



City of Chicago



O2022-1176

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/27/2022

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 11-L at 4415 N Milwaukee Ave - App No. 21017T1

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

FINAL FOR PUBLICATION

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 and indications as shown on Map No. 11-L in the area bounded by

The public alley next northeast of and parallel to North Milwaukee Avenue; a line 205.30 feet southwest of West Agatite Avenue as measured along the northeast line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; and a line 105.30 feet southwest of West Agatite Avenue as measured along the northeast line of North Milwaukee Avenue and perpendicular thereto

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 4415 North Milwaukee Avenue

PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
4415 N. MILWAUKEE

B3-2 Community Shopping District and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District.

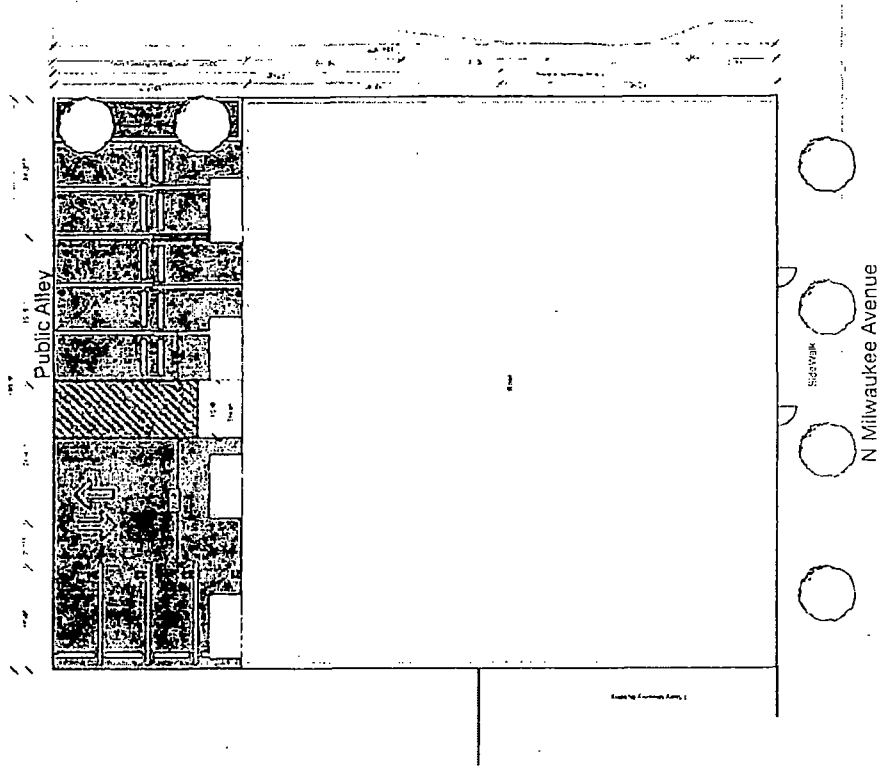
The purpose of the rezoning is to construct a mixed-use building containing 24 dwelling units with 8 indoor parking spaces and 16 outdoor parking spaces on a vacant lot. There will be 3,601 square feet of commercial space. The height of the building will be 52'10".

	PROPOSED
Lot Area	12,500 SF
Density - MLA	520
Off Street Parking	24
Rear Setback	33 feet, 6 inches
Side (West) Setback	0 feet
Side (East) Setback	0 feet
Front Setback	0 foot
FAR	2.50
Building Height	52 feet 10 inches

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4415 N Milwaukee
4415 N Milwaukee
Chicago, IL

Site Plan
Scale: 1" = 20'



Site Plan NEW
SCALE: 1" = 20'

FIRST WESTERN
PROPERTIES
First Western Properties
www.firstwesternproperties.com



Pappageorge Haymes Partners
www.pappageorgehaymes.com

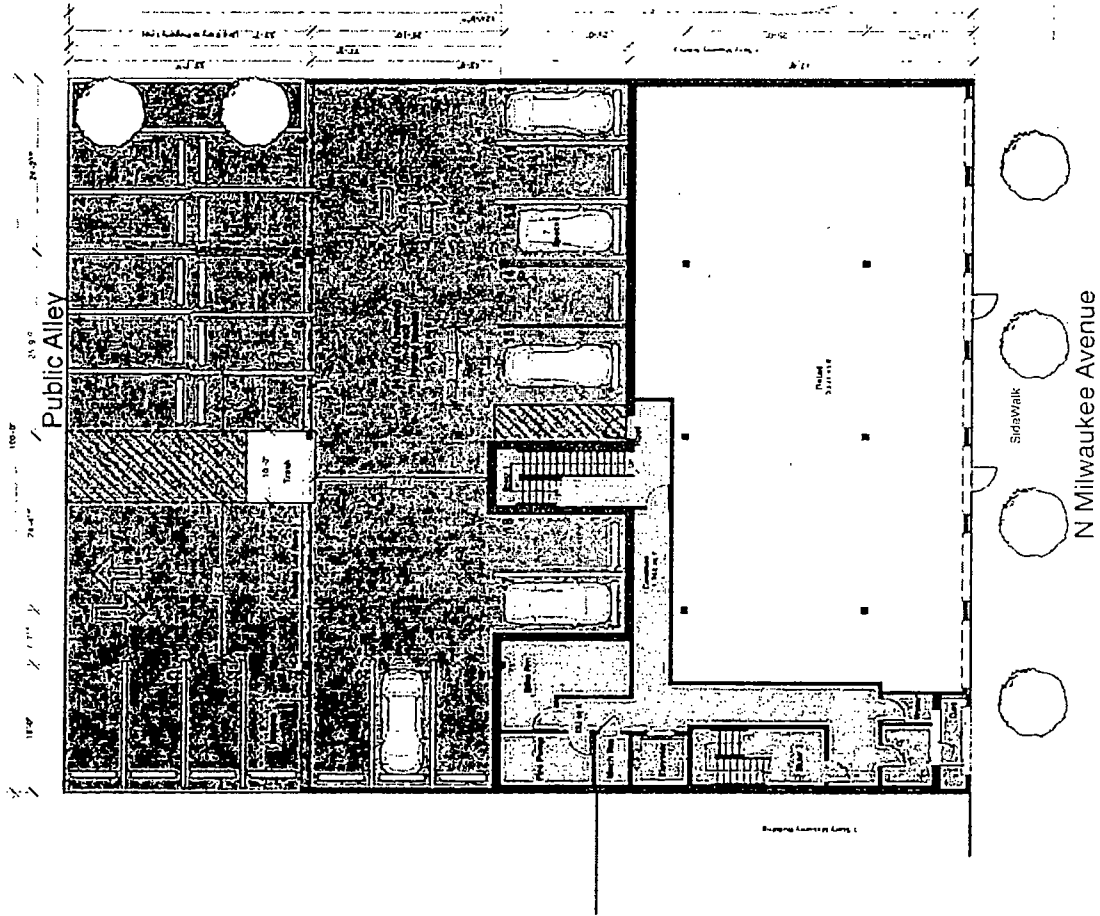
PH 1180

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4415 N Milwaukee
Milwaukee
Chicago, IL

First Floor Plan
Scale: 1/16" = 1'-0"



FIRST WESTERN
PROPERTIES

First Western Properties
A Division of



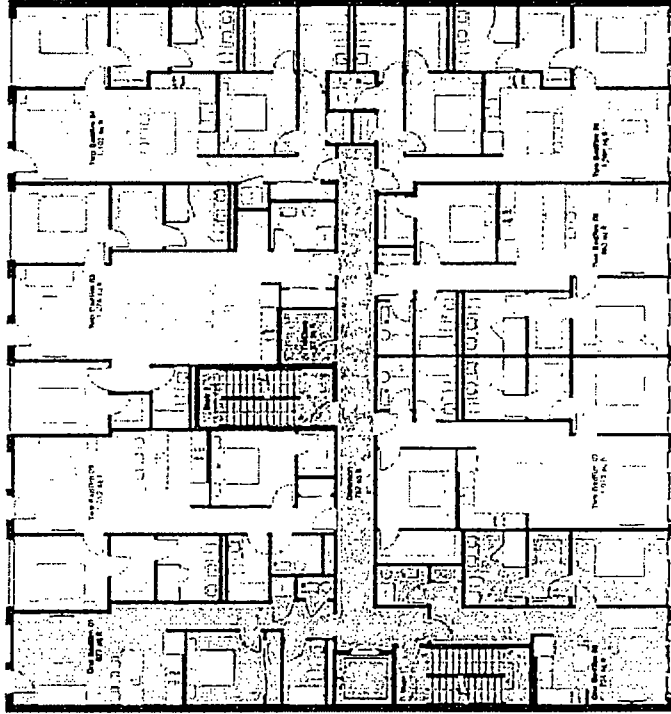
Papageorge Haymes Partners
Architects

5050 N
Milwaukee

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4415 N Milwaukee
4415 N Milwaukee
Chicago, IL

Typical Floor Plan
Scale: 1/8" = 1'-0"



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PROPERTIES

First Western Properties
Chicago, IL



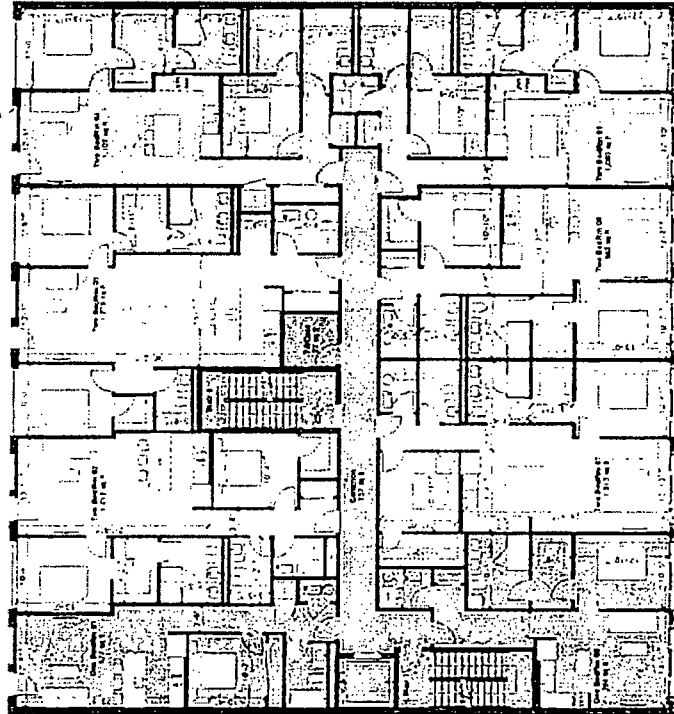
Pappageorge Haynes Partners
www.pappageorgehaynes.com

Architect
Pappageorge Haynes Partners
Chicago, IL

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4415 N Milwaukee
4415 N Milwaukee
Chicago, IL

Typical Floor Plan Dimension
5'-0" x 10'-0" x 10'-0"



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PROPERTIES

F.W. Properties
Chicago, IL



PAPPAGEORGE
HAYMES

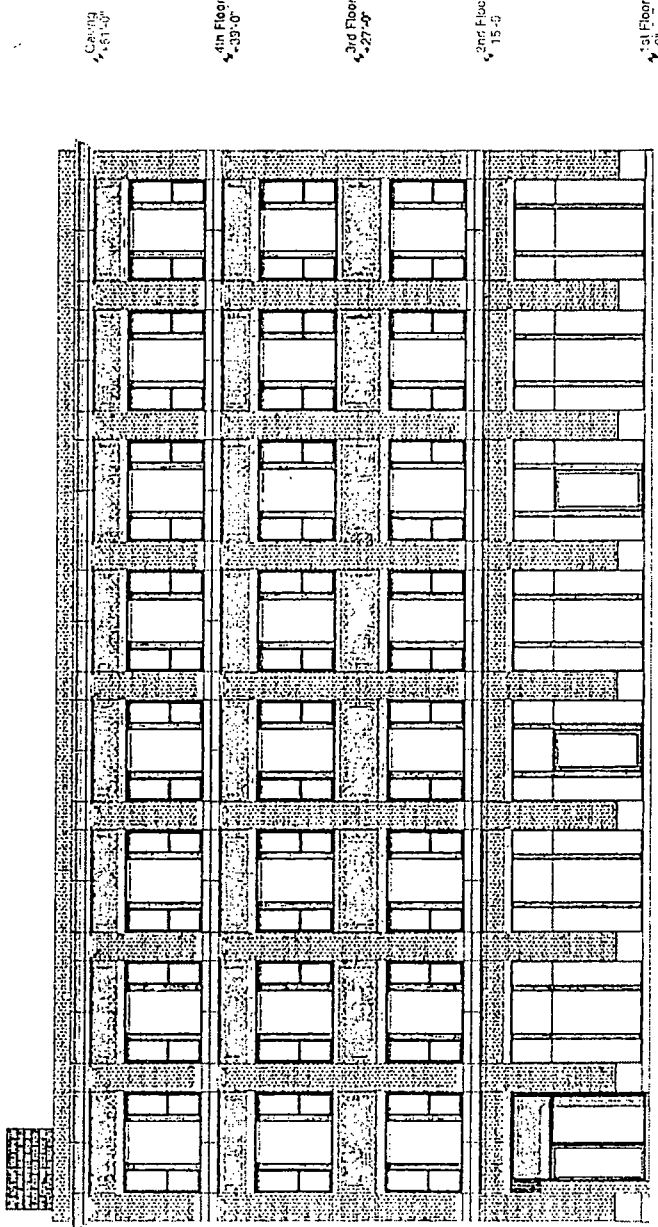
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10/20/07
04/11/07

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4415 N Milwaukee
4415 N Milwaukee
Chicago, IL

East Elevation
Scale: 3/32" = 1'-0"



1 East Elevation
SCALE: 3/32" = 1'-0"
0 6' 10' 24'

FIRST WESTERN PROPERTIES
FIRST WESTERN PROPERTIES
360 S. LA SALLE ST.
CHICAGO, IL 60604



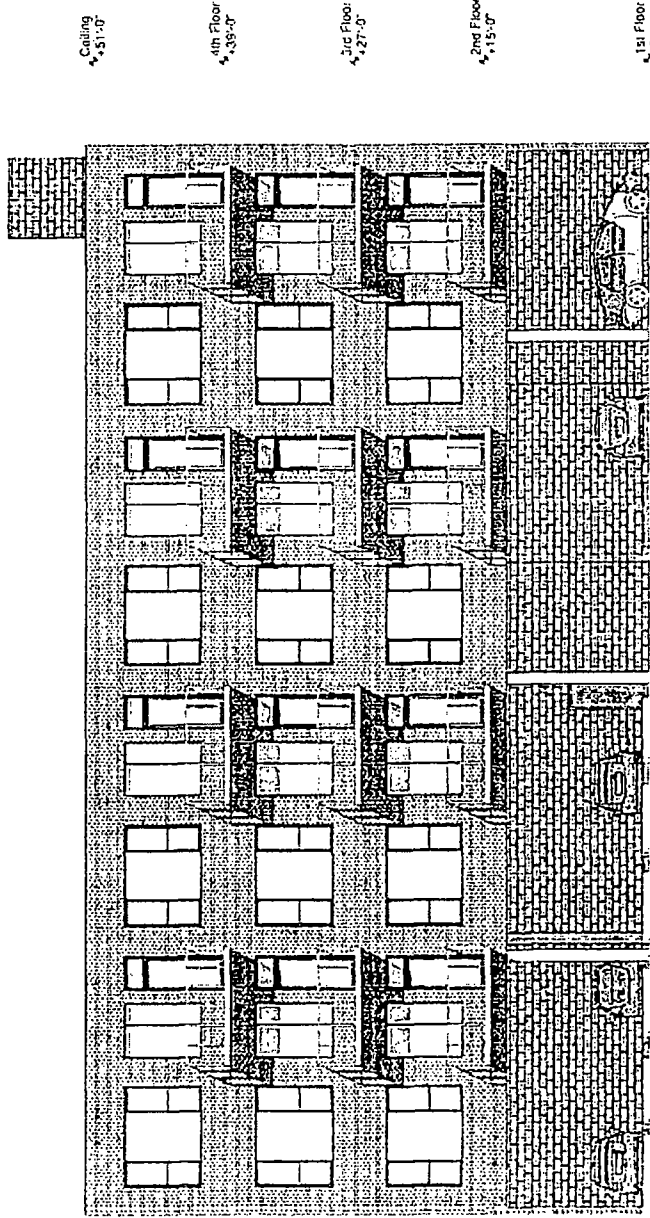
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444 N. LA SALLE ST.
CHICAGO, IL 60610

DATE: 11/14/11
BY: JLD

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4415 N Milwaukee
4415 N Milwaukee
Chicago, IL

West Elevation
3.26.23
PH 1100



Ceiling
+51'-0"

4th Floor
+39'-0"

3rd Floor
+27'-0"

2nd Floor
+15'-0"

1st Floor
+0'-0"

1 West Elevation



FIRST WESTERN
PROPERTIES

2331 Western Properties
Suite 200



Pappageorge Haymes Partners
1200 North Dearborn Street
Chicago, IL 60610

3.26.23
PH 1100