



City of Chicago



SO2015-2594

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/15/2015

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 3-H at 1551 N Milwaukee Ave - App No. 18342T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUB. TO TYPE I

#18342T1
INTRO DATE
04-15-2015

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 B3-2, Community Shopping District symbols as shown on Map No. 3 - H in the area bounded by:

A line 259.40 feet southeast of and almost parallel to North Damen Avenue (as measured along the northeast boundary of North Milwaukee Avenue); a public alley next northeast of and parallel to North Milwaukee Avenue; a line 284.40 feet southeast of and almost parallel to North Damen Avenue (as measured along the northeast boundary of North Milwaukee Avenue); North Milwaukee Avenue.

To those of a B3-3, Community Shopping District

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

Common address of property: 1551 North Milwaukee Avenue, Chicago IL.

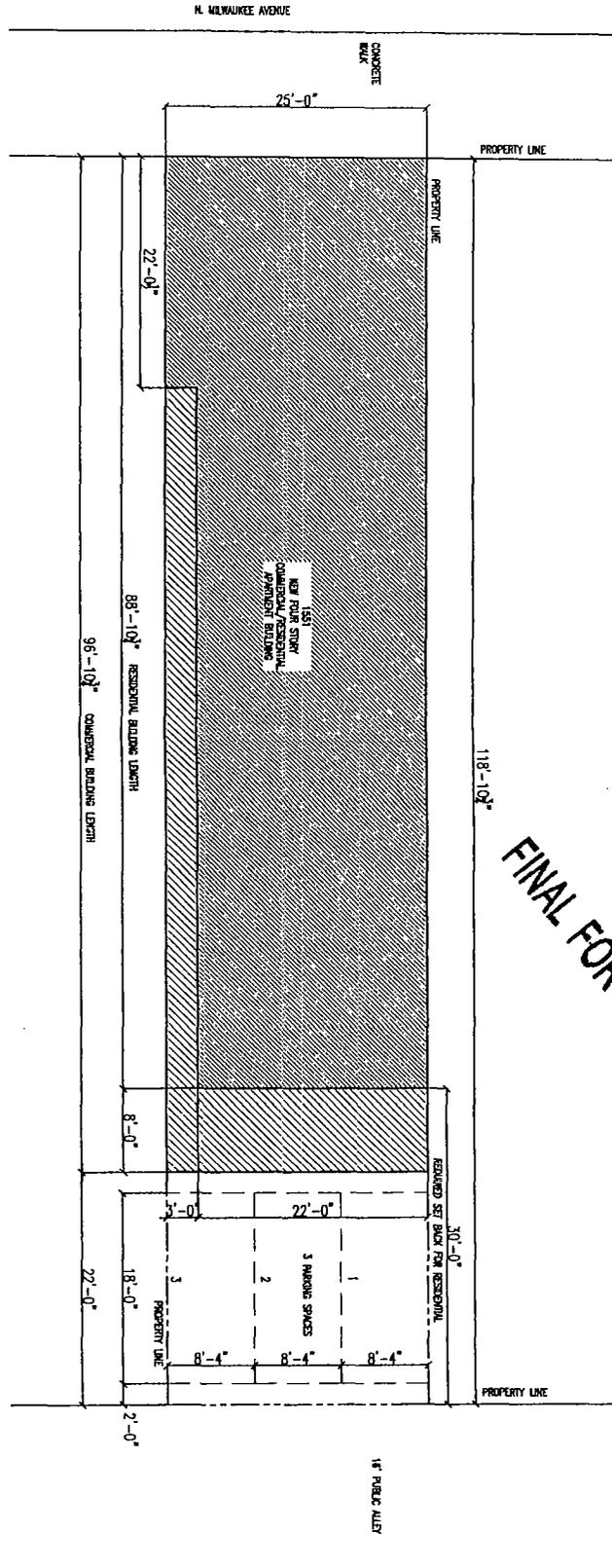
**NARRATIVE FOR TYPE 1 REZONING FOR
1551 NORTH MILWAUKEE AVENUE, CHICAGO**

The subject property is currently improved with a commercial building. The Applicant needs a zoning change to comply with the minimum lot area requirements and the maximum floor area requirements to build a new four-story mixed use building with commercial use on the ground floor and 3 dwelling units on the upper floors (existing building will be demolished).

Project Description:	Zoning Change from a B3-2 to B3-3
Land use:	Mixed-use building with commercial on the ground floor and 3 DU above
Floor Area Ratio:	Lot area: 2,950 SF Building Floor Area: SF = 8,487.9 FAR = 2.87
Density:	983 SF per DU
Off- Street parking:	Parking Spaces: 3 Loading Zone: zero
Set Backs	Front: 0'-0" North and South: 0'-0" Rear: 22'-0" 1 st flr. 30'-0" @ flrs 2-4
Building height:	45'-8 1/8"

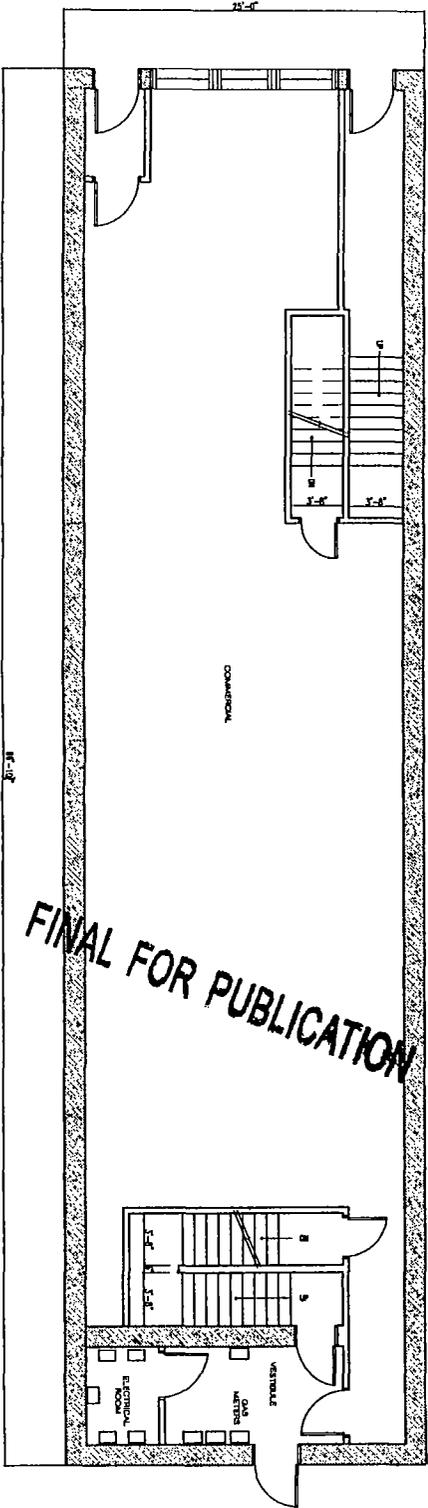
FINAL FOR PUBLICATION

1 SITE PLAN
3/25'-1" = 1'-0"

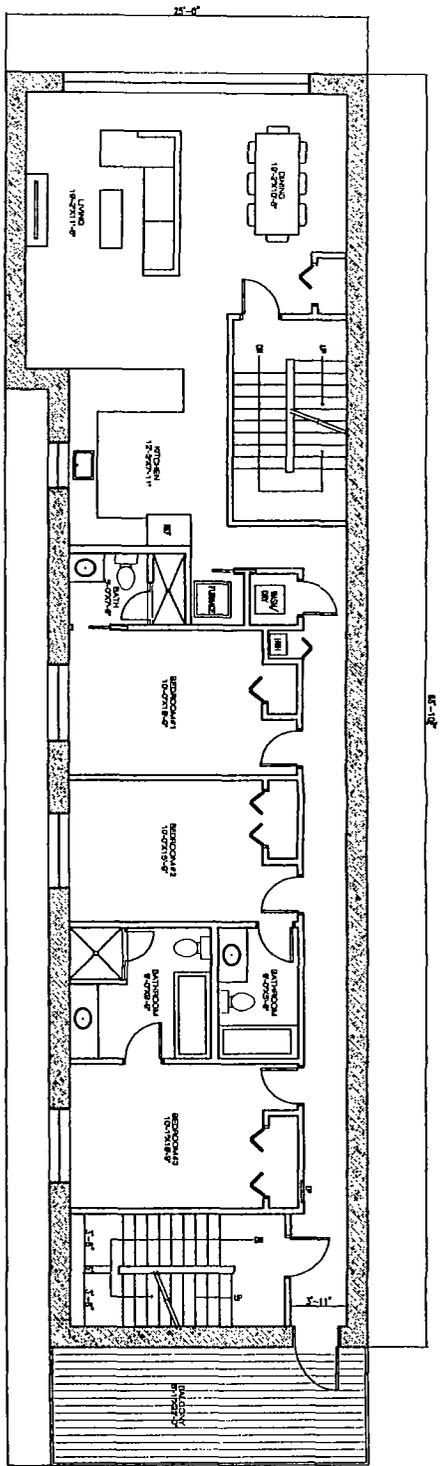


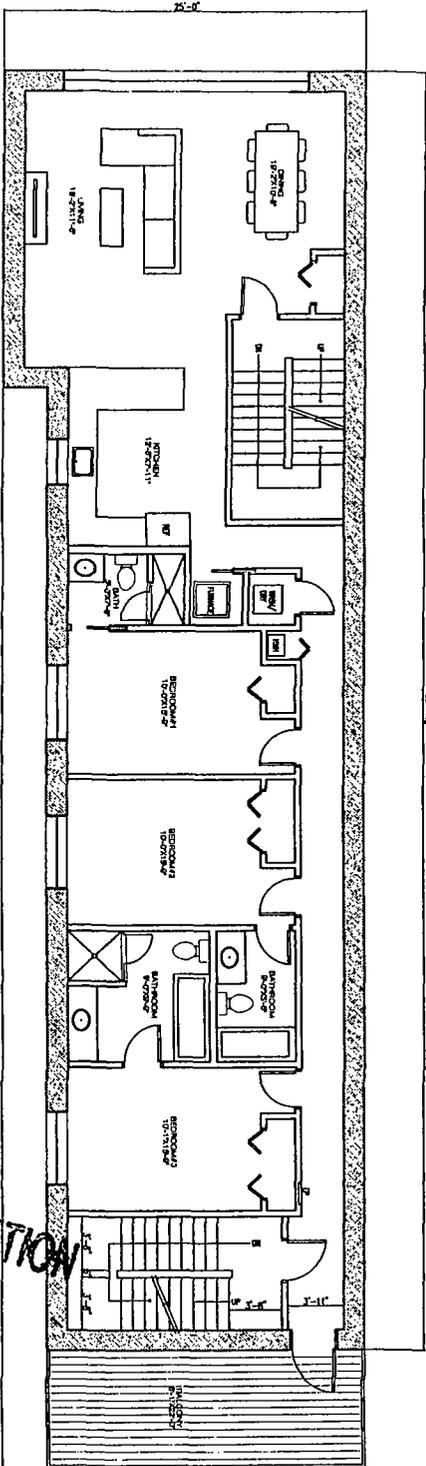
FINAL FOR PUBLICATION

1 FIRST FLOOR
1/8"=1'-0"

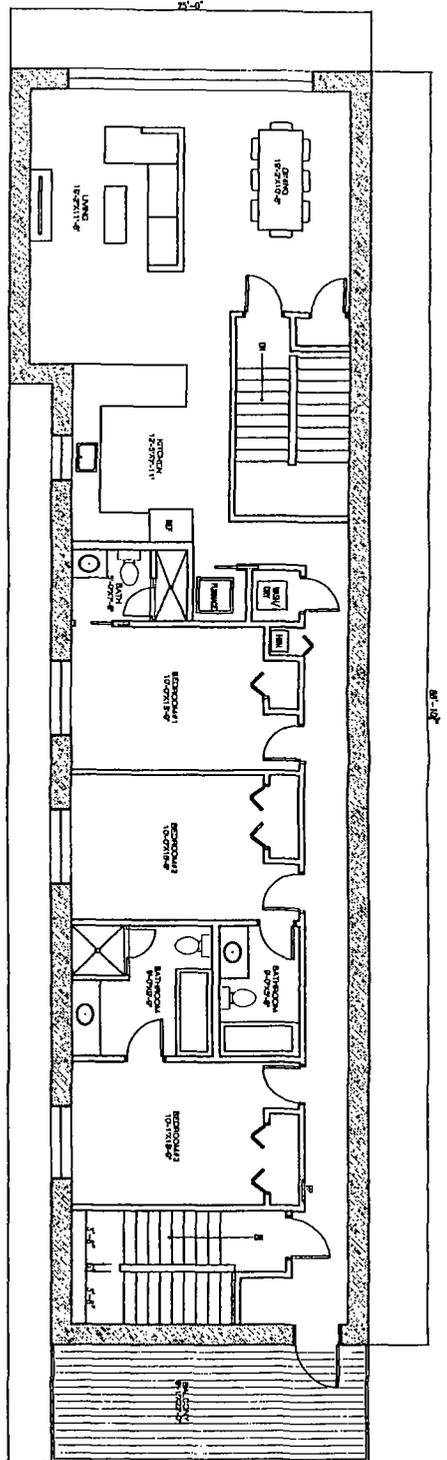


2 SECOND FLOOR
1/8"=1'-0"



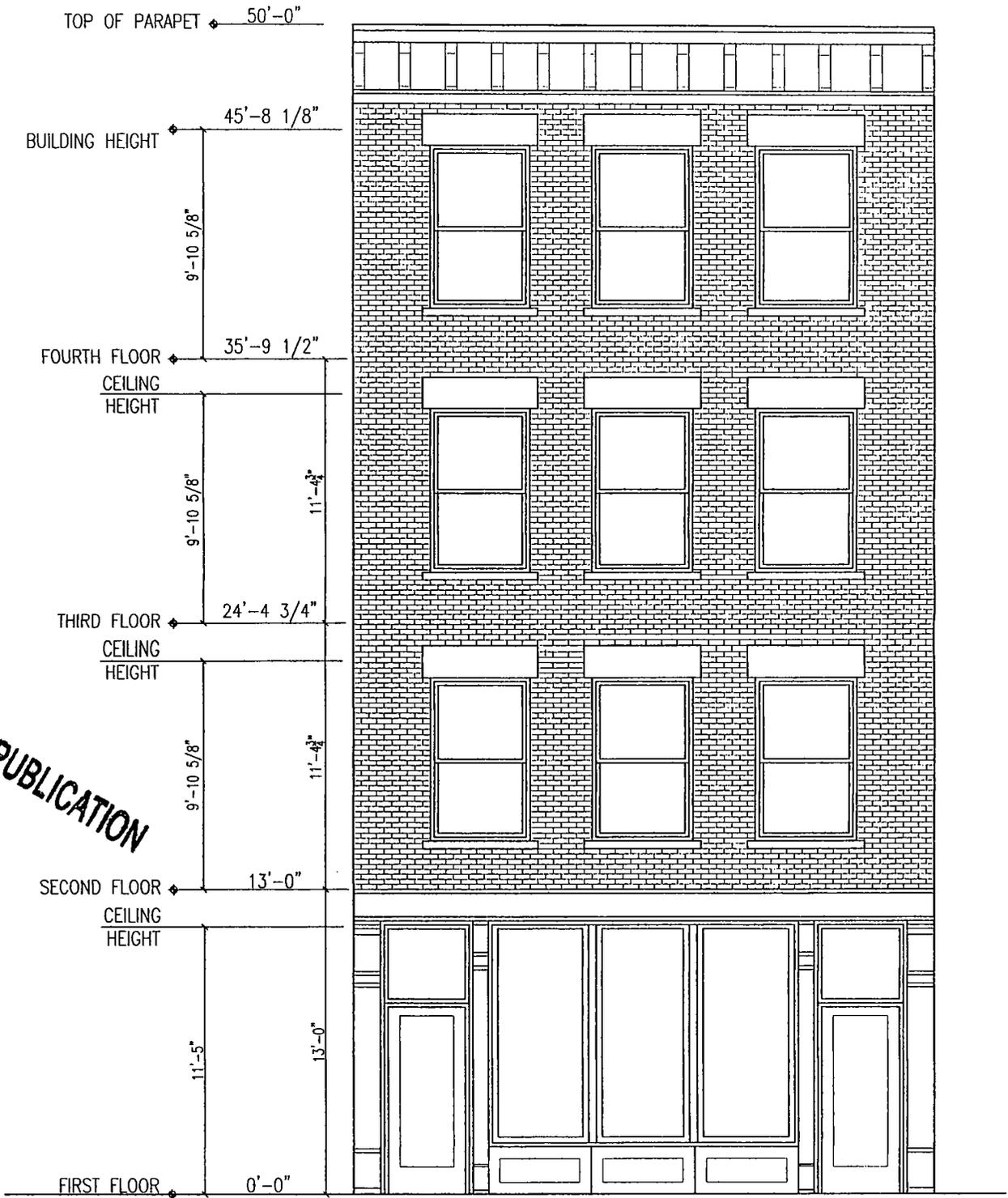


1 | THIRD FLOOR
1/8" = 1'-0"



2 | FOURTH FLOOR
1/8" = 1'-0"

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION