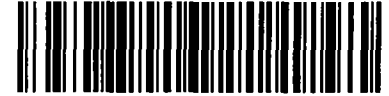




City of Chicago



SO2017-138

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 878-880 N Milwaukee Ave - App No. 19088T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19088 T1
INTRO DATE
01-25-17

SUBSTITUTE
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 C1-2, Neighborhood Commercial District symbols as shown on Map No. 3-G in the area bounded by:

North Milwaukee Avenue; a line 112.90 feet northwest of and almost parallel to North Racine Avenue (as measured along the southwest boundary of Milwaukee Avenue); the public alley next southwest of and parallel to North Milwaukee Avenue; a line 160.90 feet northwest of and almost parallel to North Racine Avenue (as measured along the southwest boundary of Milwaukee Avenue).

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

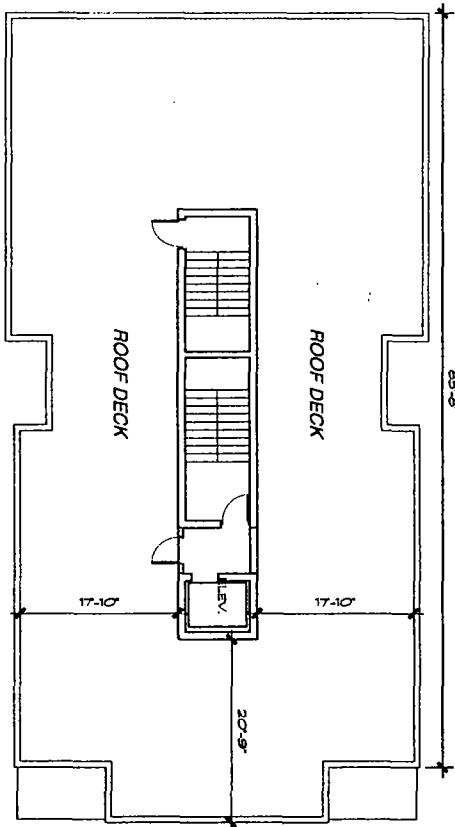
Common address of property: 878-80 North Milwaukee Ave., Chicago IL.

**NARRATIVE FOR TYPE 1 REZONING FOR
878-80 NORTH MILWAUKEE AVENUE,
CHICAGO, ILLINOIS**

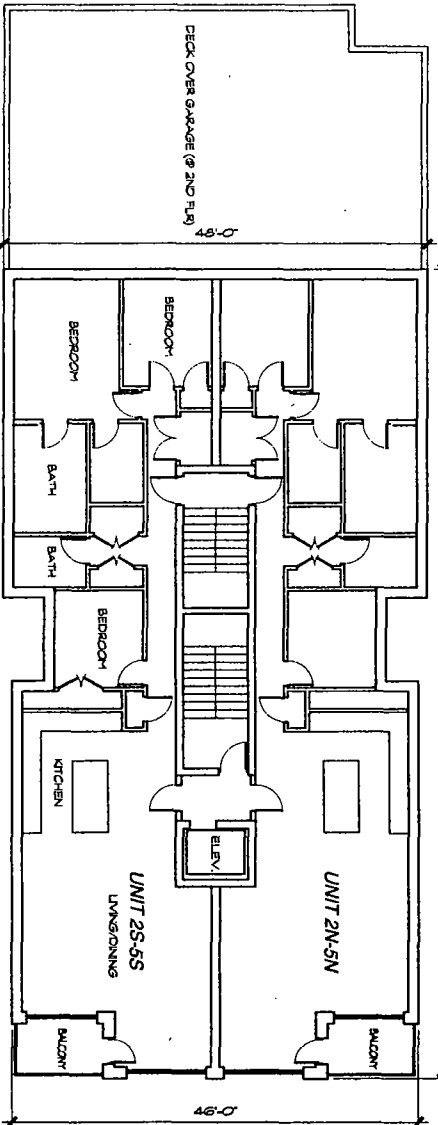
The subject property is currently vacant. The Applicant intends to build a new 5 story, mixed-use building with a retail unit on the ground floor and 8 dwelling units on the upper floors. The zoning change is needed to comply with the minimum lot area and the maximum floor area requirement and also to allow FAR increase for Transit-Served Location from 3.0 to 3.27. The subject property is located within 1,320 feet of a CTA or METRA rail station entrance.

Project Description:	Zoning Change from a C1-2 Neighborhood Commercial Zoning District to a B2-3 Neighborhood Mixed-Use Zoning
Use:	Mixed-use building with a retail unit on the ground floor and 8 dwelling units on the upper floors
Floor Area Ratio:	3.27 (FAR Increase for Transit-Served Location)
Lot Area:	5,880 square feet
Building Floor Area:	19,240 square feet
Density:	735 square feet per DU
Off- Street parking:	Parking spaces: 8
Set Backs:	Front: 6 inches Side: 0 feet Rear setback: Floors 2 nd -5 th : 30 feet First Floor: 1 foot
Building height:	55 feet

FINAL FOR PUBLICATION



2 ROOF PLAN



1 2ND-5TH FLOOR PLAN

FINAL FOR PUBLICATION

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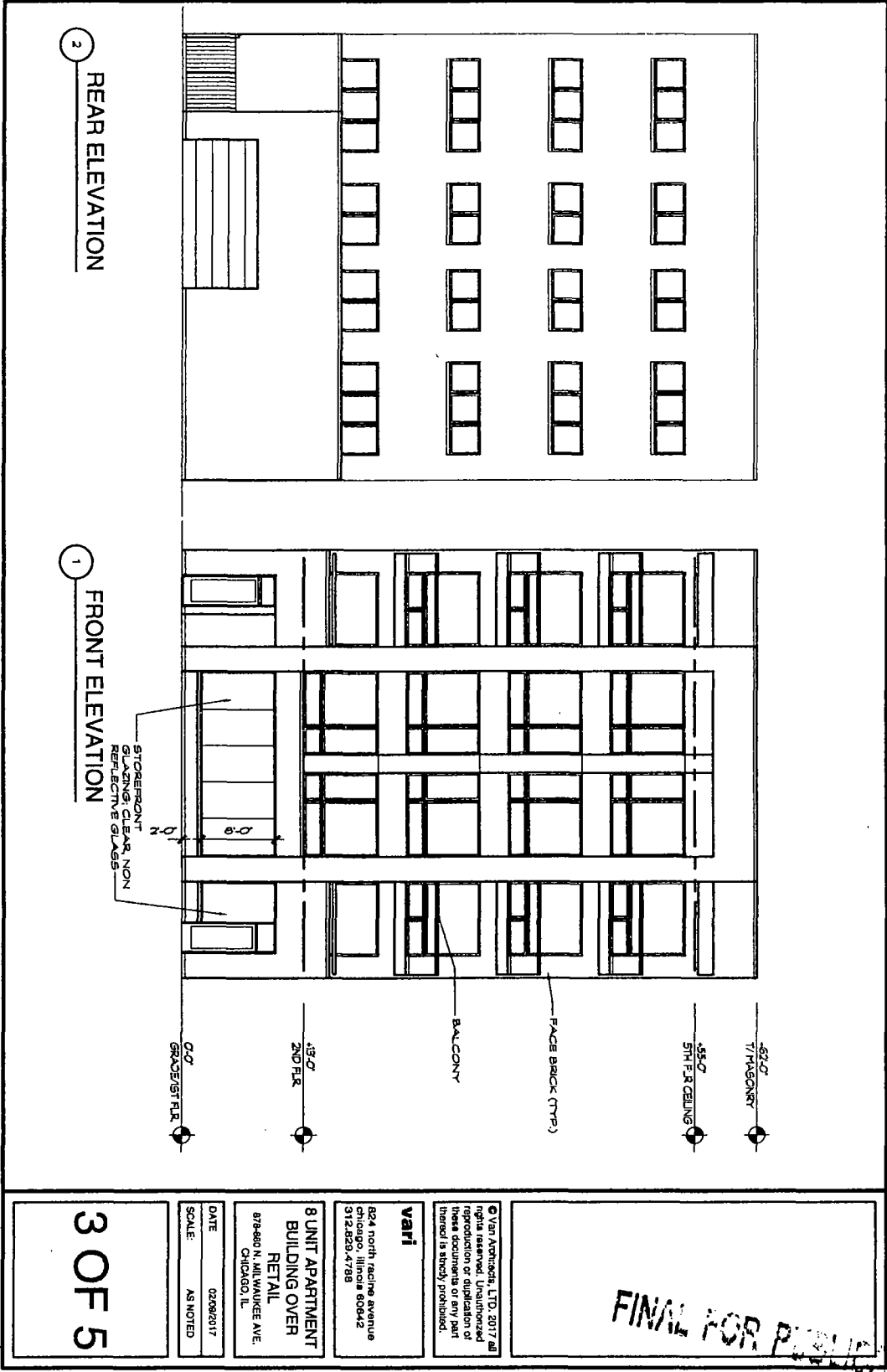
824 north rascoe avenue
Chicago, Illinois 60642
312.828.4789

**8 UNIT APARTMENT
BUILDING OVER
RETAIL**
878-880 N. MILWAUKEE AVE.
CHICAGO, IL

DATE: 02/09/2017

SCALE: AS NOTED

2 OF 5



2 REAR ELEVATION

1 FRONT ELEVATION

STOREFRONT
GLAZING: CLEAR, NON
REFLECTIVE GLASS

0'0" GRADE/5TH FLR.

43'0" 2ND FLR.

BALCONY

FACE BRICK (TYP.)

55'0" 5TH F.R. CEILING

69'0" 7TH MASONRY

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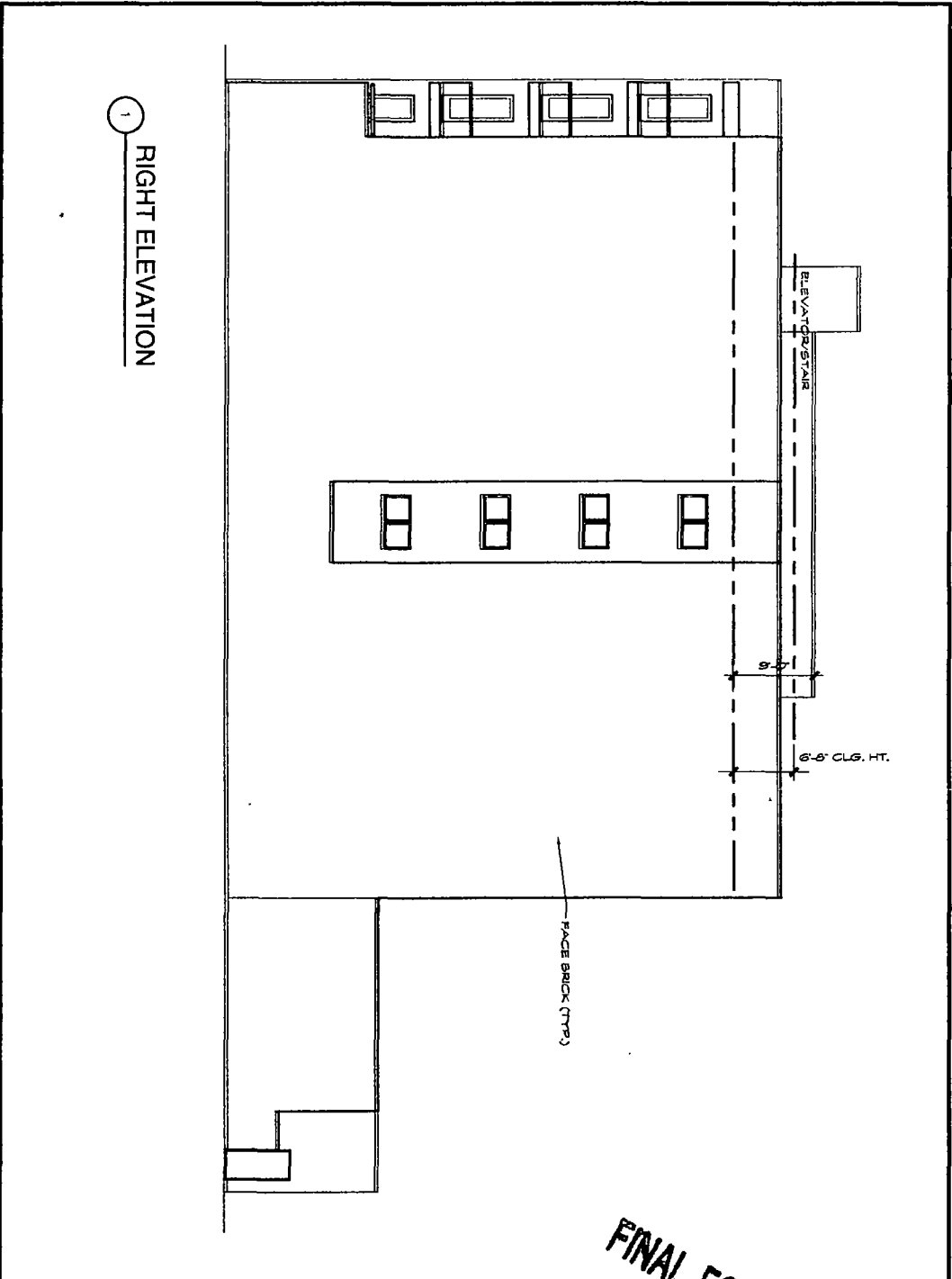
624 North LaSalle Avenue
Chicago, Illinois 60642
312.259.4798

**8 UNIT APARTMENT
BUILDING OVER
RETAIL**
879-860 N. MILWAUKEE AVE.
CHICAGO, IL

DATE: 02/08/2017
SCALE: AS NOTED

3 OF 5

FINAL FOR PUBLICATION



1 RIGHT ELEVATION

FINAL FOR PUBLICATION

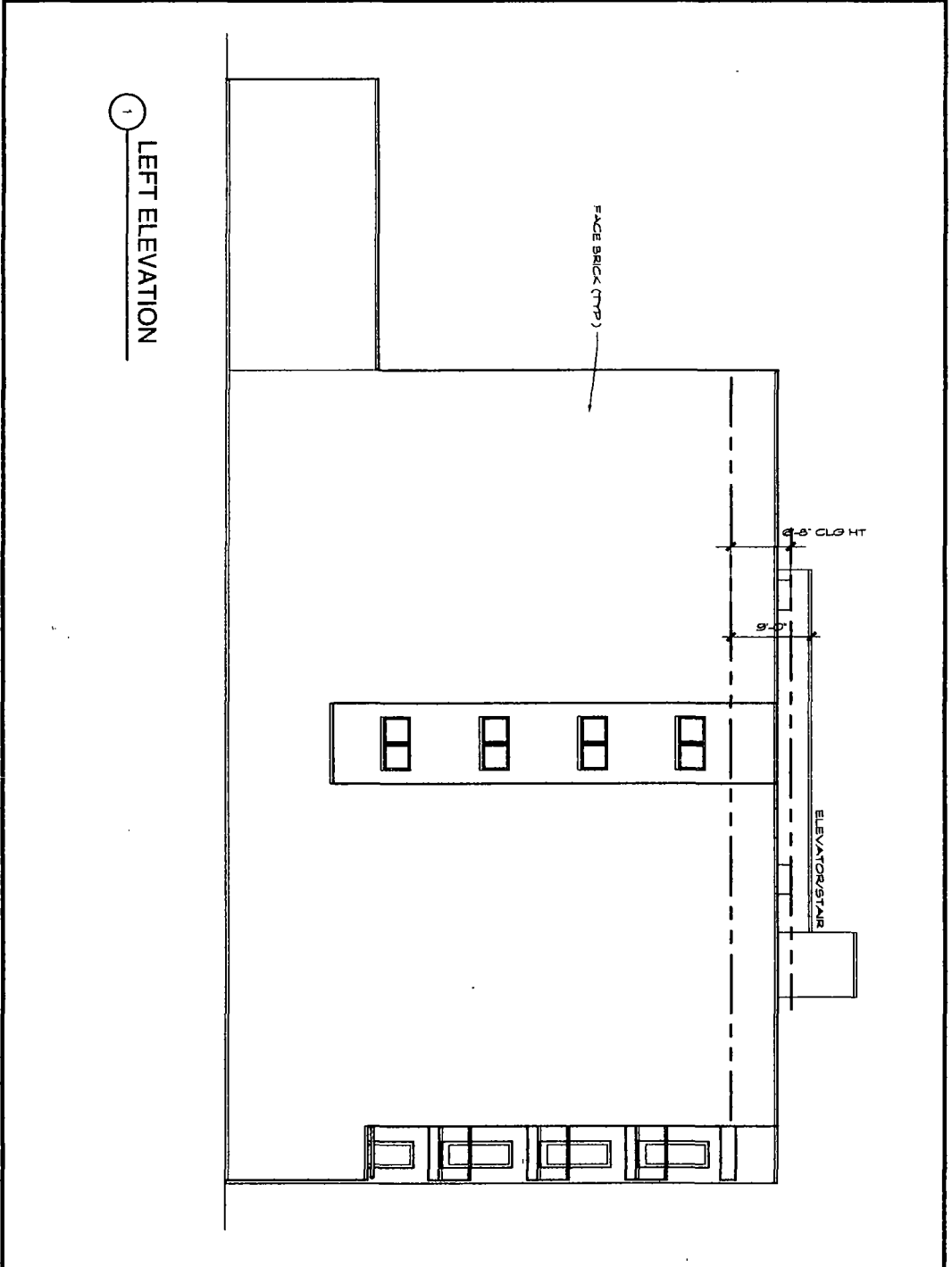
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Vafi
 824 north michigan avenue
 Chicago, Illinois 60642
 312.828.4788

**BUNIT APARTMENT
 BUILDING OVER
 RETAIL**
 878-880 N. MILWAUKEE AVE.
 CHICAGO, IL

DATE: 02/08/2017
 SCALE: AS NOTED

4 OF 5



① LEFT ELEVATION

FINAL FOR PUBLIC REVIEW

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 824 north racine avenue
 Chicago, Illinois 60642
 312.232.4798

**BUNT APARTMENT
 BUILDING OVER
 RETAIL**
 879-880 N. MILWAUKEE AVE.
 CHICAGO, IL

DATE 02/08/2017
 SCALE AS NOTED

5 OF 5