



City of Chicago



SO2018-8079

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1962-1966 N Milwaukee Ave - App No. 19859.T1
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 B3-2 Community Shopping District and B3-5 Community Shopping District symbols and indications as shown on Map No. 5-I in the area bounded by

a line 204.87 feet northwest of the intersection of North Milwaukee Avenue and North Western Avenue, as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 140.70 feet northwest of the intersection of North Milwaukee Avenue and North Western Avenue, as measured at the southwest right-of-line of North Milwaukee Avenue and perpendicular thereto; and the alley next southwest of and parallel to North Milwaukee Avenue,

to those of a B3-5 Community Shopping District and a corresponding uses 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: 1962-1966 North Milwaukee Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – *Substitute Narrative and Plans*
1962-1966 North Milwaukee Avenue, Chicago, Illinois

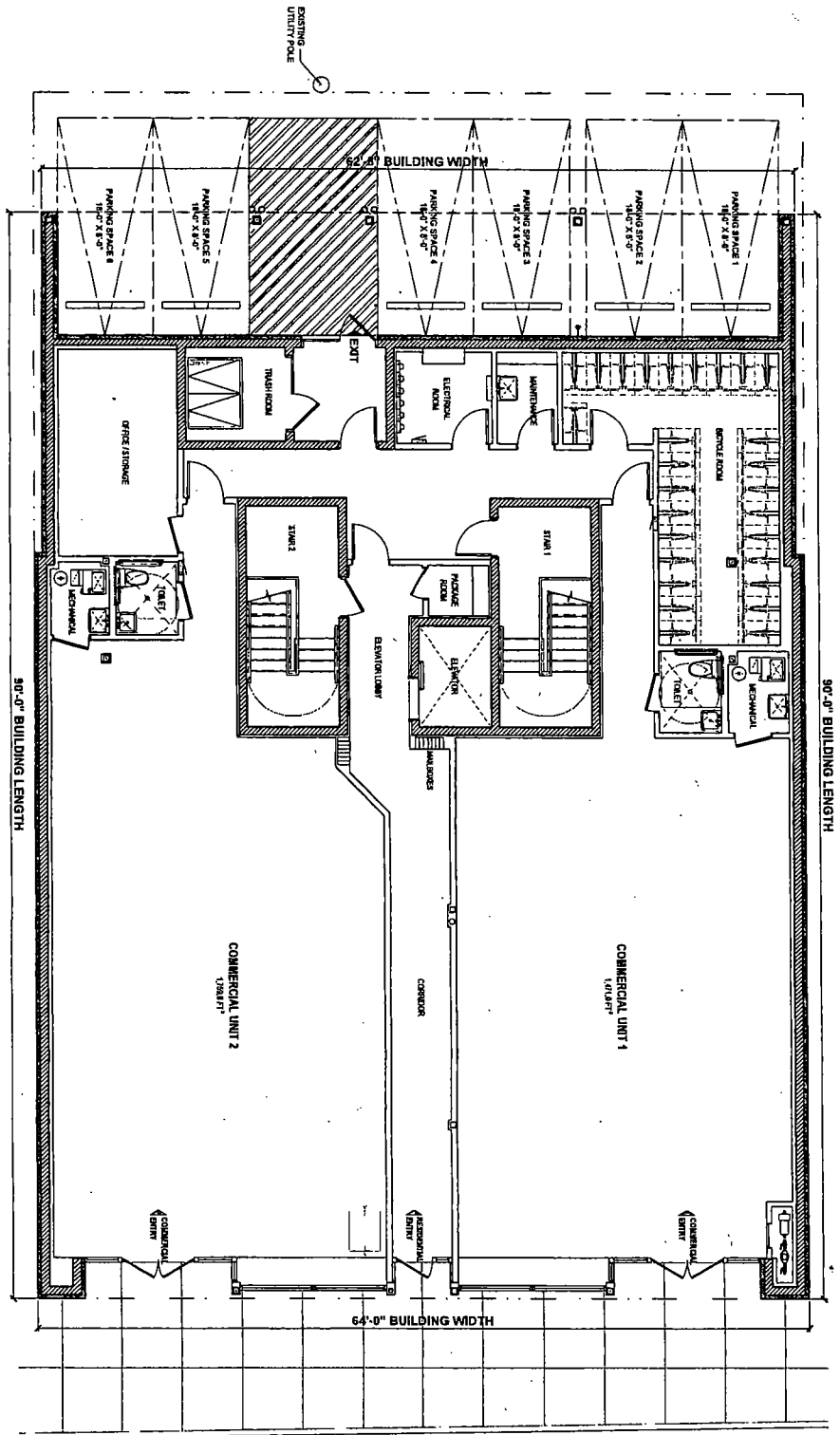
Proposed Zoning: B3-5 Community Shopping District

Lot Area: 6,416 square feet

Proposed Land Use: In and around October 2017, the Applicant obtained a Zoning Map Reclassification, pursuant to a Type 1 Application, in order to permit the construction of a new five-story mixed-use building, containing sixteen (16) dwelling units, on the northern-most portion of the subject site. The Applicant is seeking to amend the previously approved Type 1 Zoning Map Reclassification Application, in order to expand the site area, to include the parcel - immediately to the south, which will similarly allow for the lateral expansion of the proposed new building, pursuant to a modified set of architectural plans. The new proposal calls for the construction of a new five-story building, which will contain retail/commercial space – at grade level, and a total of twenty-eight (28) dwelling units – above. The subject property is located within 1,320 linear feet of the Milwaukee CTA Station, and – therefore, the Applicant intends to effectuate this proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be off-street (onsite) parking - for six (6) vehicles, located at and within the rear of the site. The new proposed building will be masonry in construction and will measure 59 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 28,355 square feet (4.4 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
28 dwelling units (229.14 square feet)
- (C) The amount of off-street parking: 6 vehicular parking spaces; 28 bicycle parking spaces
** The subject site is located within 1,320 linear feet of the Milwaukee CTA Station, and - therefore, the Applicant is seeking an 80% reduction in the required onsite vehicular parking, pursuant to the Transit Oriented Development Ordinance.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 10 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches**The Applicant will seek Variations for any deviations from the required setbacks, for the new proposed building.*

- (E) Building Height:
59 feet-0 inches (5th Floor Ceiling)
69 feet-11 inches (Rooftop Access Structure)

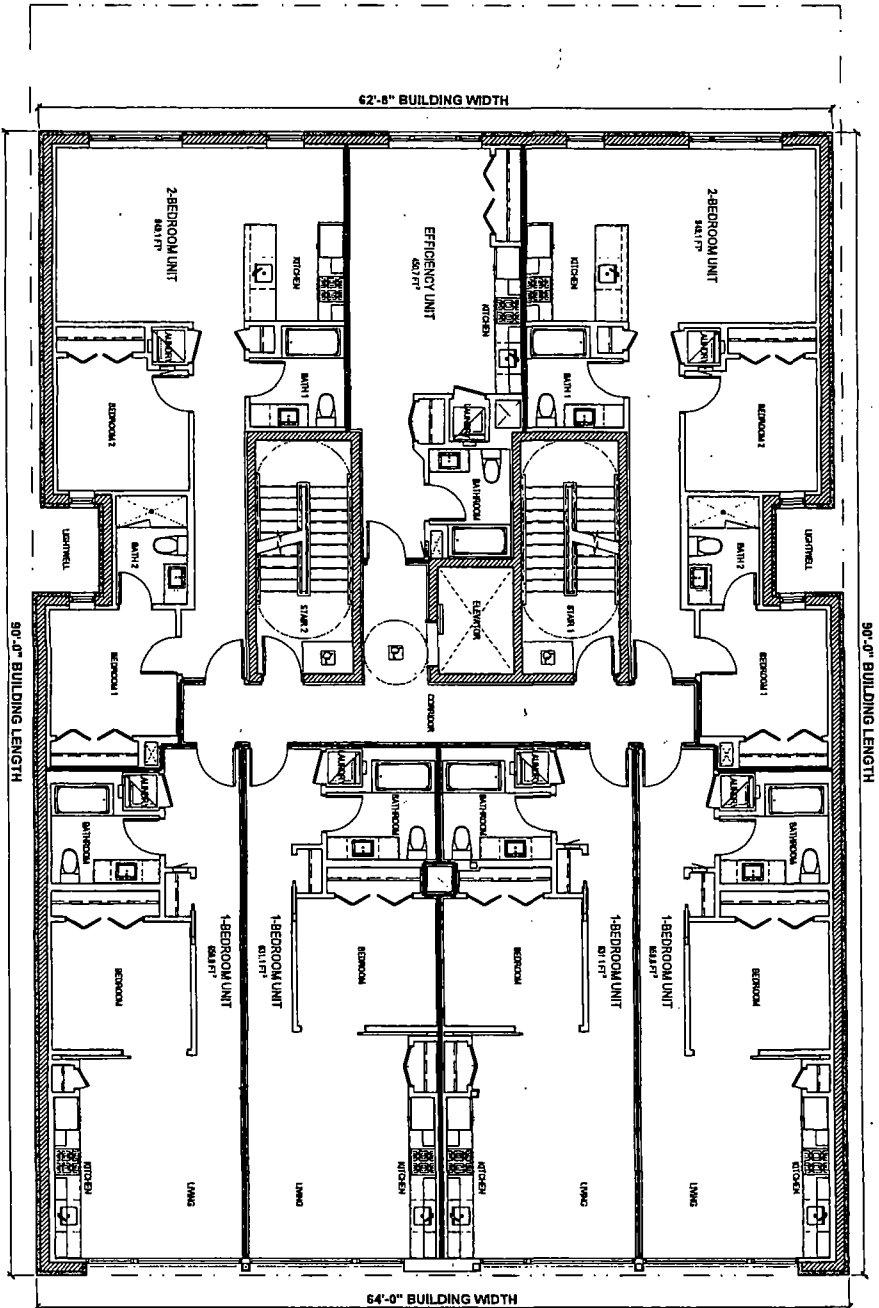


1 FIRST FLOOR PLAN
P1.1




 X I O S ARCHITECTS AND CONSULTANTS
 7417 WELLS STREET
 CHICAGO, ILLINOIS 60648
 PHONE: 312-553-1833

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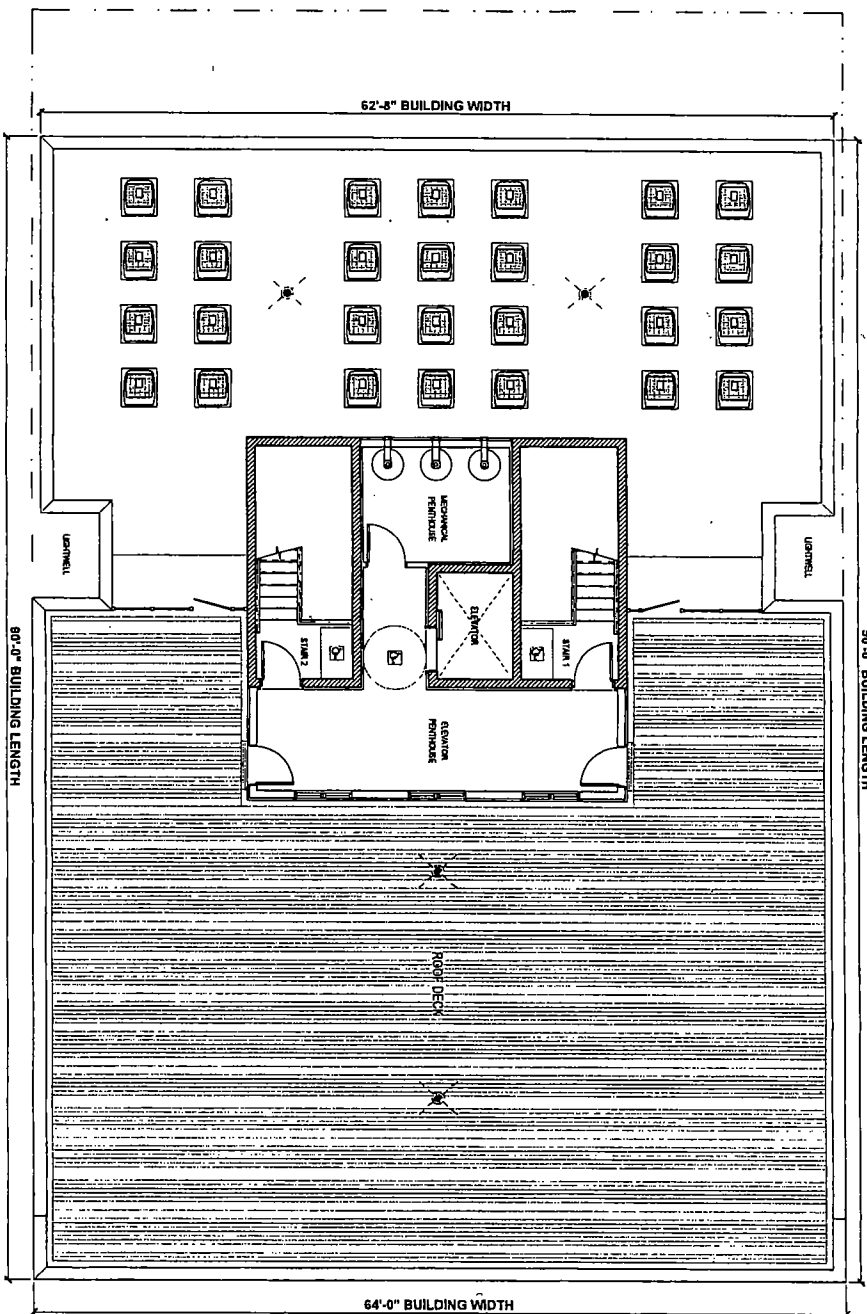


1 TYPICAL FLOOR PLAN (FLOORS 2-5)
PI.2



 X I O S ARCHITECTS AND CONSULTANTS
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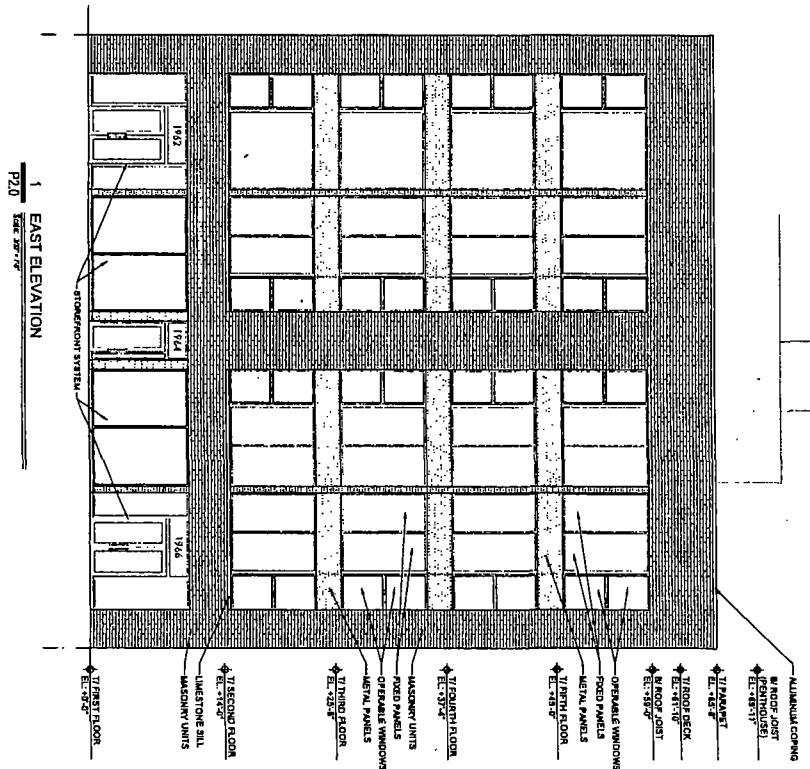
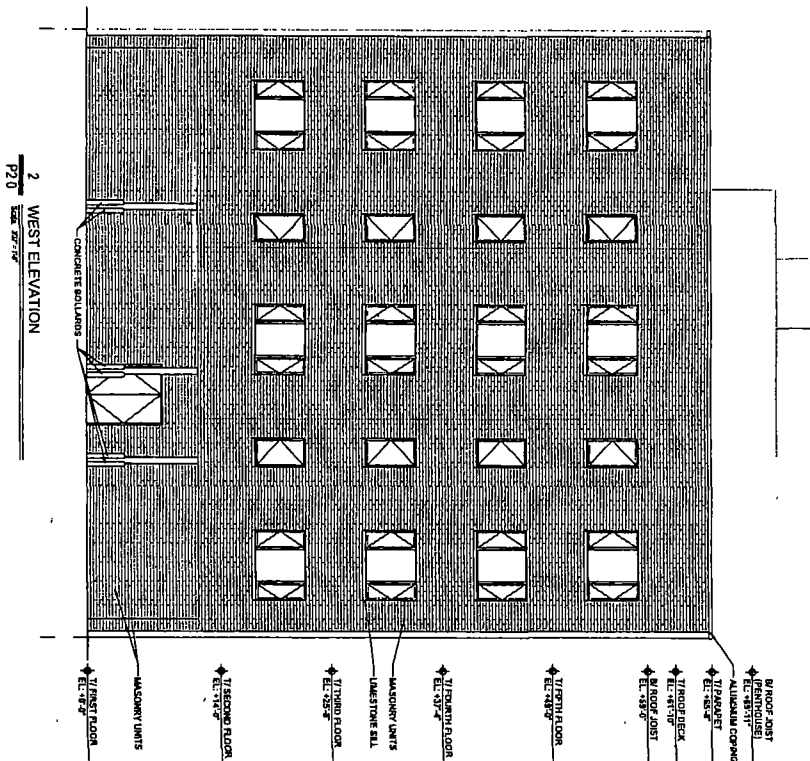


1 ROOF PLAN
P1.3



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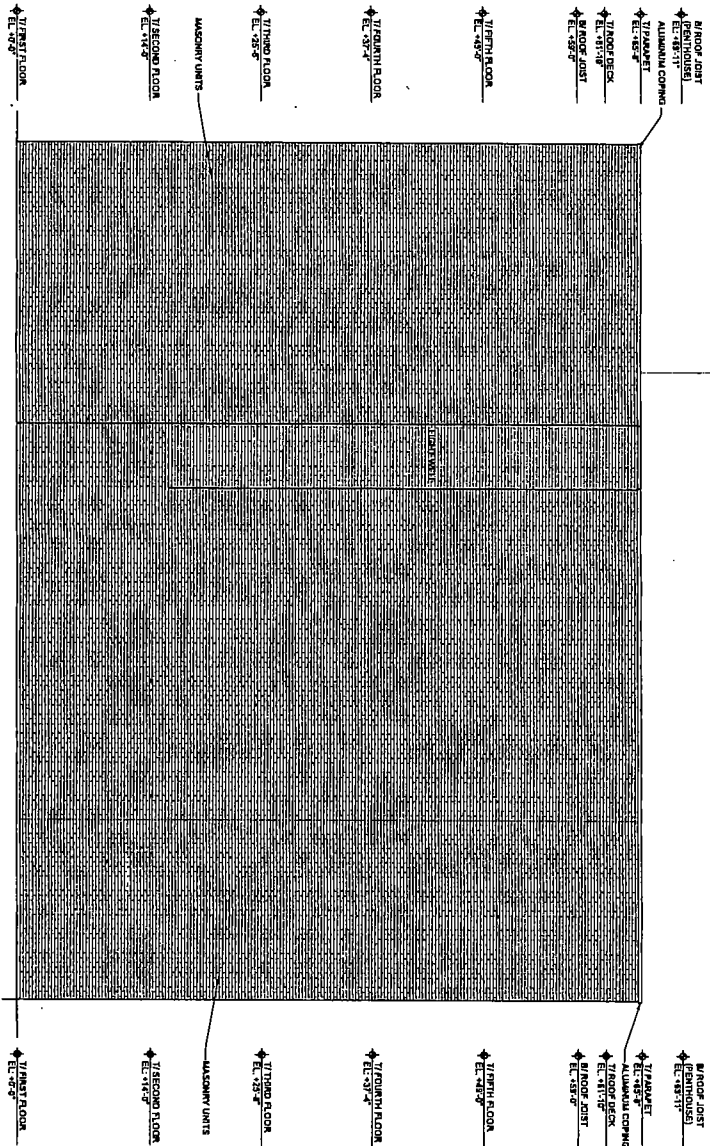
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X I O S ARCHITECTS AND CONSULTANTS
 200 N. LAUREL STREET
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P2.0

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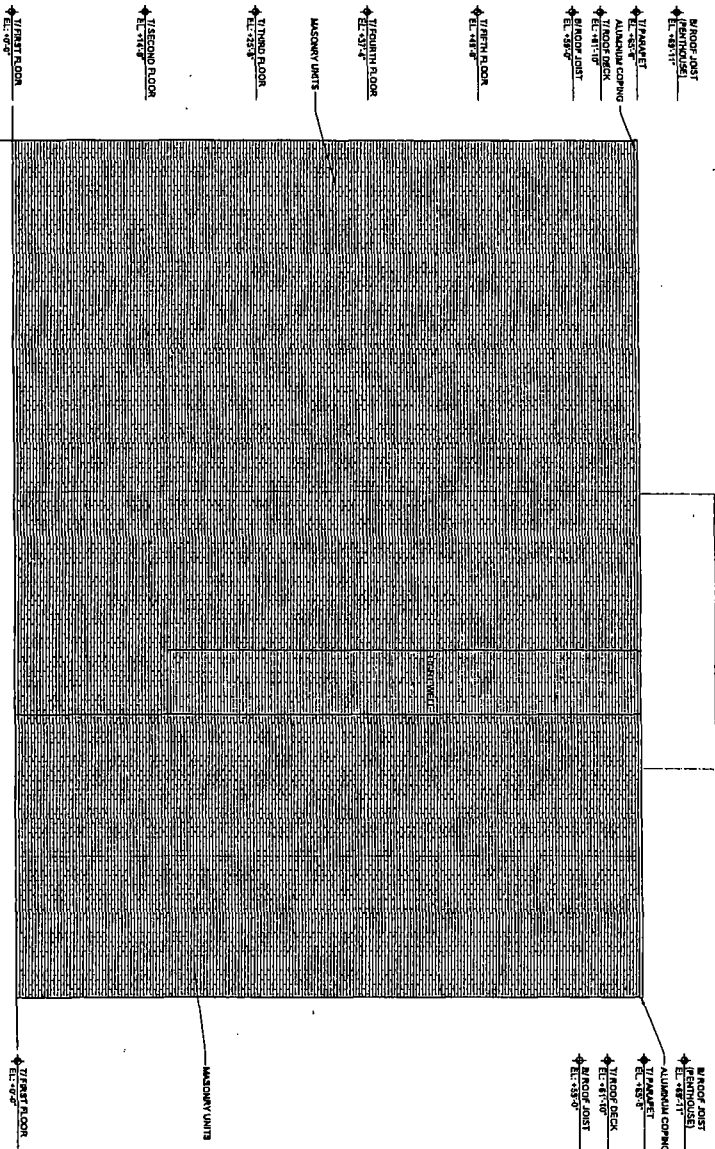
1 SOUTH ELEVATION
P2.1 SEE 207.12



X I O S ARCHITECTS AND CONSULTANTS
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P2.1

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1 NORTH ELEVATION
P2.2



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