



City of Chicago



SO2016-7298

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 10/5/2016 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-H at 1665-1667 N Milwaukee Ave - App No. 18975T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#1897571

INTRO. DATE:

OCT. 5, 2016

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map No. 5-H in the area bounded by:

A line 212.50 feet south of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; the public alley next northeast of North Milwaukee Avenue; a line 260.50 feet south of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; and North Milwaukee Avenue

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address: 1665-67 North Milwaukee Avenue

SUBSTITUTE NARRATIVE AND PLANS
1665-67 North Milwaukee Avenue
TYPE I REGULATIONS

Current Zoning: B3-3 Community Shopping District.
Proposed Zoning: B3-5 Community Shopping District.

Narrative: The subject property includes 4,823 square feet of land, and is currently a vacant lot. The Applicant proposes to construct a new mixed-use residential and retail building consisting of 32 residential efficiency units*, approximately 2,334 square feet of ground floor retail space, three automobile parking spaces*, 32 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches.*

FAR: 4.25
MLA: 150.72
FLOOR AREA: 20,498 square feet
Residential Efficiency Units: 32*
Height: 60 feet 6 inches*

Setbacks:

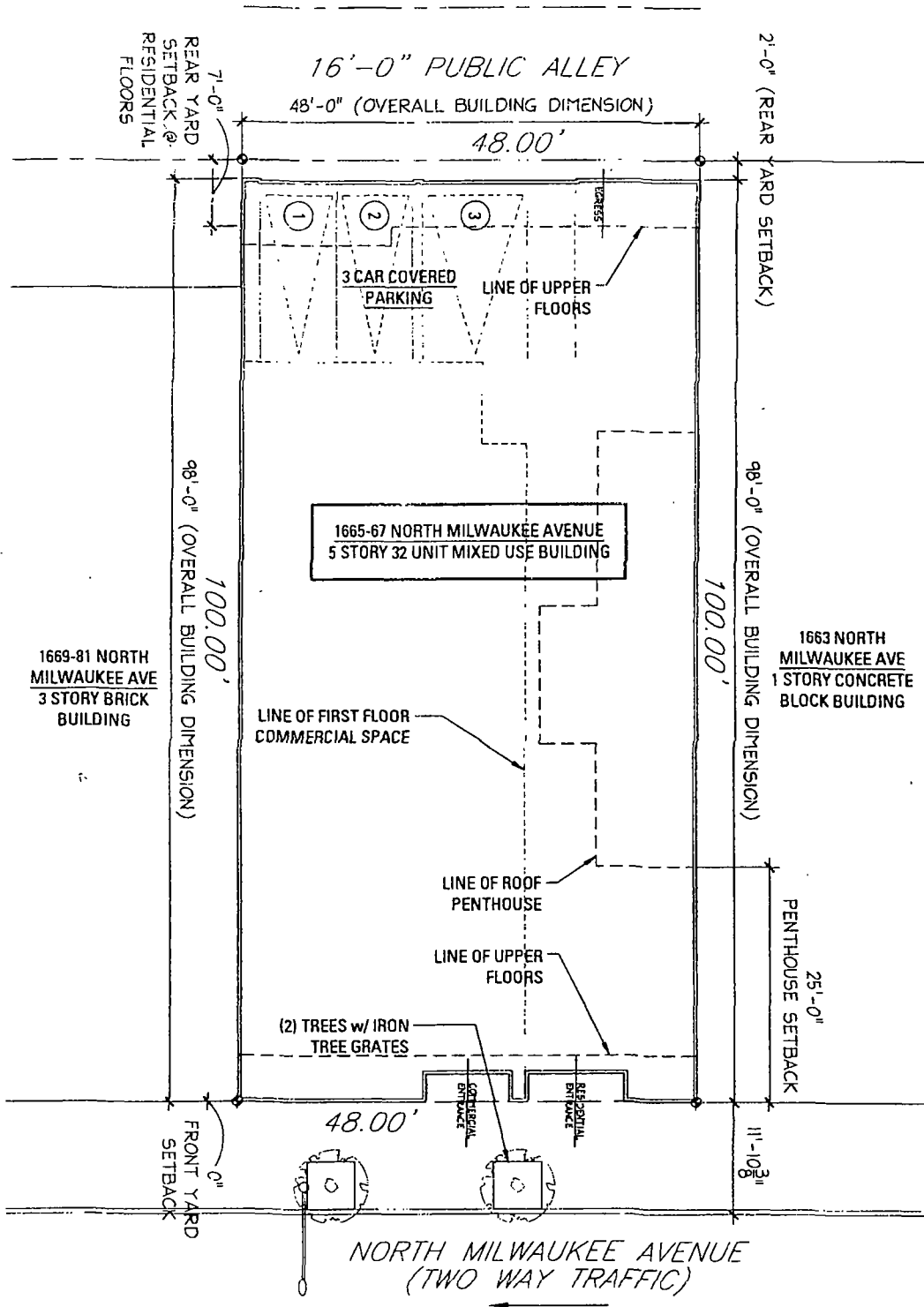
Front setback (Milwaukee Ave.) Line: 0 feet
Rear setback (alley) Line: 2 feet at grade; 7 feet on residential floors**
Southeast setback Line: 0 feet
Northwest Property Line: 0 feet

Automobile Parking Spaces: Three *
Bicycle Parking Spaces: 32
Loading Berth: None

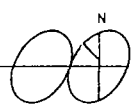
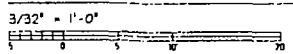
* Pursuant to TOD ordinance

** Applicant will seek a variation

FORM FOR PUBLICATION



SITE PLAN

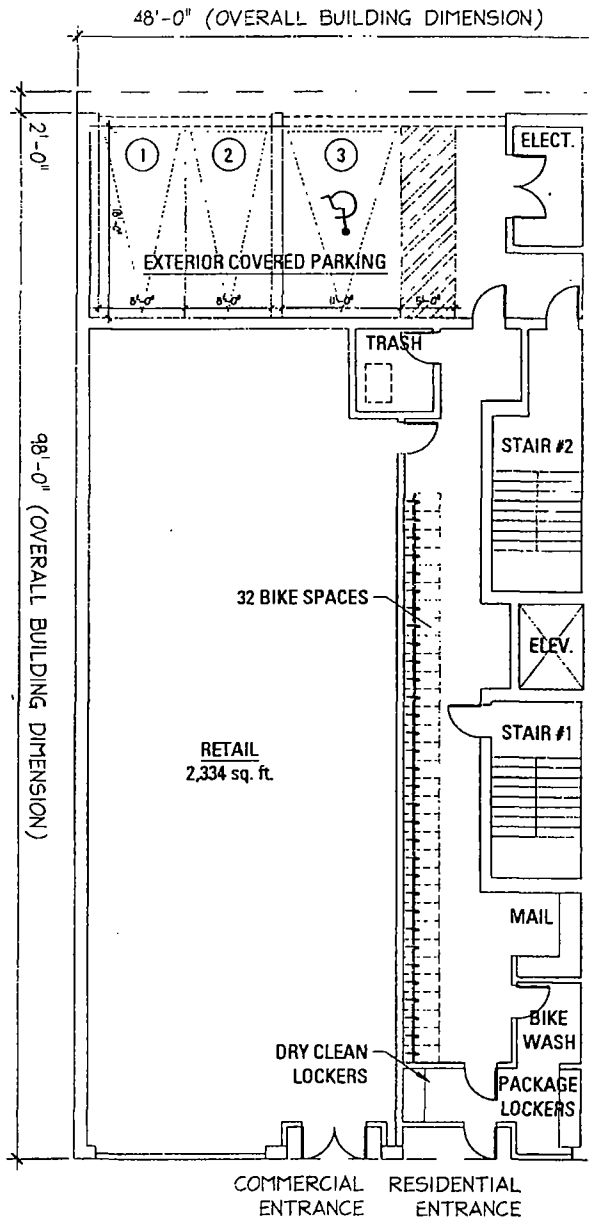


FINAL FOR PUBLICATION

JSa
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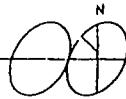
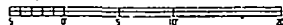
proj # 1975
 proj MIXED USE DEVELOPMENT
 NEW CONSTRUCTION
 1665 N MILWAUKEE AVE
 CHICAGO IL
 description *2007'S, SUBMIT FOR ZONING





FIRST FLOOR PLAN - 3,886 SF

3/32" = 1'-0"

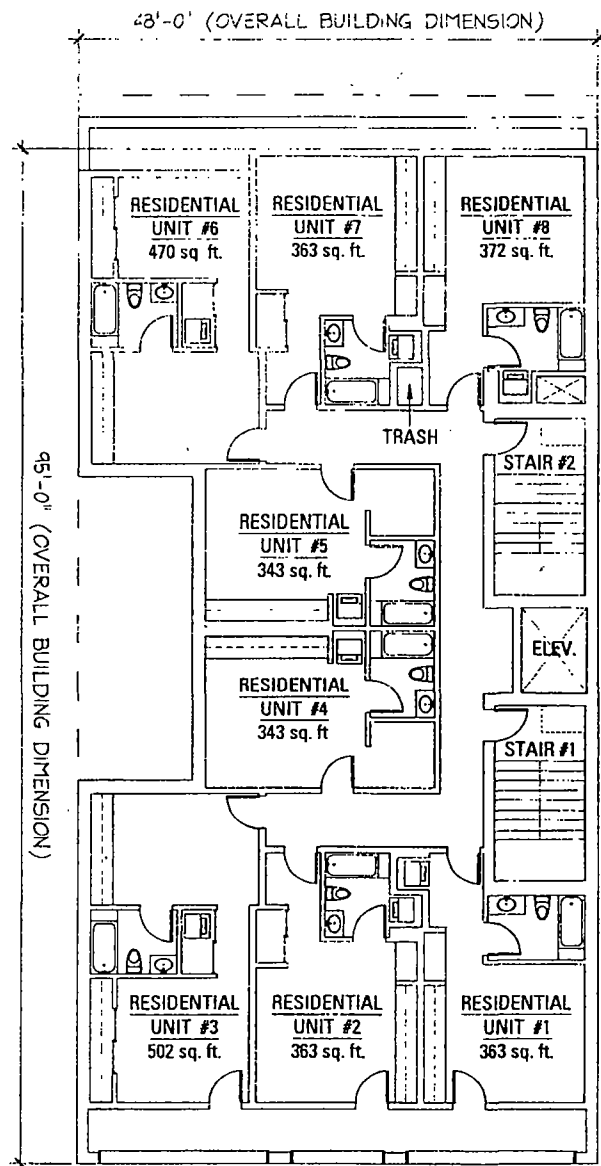


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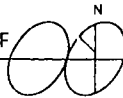
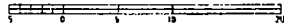
proj.# 1635
 proj. MIXED-USE DEVELOPMENT
 NEW CONSTRUCTION
 1868 N MILWAUKEE AVE
 CHICAGO IL
 description 12/02/18, issued by ZENBAG





TYPICAL 2ND-5TH FLOOR PLAN - 3,990 SF

3/32" = 1'-0"

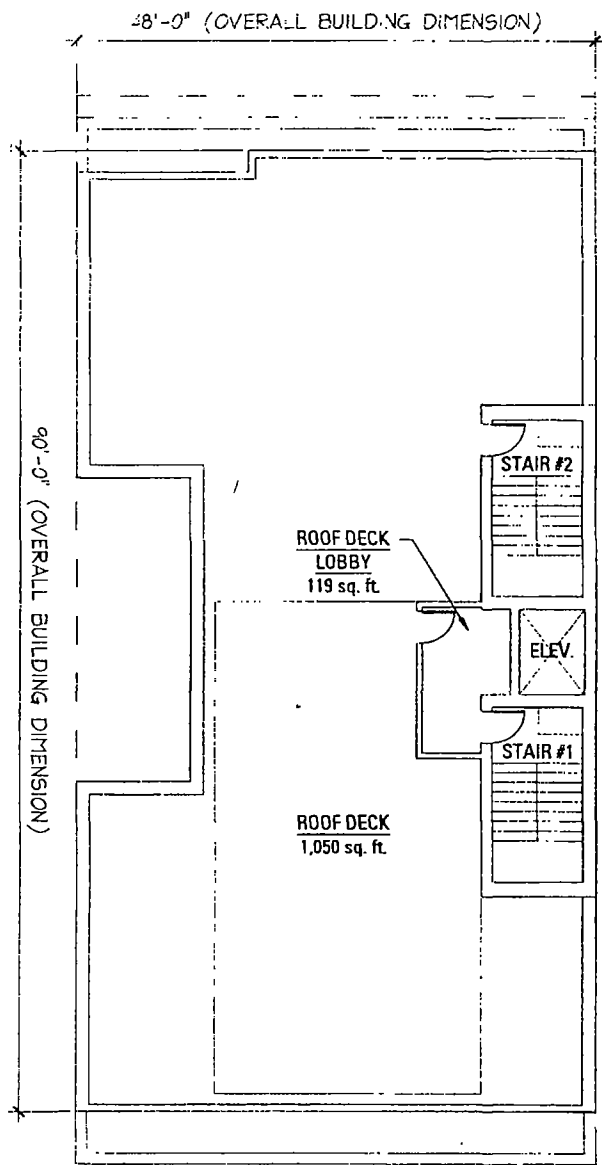


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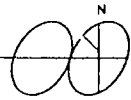
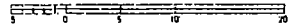
proj # 1825
proj. MIXED-USE DEVELOPMENT
NEW CONSTRUCTION
1845 N MILWAUKEE AVE
CHICAGO, IL
description 1:00/16, ISSUED FOR ZONING





ROOF PLAN - 575 SF

3/32" = 1'-0"

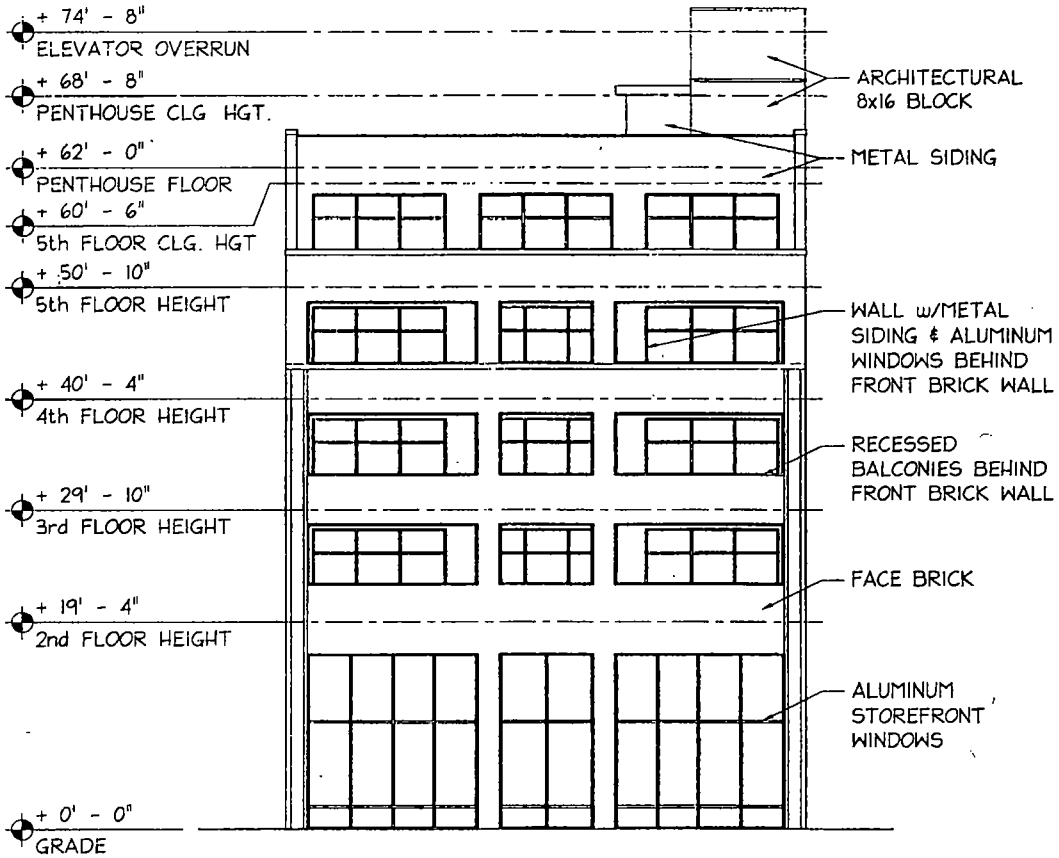


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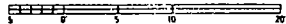
proj.# 1535
 proj. MIXED-USE DEVELOPMENT
 NEW CONSTRUCTION
 1626 N WALKER AVE
 CHICAGO, IL
 description 12/21/16 issued for ZONING





MILWAUKEE AVE ELEVATION

3/32" = 1'-0"



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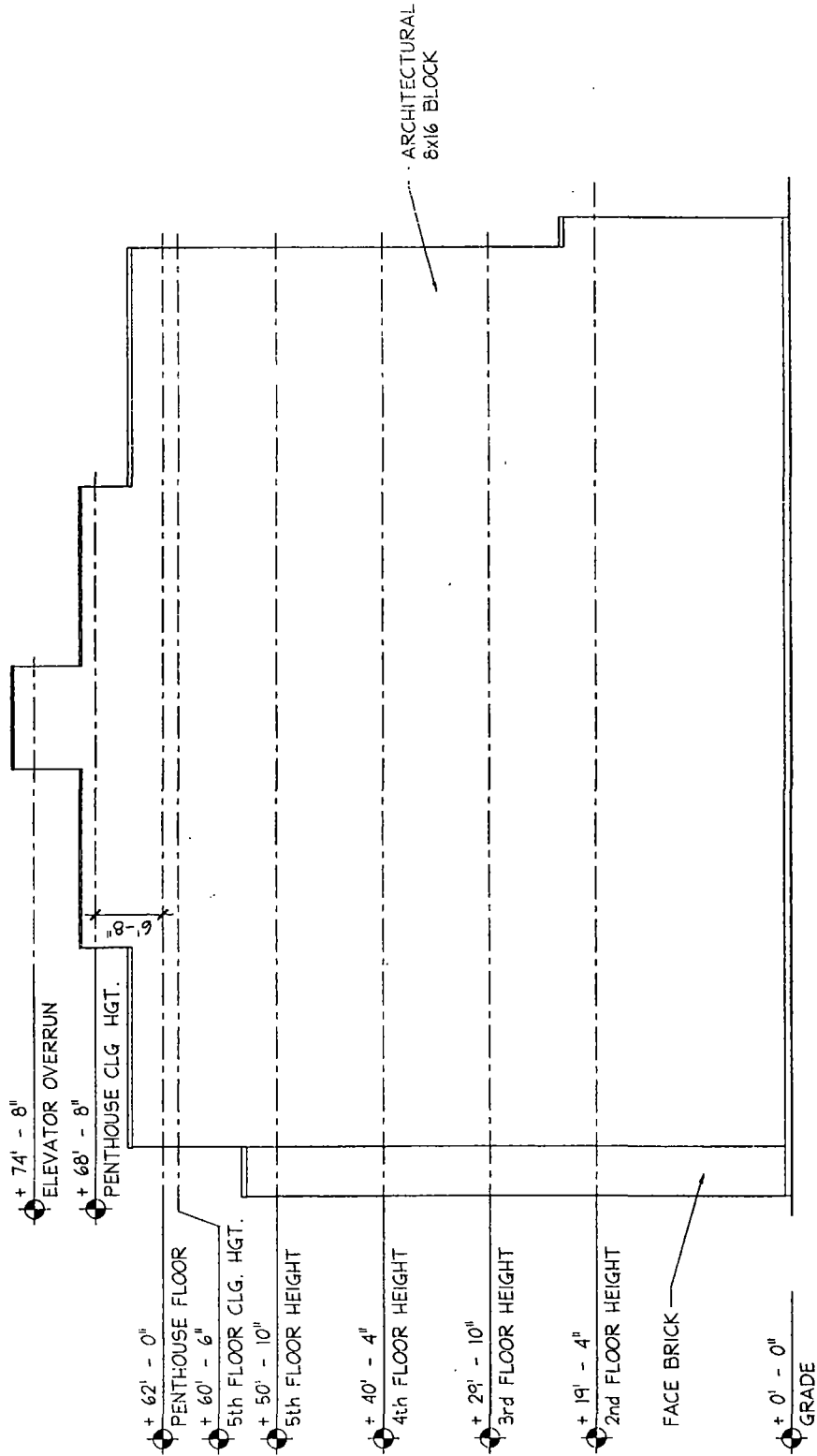
jSa
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proj # 1635
proj. MIXED-USE DEVELOPMENT
NEW CONSTRUCTION
1905 N MILWAUKEE AVE
CHICAGO, IL
description 1/22/15 prepared for JONING

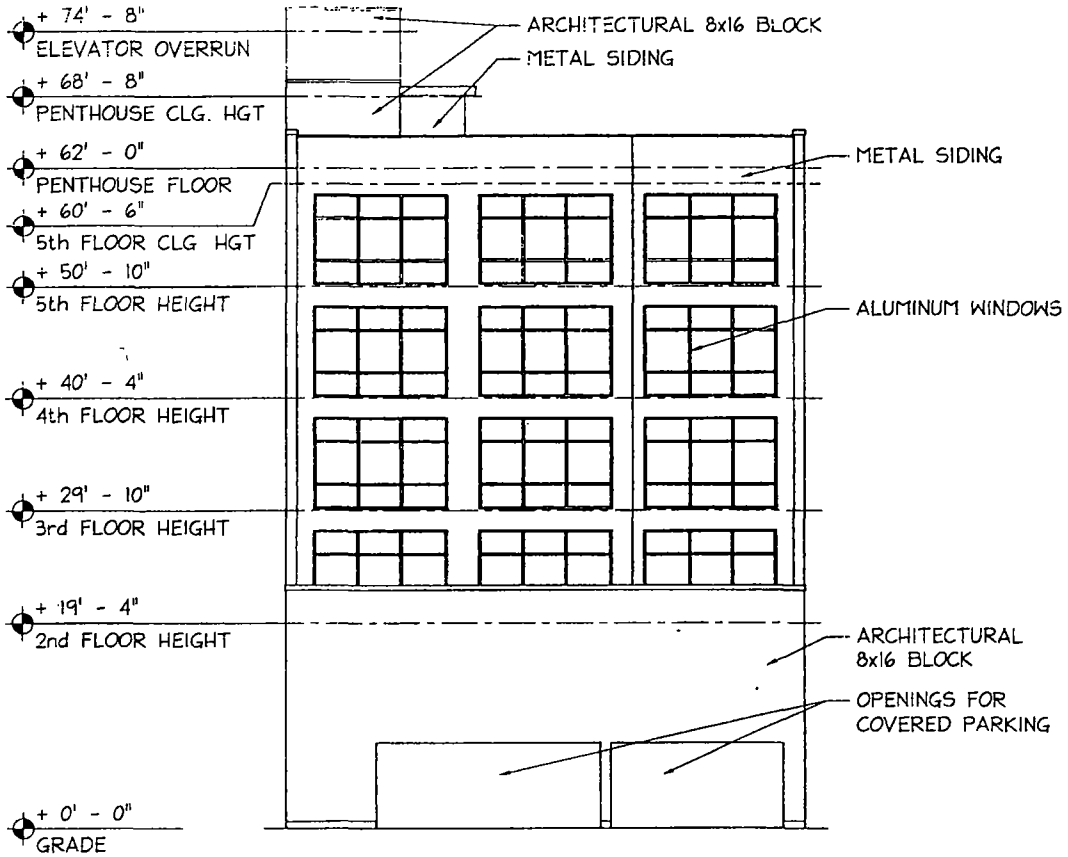


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proj.# 1835
 proj. MIXED-USE DEVELOPMENT
 NEW CONSTRUCTION
 1565 N WALWORTH AVE
 CHICAGO, IL
 description 1202/16 added by ZDMG



FINAL FOR PUBLICATION



NORTHEAST ELEVATION

3/32" = 1'-0"



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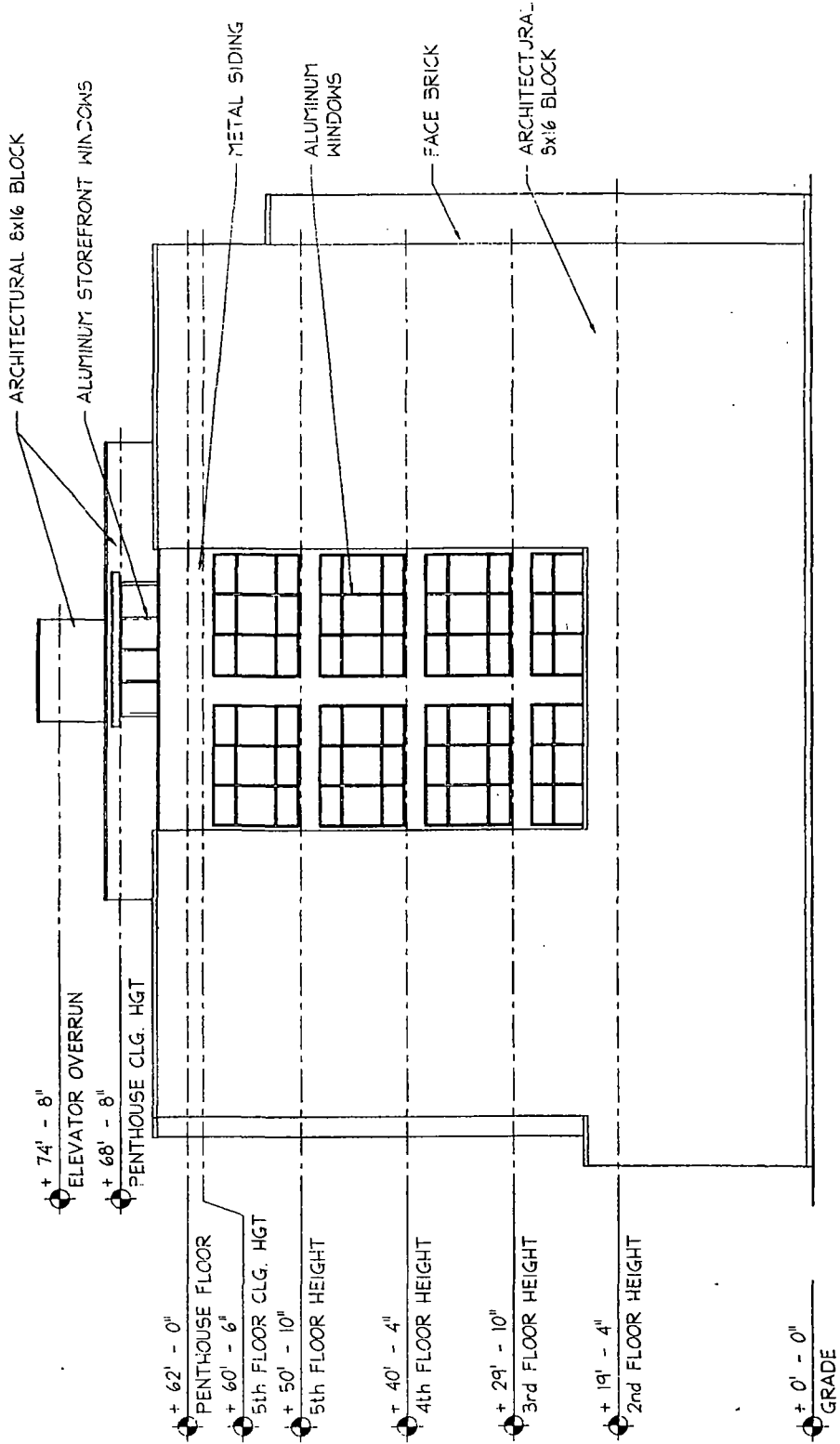
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proj # 1035
 proj MIXED-USE DEVELOPMENT
 NEW CONSTRUCTION
 1665 N MILWAUKEE AVE
 CHICAGO, IL
 description: 122275 CONCEPT ZONING



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proj.# 1035
 proj. MIXED USE DEVELOPMENT
 NEW CONSTRUCTION
 155 N MILWAUKEE AVE
 CHICAGO, IL
 description: 200716 15.0000 200716



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