: 312.467.1132
FAX: 312.467.1133

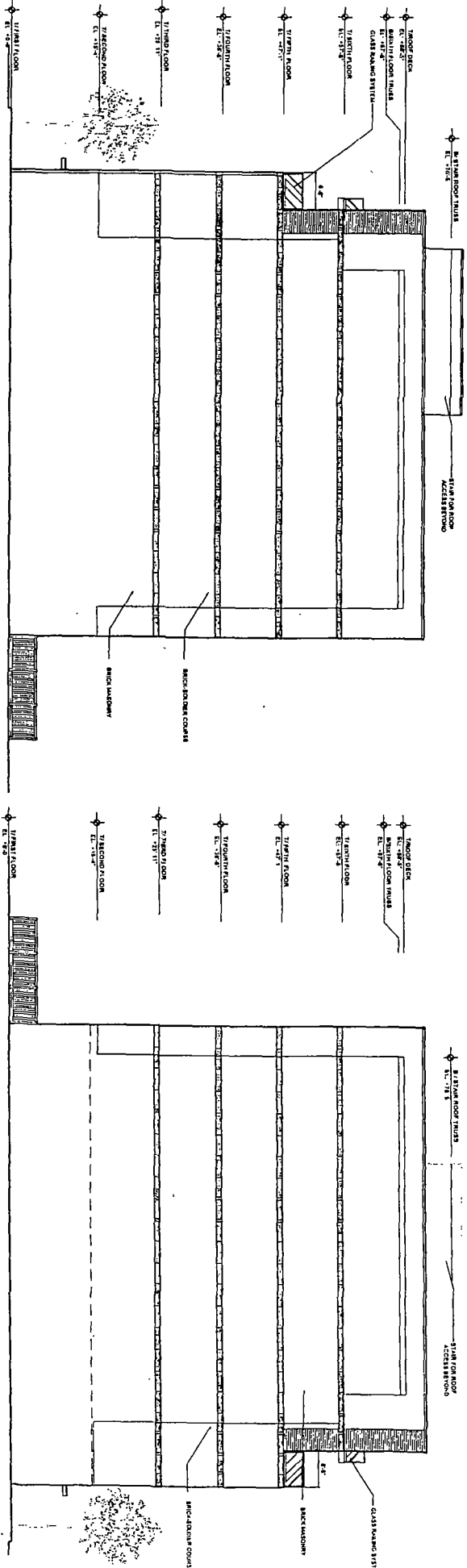
JULY 05, 2016

Chicago

1868 North Milwaukee Ave.

Illinois

FINAL FOR PUBLICATION



WEST ELEVATION

EAST ELEVATION



X I O S ARCHITECTS AND CONSULTANTS LTD.
1117 N. MILWAUKEE
CHICAGO, ILLINOIS 60610
TEL. 312.744.0001
FAX 312.744.0002

Written Notice, Form of Affidavit: Section 17-13-0107

May 15, 2016

Honorable Daniel Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara K. Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending *amended* written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was or will be sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the *amended* notice contained the address of the property sought to be rezoned as **1868-78 North Milwaukee Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant/Owner; and a statement that the Applicant filed an application for a change in zoning on approximately **June 9, 2015**.

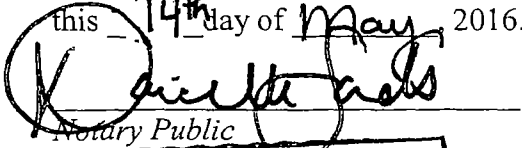
That the undersigned certifies that the Applicant/Owner has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

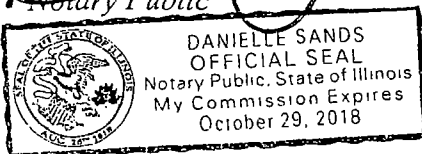
Law Offices of Samuel V.P. Banks

By:


Sara K. Barnes, Attorney

Subscribed and Sworn to before me
this 14th day of May, 2016.


Notary Public



AMENDED PUBLIC NOTICE

Via USPS First Class Mail

May 15, 2016

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about June 9, 2015, I, the undersigned, filed an application for a change in zoning from a B3-3 Community Shopping District and B2-2 Neighborhood Shopping District to a B3-5 Community Shopping District, and that on or about **May 15, 2016**, I sent this *Amended Public Notice*, in order to advise of a change in the zoning to a *unified B3-3 Community Shopping District, pursuant to the Transit Oriented Development (TOD) Ordinance*, and to advise of other changes to the development proposal, as referenced herein, on behalf of the Applicant/Owner, Michael Cordaro, for the property located at **1868-78 North Milwaukee Avenue, Chicago, Illinois**.

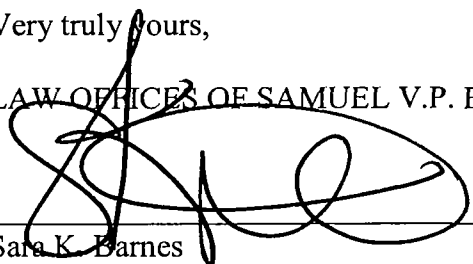
The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, with commercial space and parking at grade level and dwelling units above. The new proposed building will contain two commercial/retail spaces - at grade level, with *forty-four* dwelling units (apartments) - above (2nd thru 6th Floors). There will also be garage parking for *eight (8)* vehicles located within the rear (grade level) of the proposed new building and *thirteen (13)* exterior parking spaces, located at the rear of the building - for a total of twenty-one (21) on-site parking spaces. The proposed new building will measure 76 feet-5 inches in height and be masonry in construction, with glass and wood accents.

The Applicant/Owner, **Michael Cordaro**, is located at 440 South LaSalle Street, Chicago, Illinois.

The contact person for this application is **Sara K. Barnes**. My address is 221 North LaSalle Street, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS



Sara K. Barnes
Attorney for Applicant

*****Please note that the Applicant is not seeking to purchase or rezone your property.**

*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed zoning amendment.**