



City of Chicago



O2019-274

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 1/23/2019 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-G at 1740-1742 N Milwaukee Ave and 2144-2146 W Wabansia Ave - App No. 19921T1 |
| 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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-G in the area bounded by

a line 124.72 feet northwest of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 99.72 feet northwest of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; a line 100 feet west of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the north right-of-way line of West Wabansia Avenue and perpendicular thereto; West Wabansia Avenue; the alley next south west of and parallel to North Milwaukee Avenue,

to those of a C1-3 Neighborhood Commercial 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: 1740-42 North Milwaukee Avenue and
2144-46 West Wabansia Avenue

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NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT – 1740-1742 N. MILWAUKEE AVENUE/

The current zoning of the parcel is M1-2 Limited Manufacturing Business Park District. The zoning amendment is required to change the zoning of the parcel to C1-3 Neighborhood Commercial District. The zoning change is needed to permit a retail use on the 1st Floor, office use on the 2^d floor and an artist's live/work space (dwelling unit) use on the 3^d floor in an existing 3 story brick building.

| | |
|-----------------------------------|-------------------|
| Lot Area: | 3,165 sq. ft. |
| FAR: | 3.0 |
| Building Area: | 9,495 sq. ft. |
| Density/Dwelling Unit: | 1055 sq.ft |
| Off Street Parking Spaces: | -0- spaces* |
| Front Setback: (Existing) | 0'- 0" |
| Rear Setback: (Existing) | 0' – 0". |
| Sidyard (East): (Existing) | 0' – 0" |
| Sidyard (West): (Existing) | 0' -.0" |
| Rear Yard Open Space: | (None required) |
| Building Height: | 44 ft. (existing) |

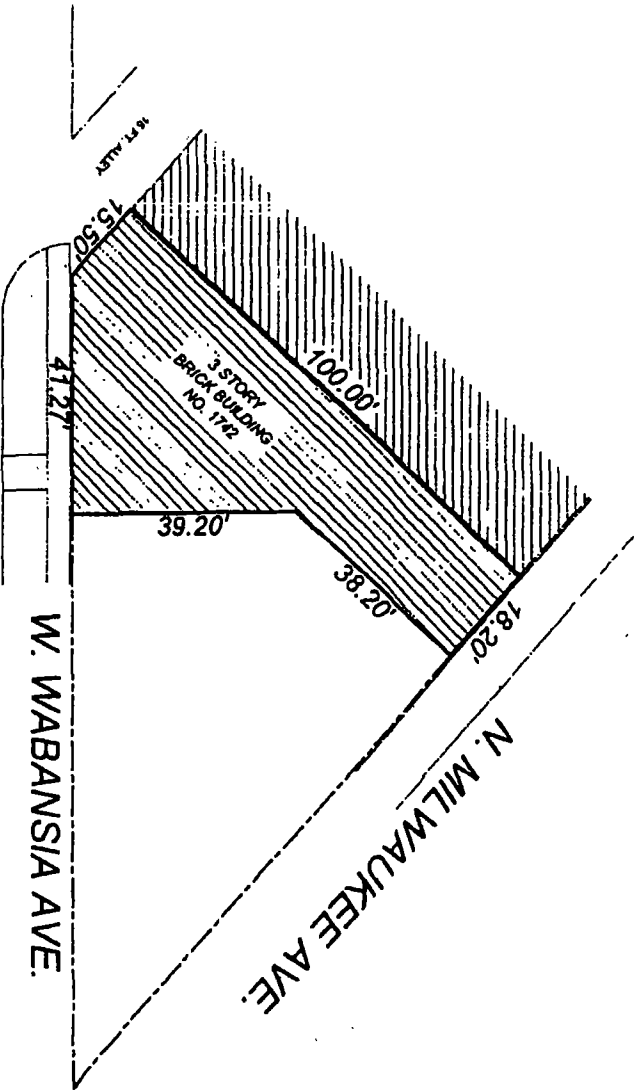
After rezoning, the property shall be used for retail use on the first floor, office use on the second floor and an artist's live/ work space (dwelling unit) use on the third floor. unit)

* The applicant shall seek a variation to reduce the additional required parking spaces which are the result of the new 3rd floor dwelling unit use.

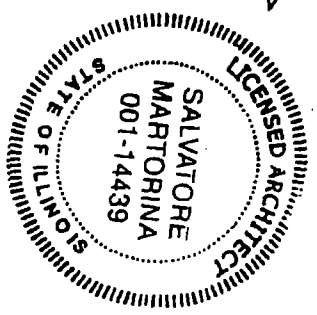
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FACCADE RENOVATION

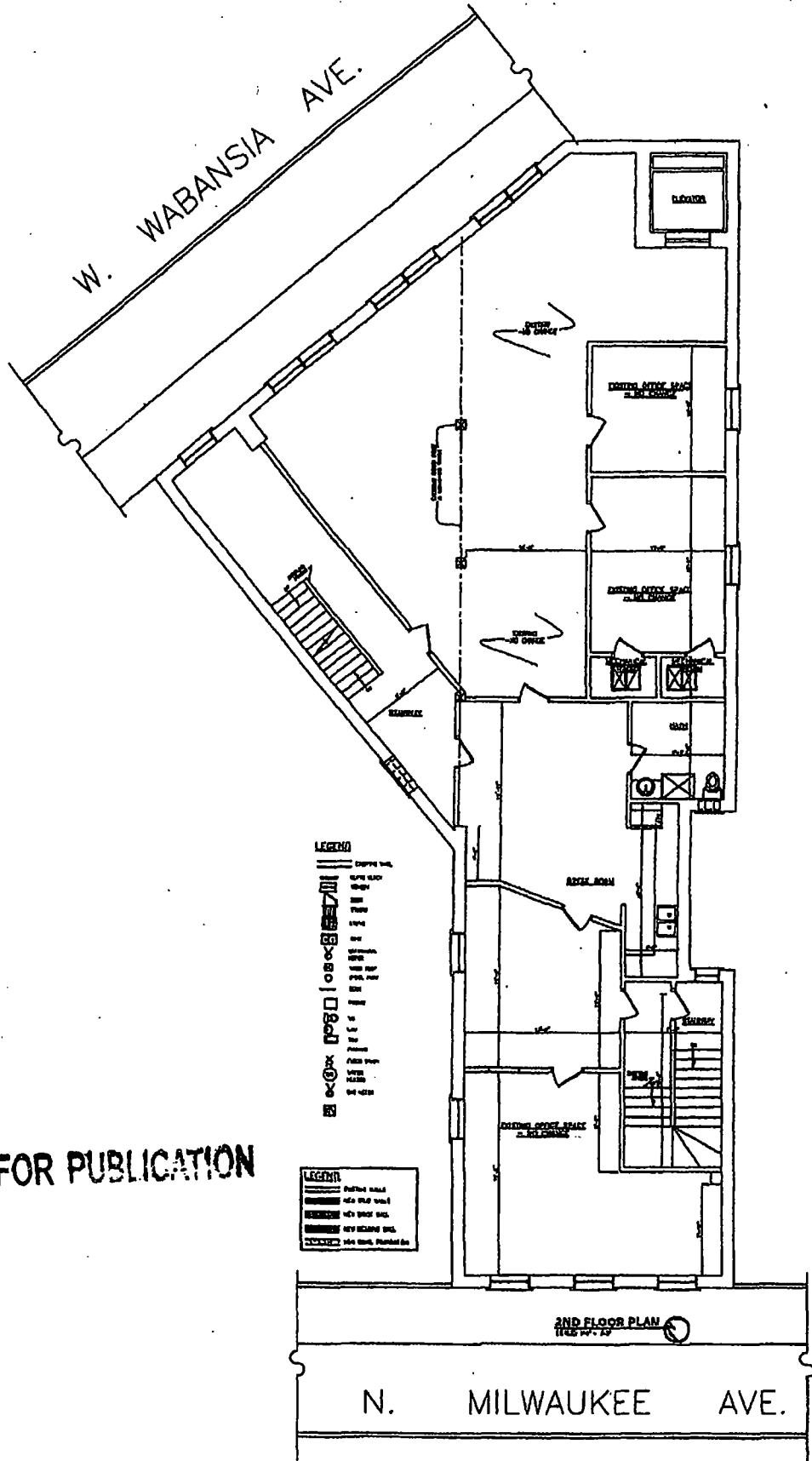
1740 N. MILWAUKEE AVENUE
CHICAGO, ILLINOIS 60647



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W. WABANSIA AVE.



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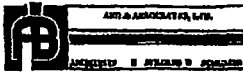
LEGEND
 --- DOOR SW
 --- DOOR NW
 --- DOOR SE
 --- DOOR NE
 --- WALL
 --- PARTITION
 --- GLASS
 --- STAIRS
 --- ELEVATOR
 --- RAMP
 --- CURB

LEGEND
 --- PARTIAL WALL
 --- 1/2" WALL SW
 --- 1/2" WALL NW
 --- 1/2" WALL SE
 --- 1/2" WALL NE
 --- 1/2" WALL
 --- 1/2" WALL

2ND FLOOR PLAN
 11.15.17

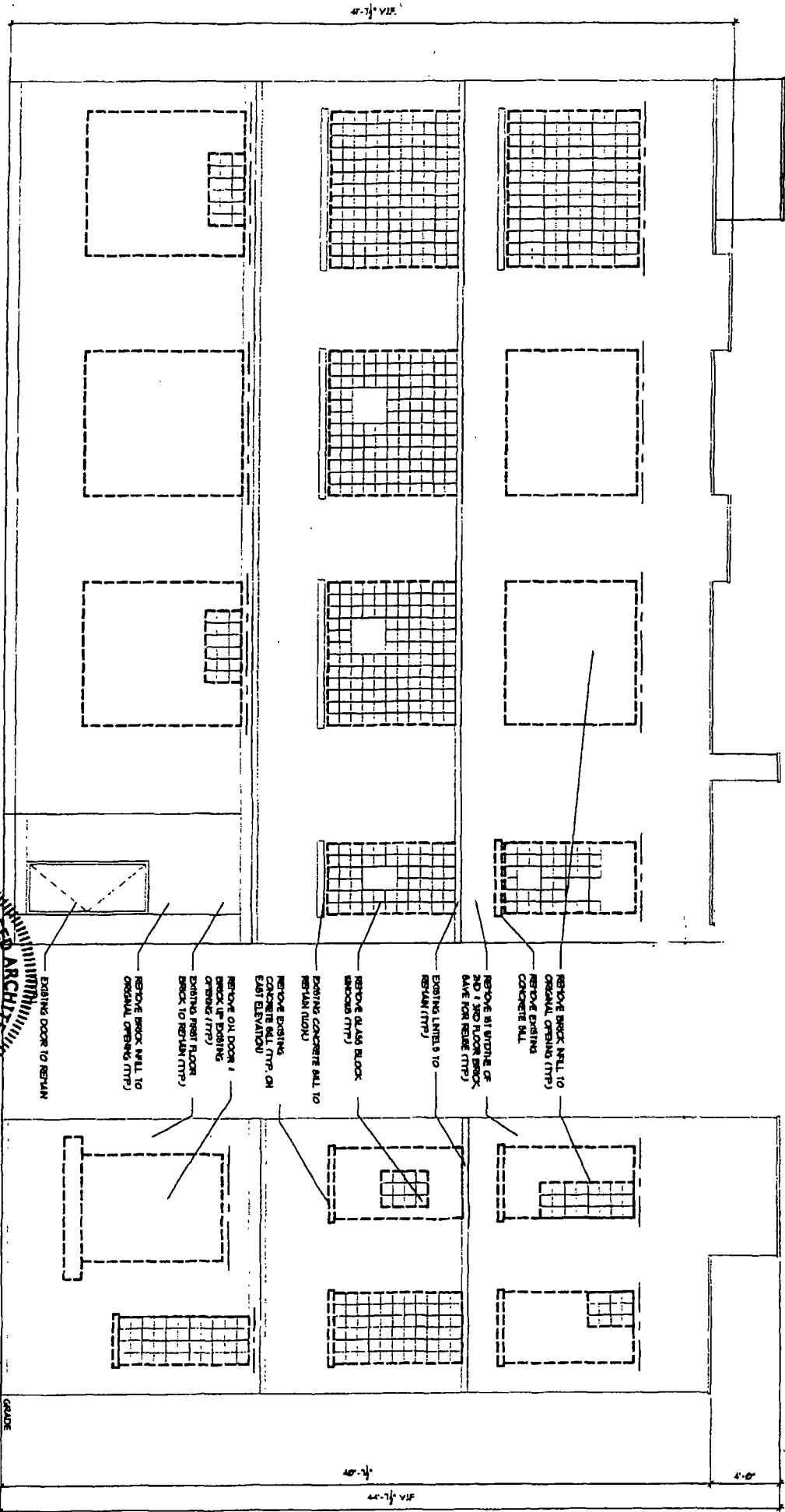
N. MILWAUKEE AVE.

A2



1748 N. MILWAUKEE AVE.
 CHICAGO, IL 60647

EXISTING
 FLOOR PLANS.



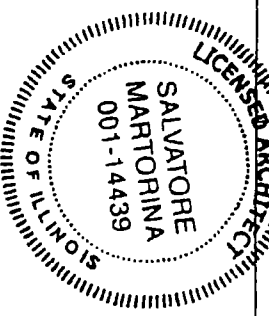
1
DI

SOUTH DEMO ELEVATION

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

NOTE: EXISTING LABELS TO BE MAINTAINED FOR IDENTIFICATION. REPAIRS TO BE MADE AS REQUIRED. TTP?

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2
DI

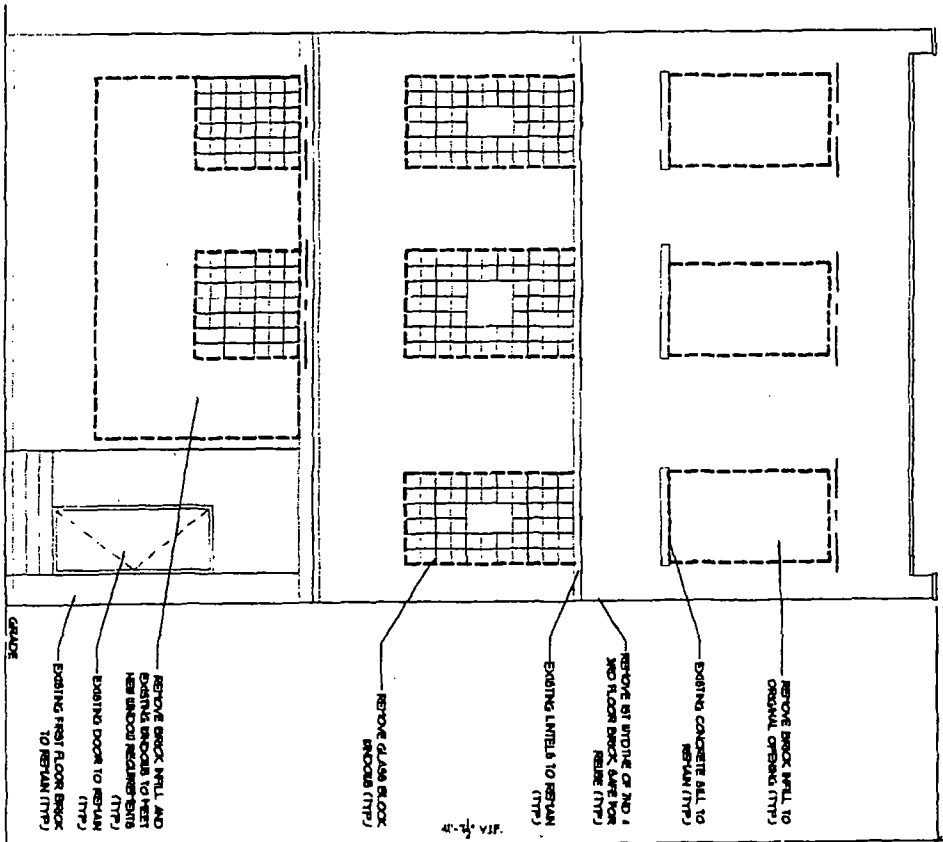
WEST DEMO ELEVATION

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

GRADE

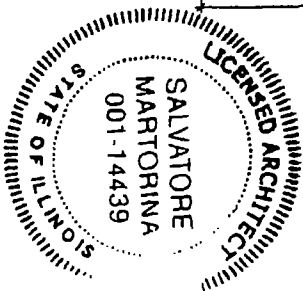
4'-0"

4'-0"

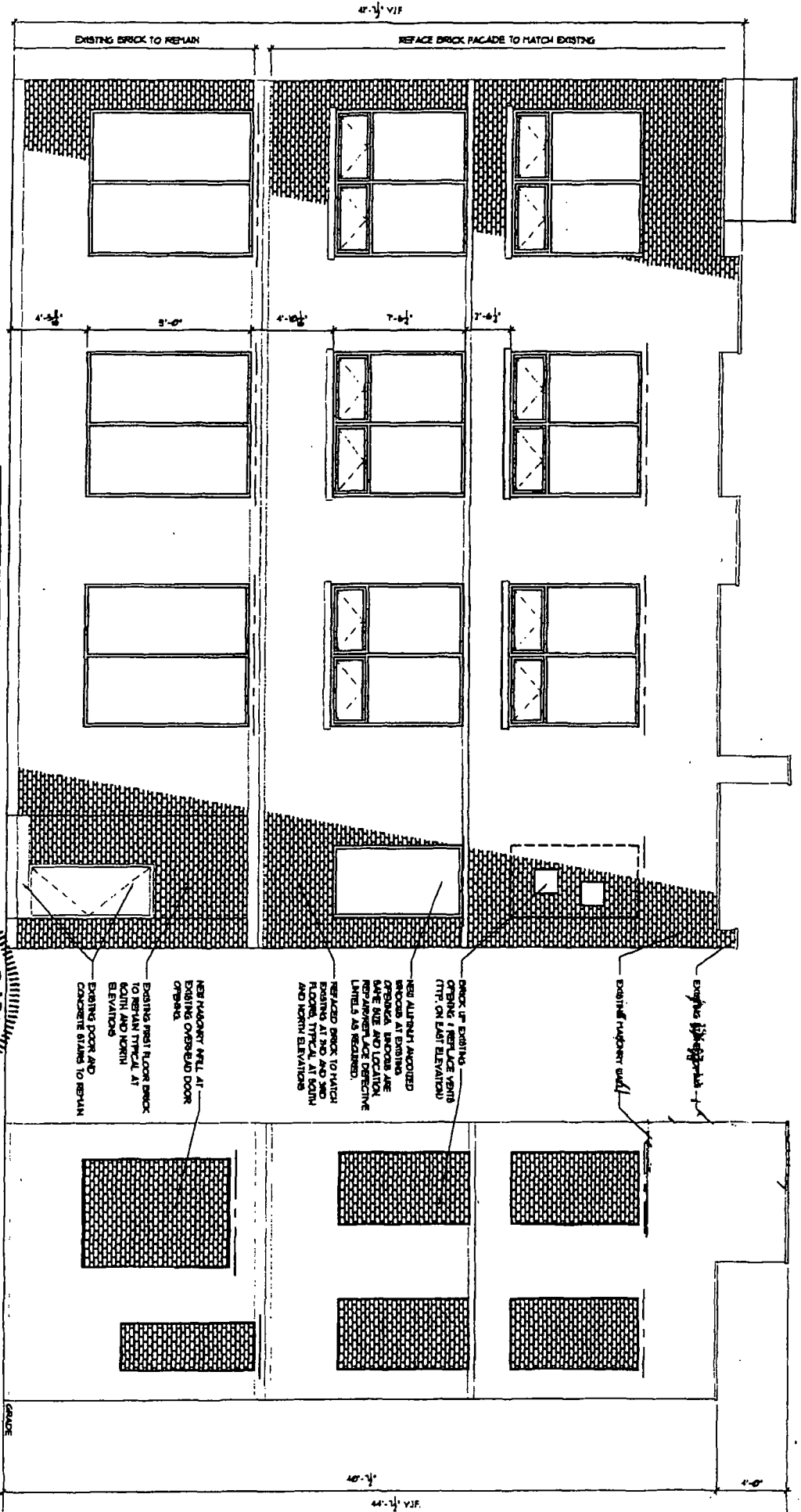


1 NORTH DEMO ELEVATION
 D2 SCALE: 1/8" = 1'-0"

NOTE: EXISTING LINTELS TO REMAIN. IMPACT FOR AIRBORNE AND REPAIR IF REQUIRED. TYP.



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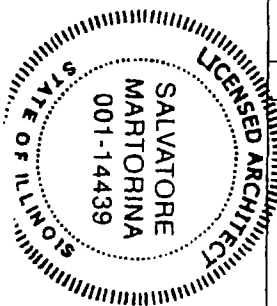


1
AI
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION

NOTE: BRICKWORK SHALL BE APPROXIMATE. ACTUAL HANGOVER OPENINGS SHOULD BE VERIFIED BY SURVEY PHOTOGRAPHER.

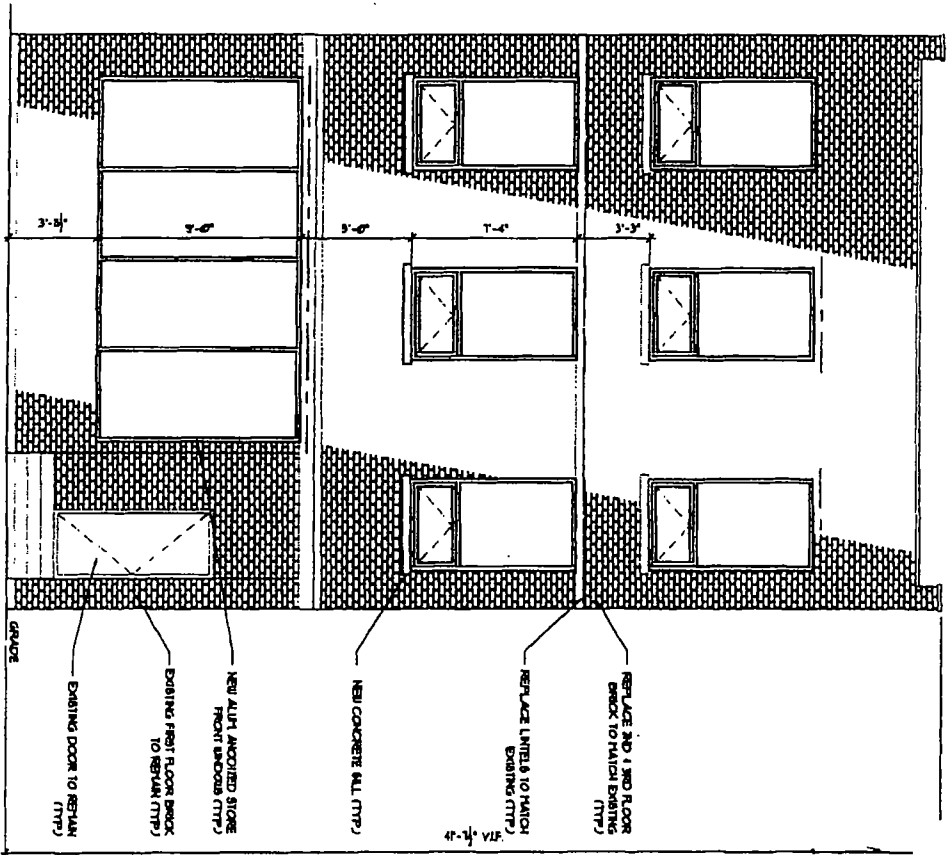
NOTE: EXISTING LIMITS TO PRESERVE AND REPAIR IF REQUIRED. TYP.

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2
AI
SCALE: 1/8" = 1'-0"
WEST ELEVATION

GRADE



1
A2

NORTH ELEVATION

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

NOTE: EXISTING LINTELS TO BE REPAIR, REPAIR FOR INTEGRITY AND REPAIR IF REQUIRED. (TYP)

- REPLACE 2ND & 3RD FLOOR BRICK TO MATCH EXISTING (TYP)
- REPLACE LINTELS TO MATCH EXISTING (TYP)
- NEW CONCRETE ALL (TYP)
- NEW ALUM. ANCHORED STONE FRONT WINDOWS (TYP)
- EXISTING FIRST FLOOR BRICK TO REPAIR (TYP)
- EXISTING DOOR TO REPAIR (TYP)

FINAL FOR PUBLICATION

