



City of Chicago



SO2019-6873

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-I at 2418-2428 N Milwaukee Ave - App No. 20166T1
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 C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 7-I in the area bounded by

beginning at a line 259.40 feet northwest of the intersection of North Milwaukee Avenue and West Fullerton Avenue as measured at the southwest right-of-way of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 109.40 feet northwest of the intersection of North Milwaukee Avenue and West Fullerton Avenue as measured at the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; a line 121.60 feet west of the intersection of West Fullerton Avenue and North Milwaukee Avenue as measured at the north right-of-way line of West Fullerton Avenue and perpendicular thereto; West Fullerton Avenue; the easterly right-of-way line of the Chicago Transit Authority Elevated Tracks; and the alley next east of and parallel to North Sacramento Avenue,

to those of a C1-5 Neighborhood Commercial District and a corresponding use 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: 2418-2428 North Milwaukee Avenue

Final for Publication

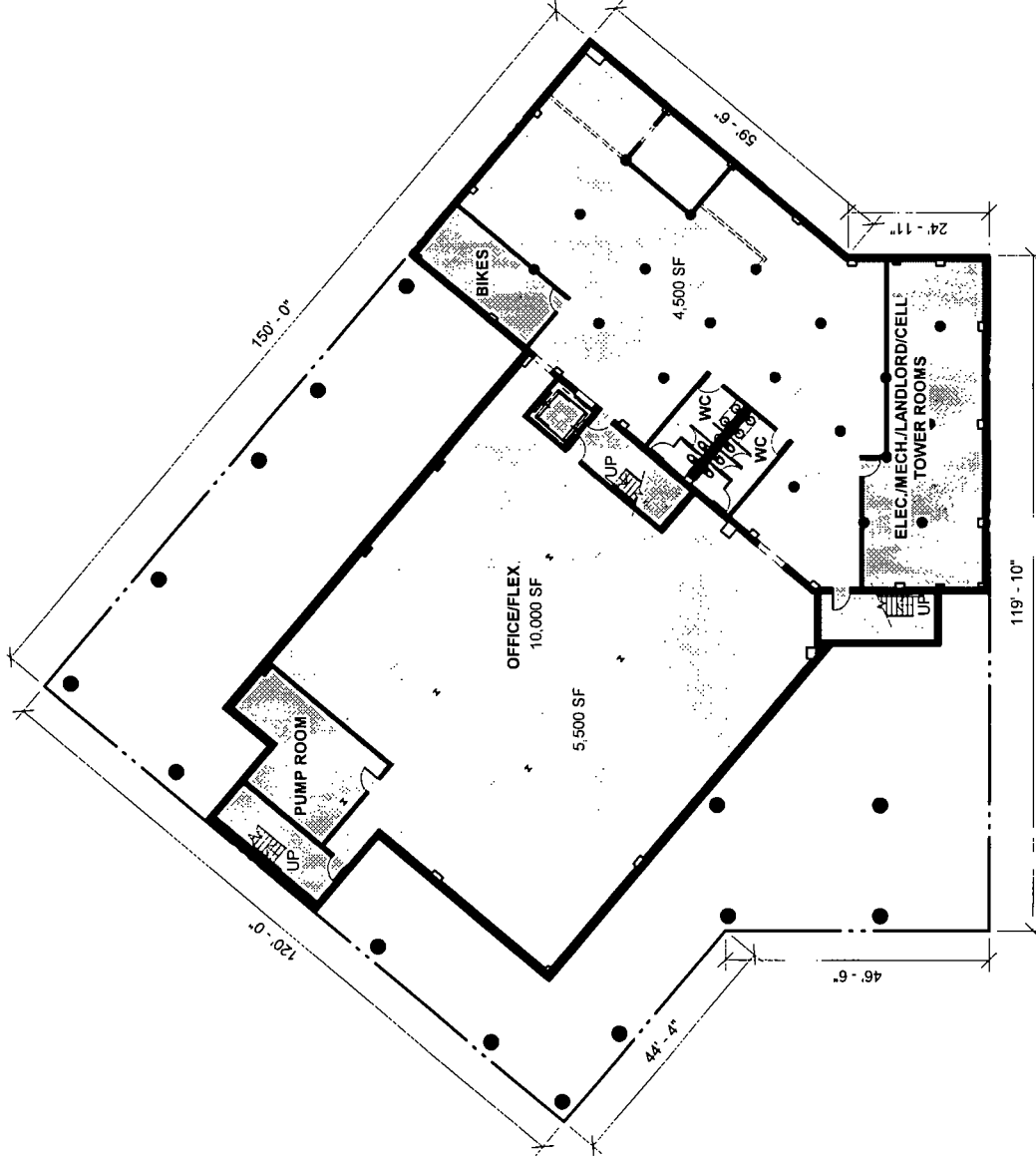
17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE & PLANS*
2418-2428 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 19,113 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Change* in order to allow for the rehabilitation and reuse of the existing five-story (with basement) industrial-storage building, as well as to permit the erection of a new five-story (with basement) lateral addition onto said building, at the subject site. The existing five-story storage building will be preserved, while the existing one-story commercial building will be razed, to allow for the proposed new improvements (addition). Upon completion, the newly rehabilitated and expanded building will contain occupiable space for retail, commercial and office uses – on and divided between the Lower Level (basement) thru 5th Floor. No residential units or uses are intended or proposed. The plan also calls for the provision of off-street parking, for sixteen (16) vehicles, within the interior of the 1st Floor. **[The subject property is located on a Pedestrian Street, within 2,640 linear feet of the entrance to the California CTA Train Station, and – therefore, the proposal qualifies for up to a 50% reduction in the required vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance – as of right.]* The existing building, with the proposed new addition, will be masonry in construction and will measure 66 feet-0 inches in height.

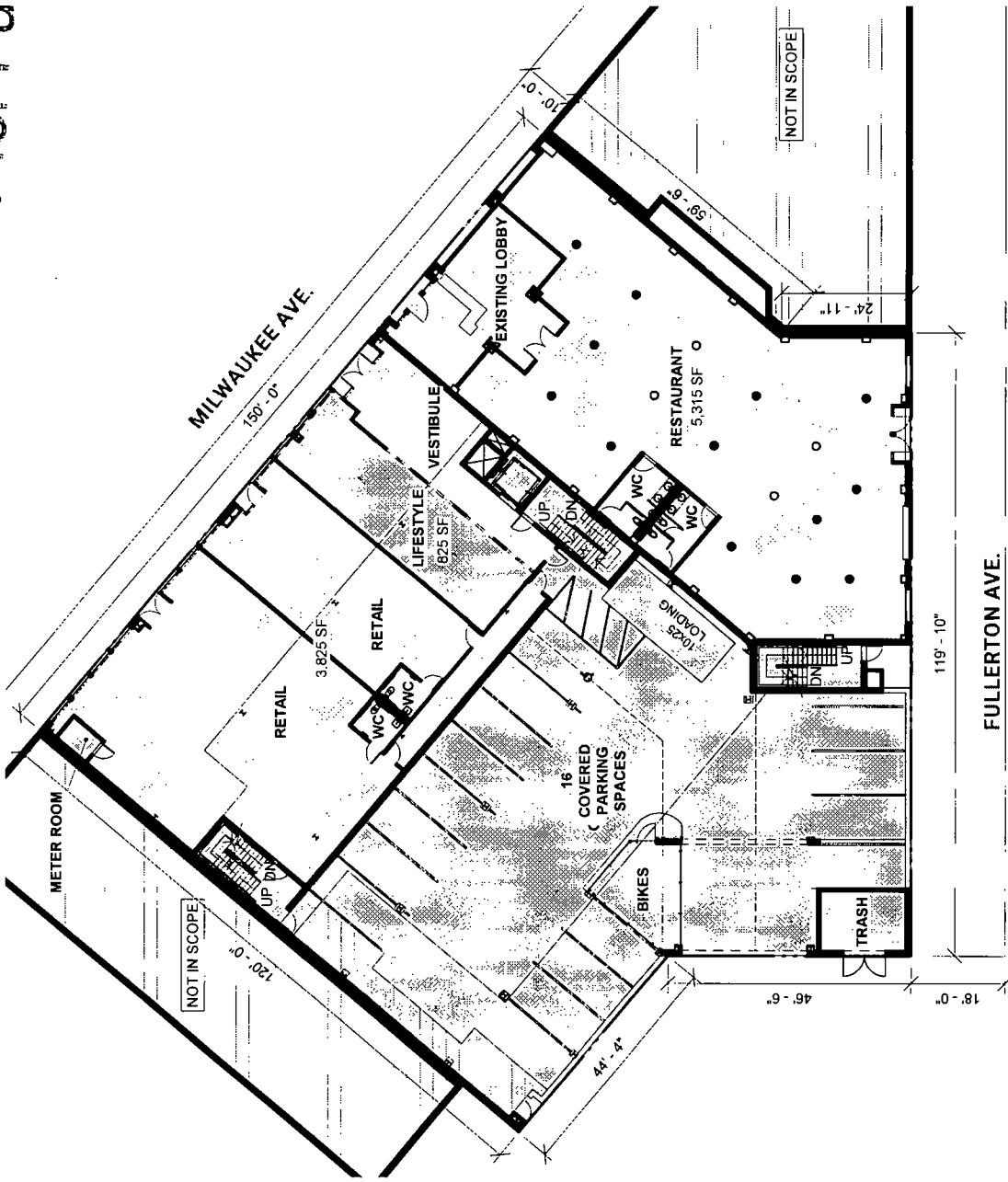
- (A) The Project's Floor Area Ratio: 79,868 square feet (4.18 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units are intended or proposed
- (C) The amount of off-street parking: 16 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
 - 66 feet-0 inches



BASEMENT FLOOR PLAN
3/64" = 1'-0"

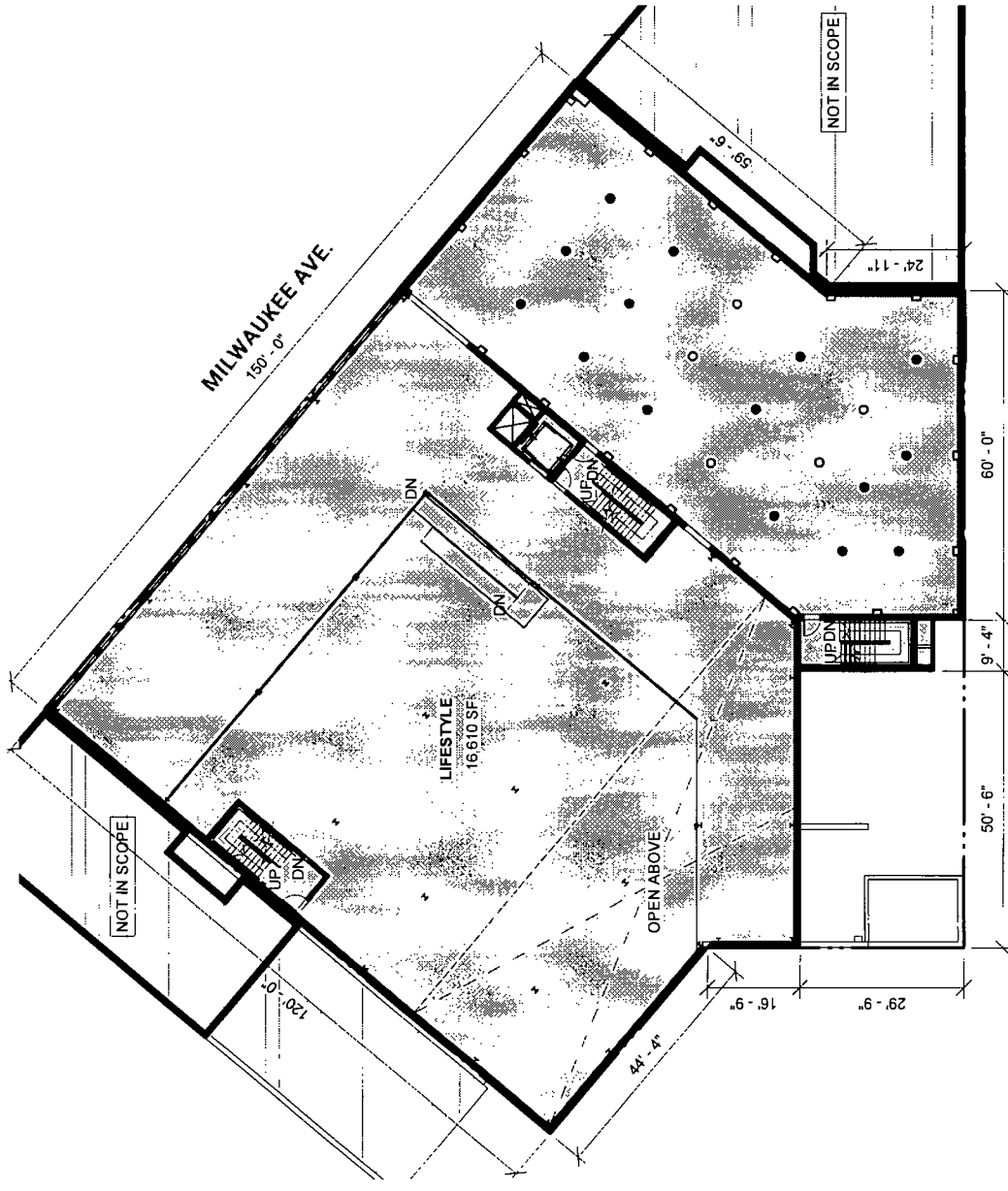
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GROUND FLOOR PLAN
3/64" = 1'-0"

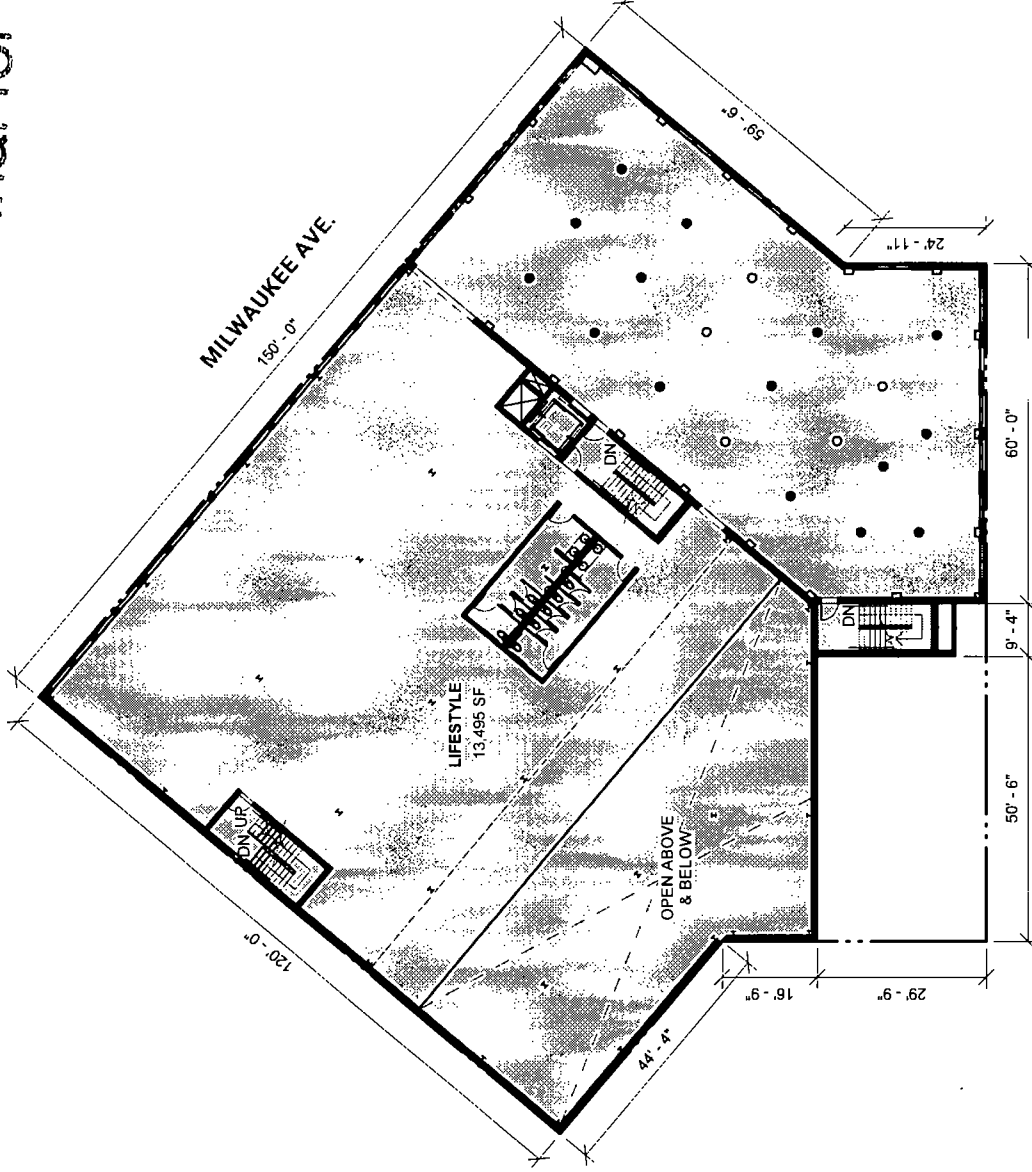
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SECOND FLOOR PLAN
3/64" = 1'-0"

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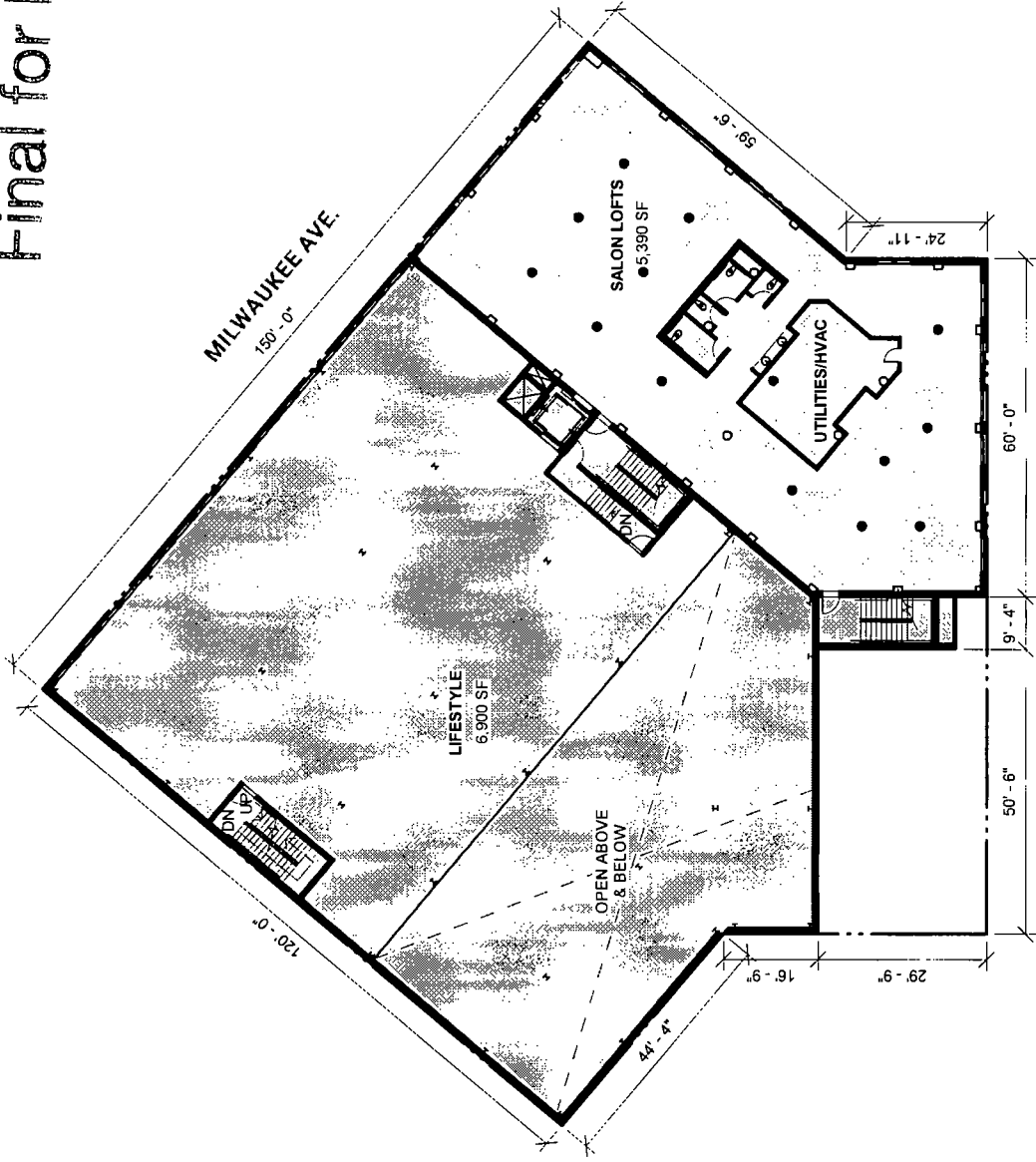
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THIRD FLOOR PLAN
3/64" = 1'-0"

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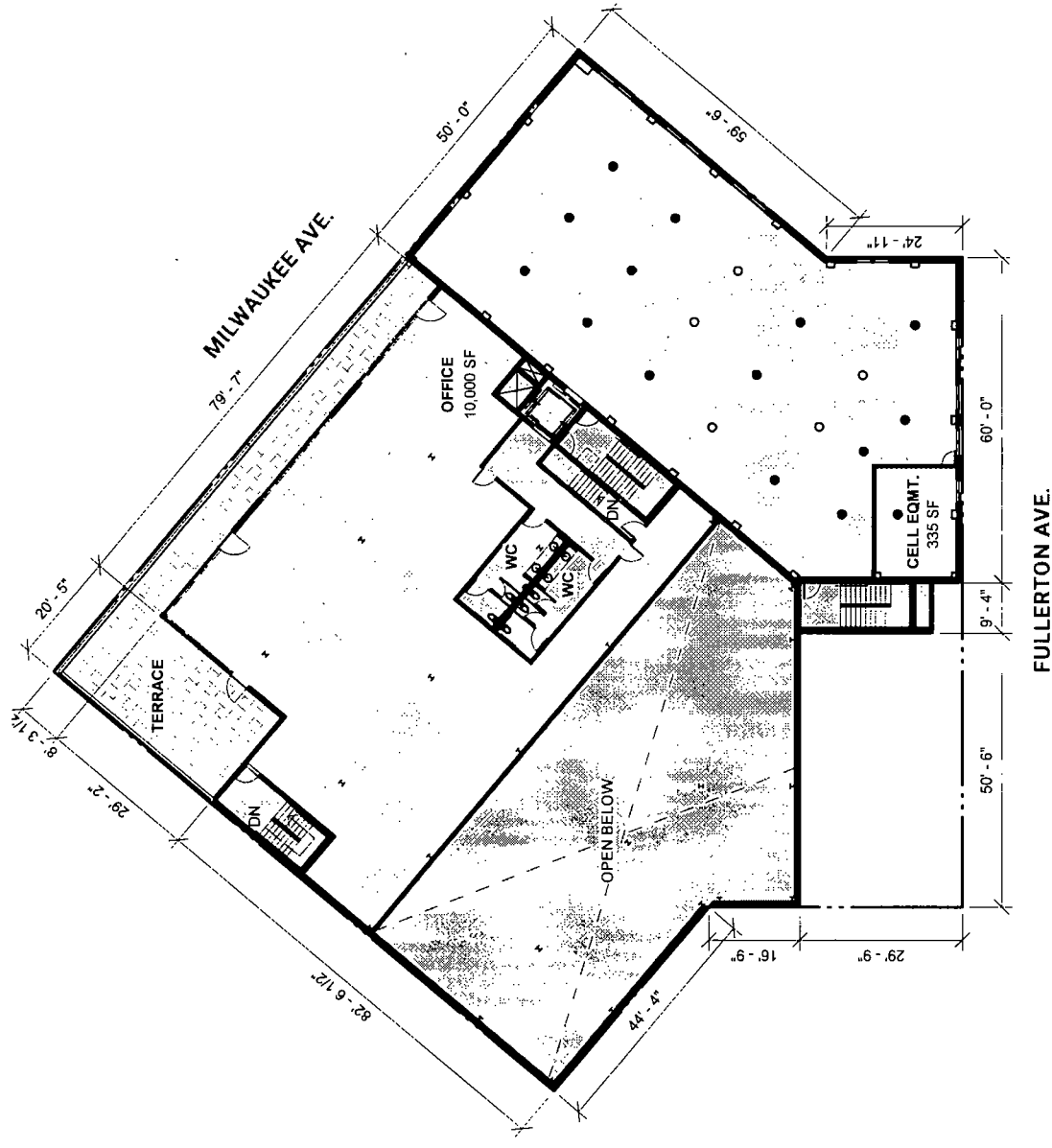
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NORTH
FOURTH FLOOR PLAN
3/64" = 1'-0"

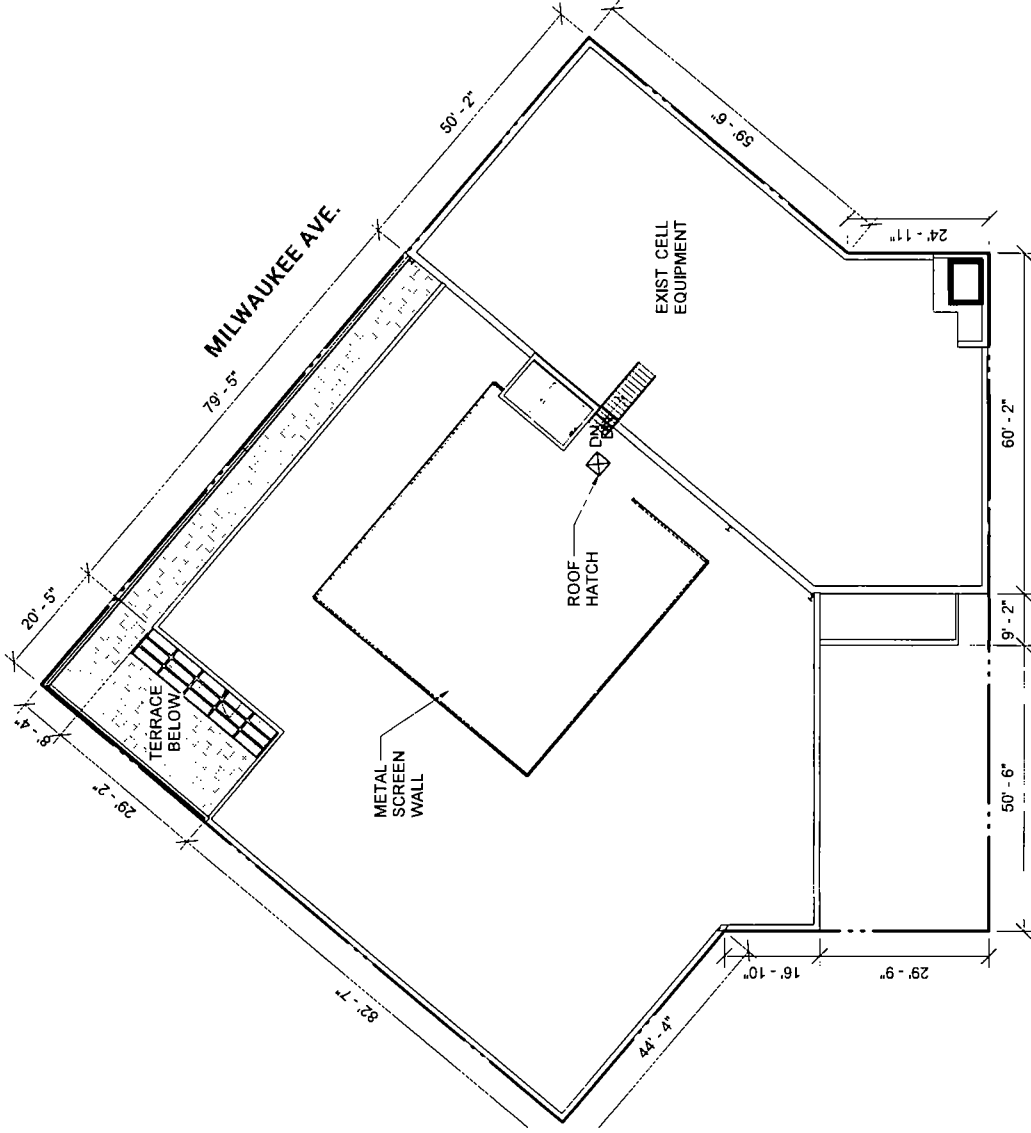
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NORTH 
FIFTH FLOOR PLAN
 3/64" = 1'-0"
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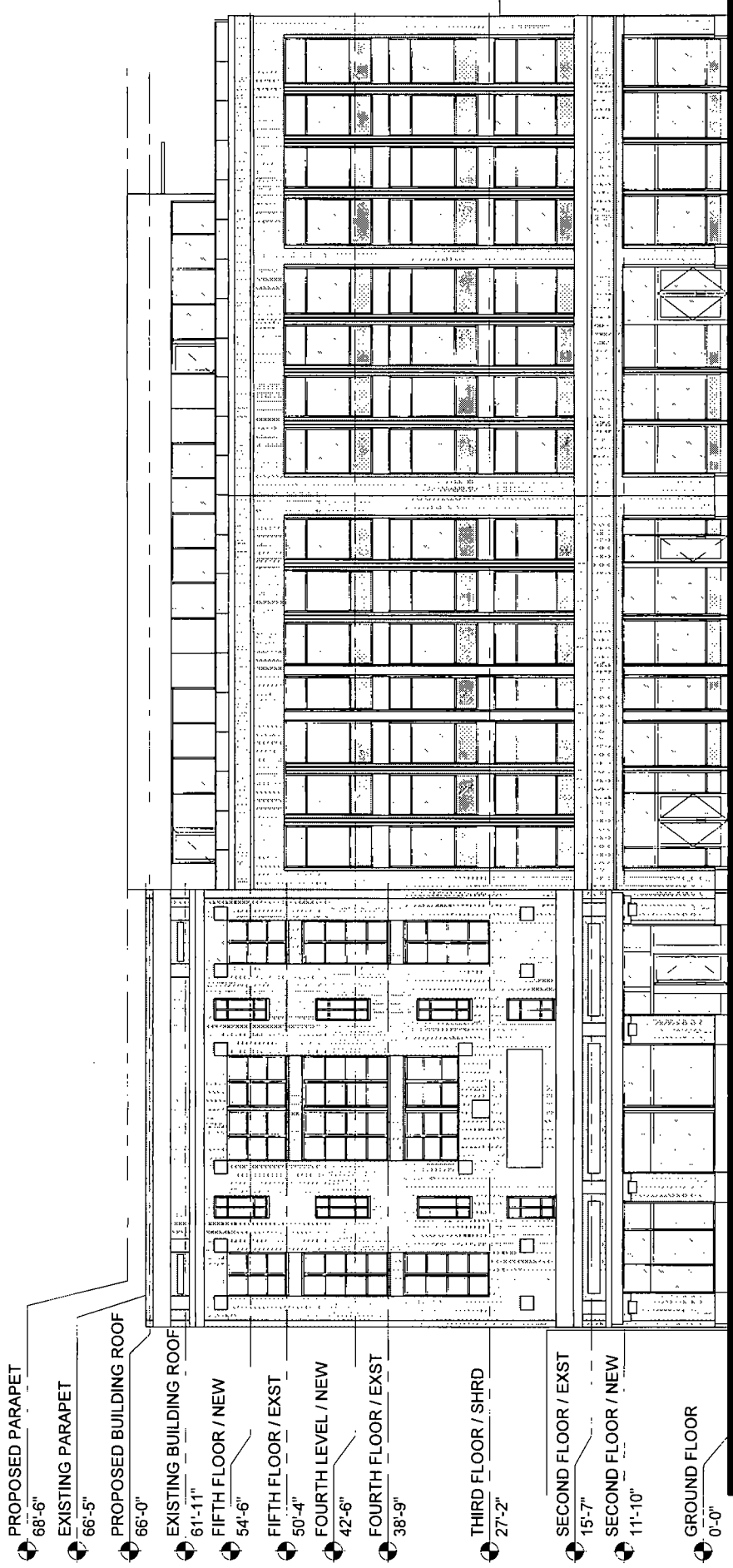


NORTH

ROOF PLAN
3/64" = 1'-0"

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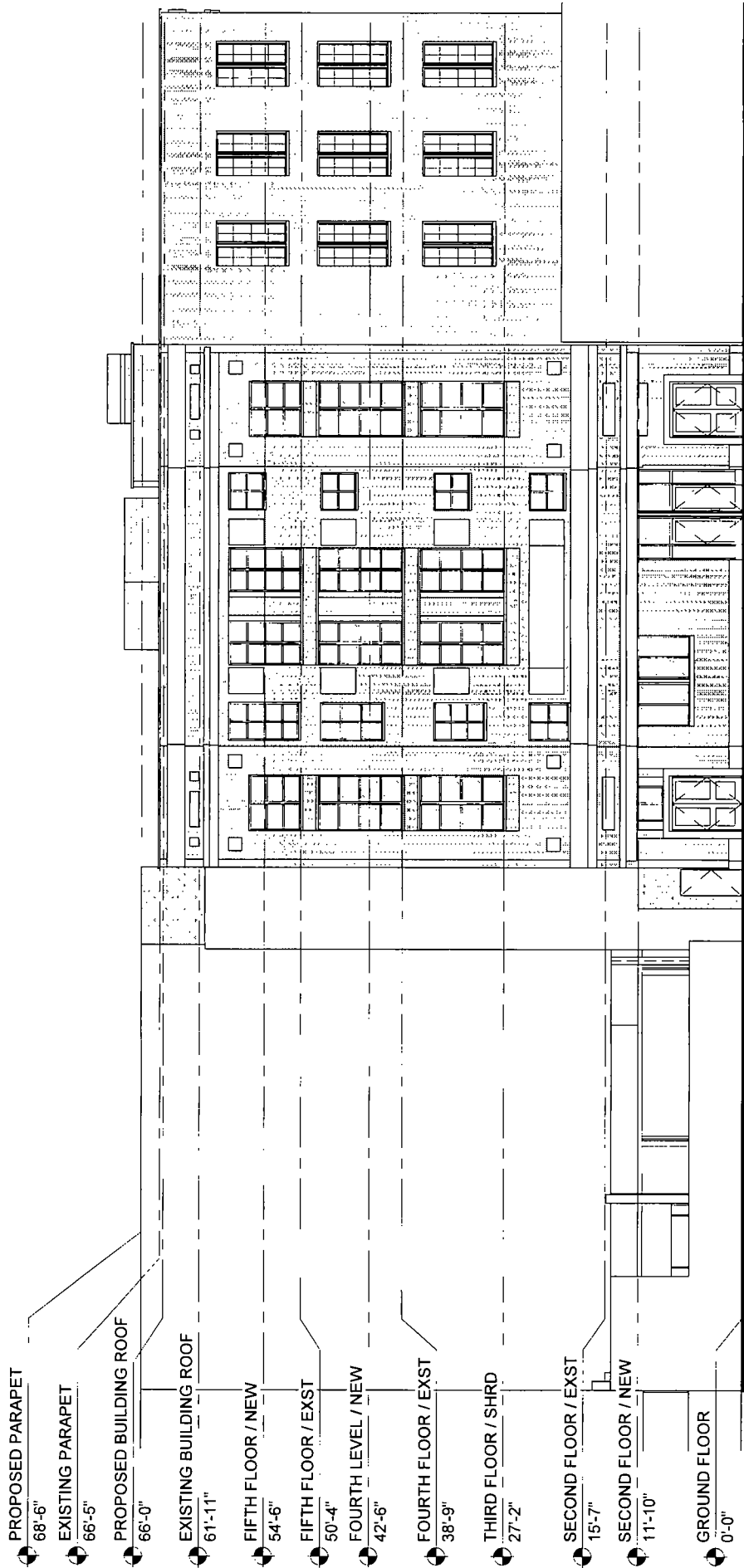


- PROPOSED PARAPET 68'-6"
- EXISTING PARAPET 66'-5"
- PROPOSED BUILDING ROOF 66'-0"
- EXISTING BUILDING ROOF 61'-11"
- FIFTH FLOOR / NEW 54'-6"
- FIFTH FLOOR / EXST 50'-4"
- FOURTH LEVEL / NEW 42'-6"
- FOURTH FLOOR / EXST 38'-9"
- THIRD FLOOR / SHRD 27'-2"
- SECOND FLOOR / EXST 15'-7"
- SECOND FLOOR / NEW 11'-10"
- GROUND FLOOR 0'-0"

MILWAUKEE ELEVATION

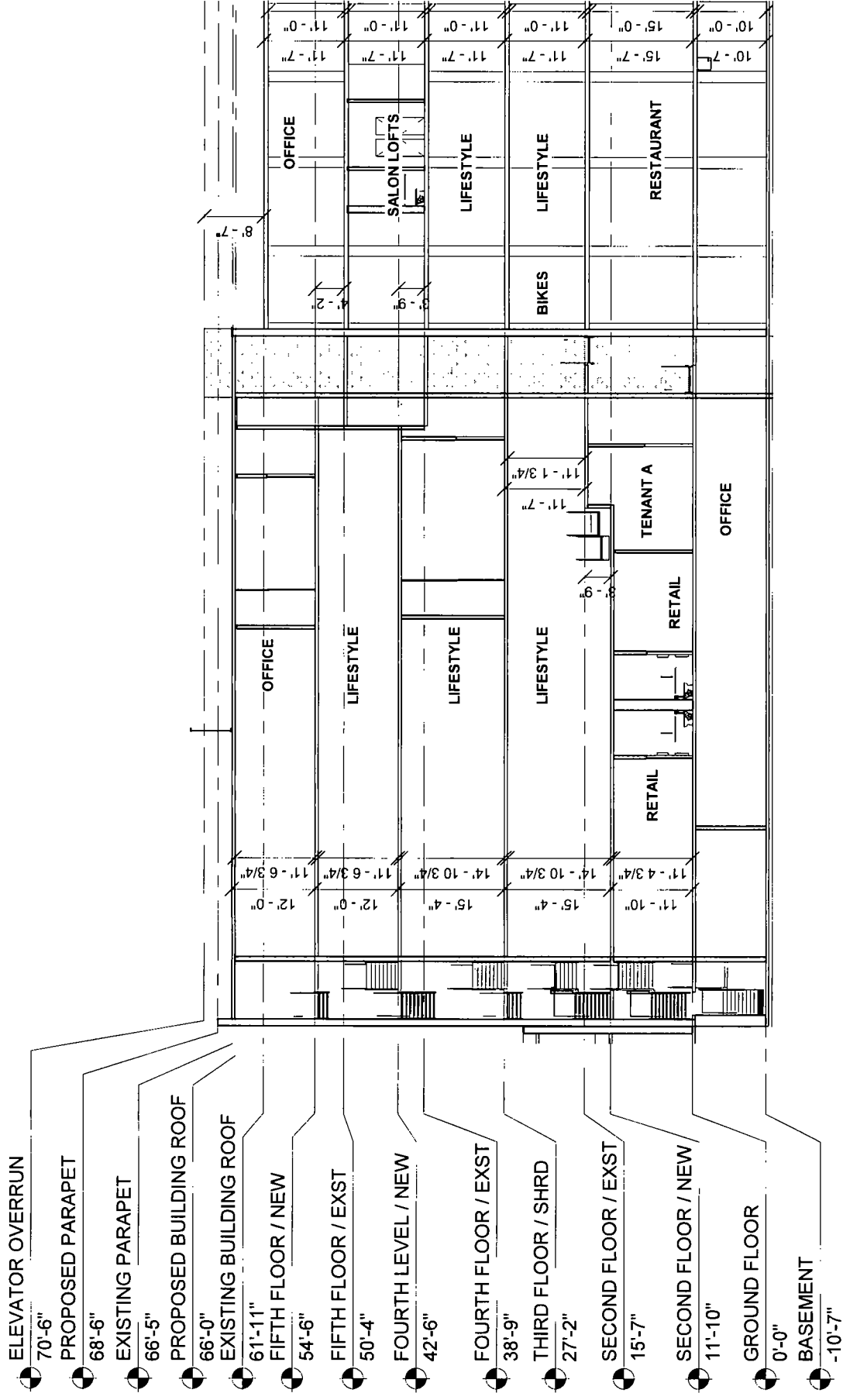
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FULLERTON ELEVATION
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