



City of Chicago



O2019-9341

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/18/2019
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 5-H at 1891 N Milwaukee Ave - App No. 20290T1
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 the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-H in the area bounded by

The alley next northeast of and parallel to North Milwaukee Avenue; a line 248 feet northwest of the intersection of North Oakley Avenue and North Milwaukee Avenue as measured at the northeast right-of-line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; and a line 314 feet northwest of the intersection of North Oakley Avenue and North Milwaukee Avenue as measured at the northeast right-of-way line of North Milwaukee Avenue and perpendicular thereto,

to those of a B1-1 Neighborhood Shopping District.

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

Common address of property: 1891 North Milwaukee Avenue

17-13-0303-C (1) Narrative Zoning Analysis

1887-1891 North Milwaukee Avenue, Chicago, Illinois

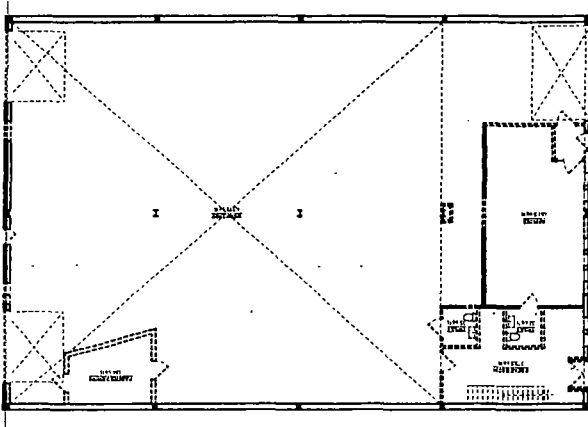
Proposed Zoning: B1-1 Neighborhood Shopping District

Lot Area: 6,600 square feet

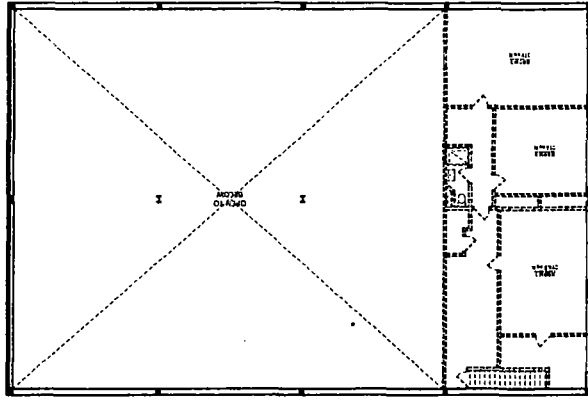
Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the location and establishment of a children's *day care facility*, within the existing two-story building, at the subject site. Although the proposal calls for the establishment of an outdoor recreational area, at and above the roof of the existing building, the plan does not call for the physical expansion of the exterior footprint or envelope of the existing building. There is, and will remain, no (zero) off-street vehicular parking, at the site. **[The subject property is located within 1,320 linear feet of the entrance to the Western/Milwaukee CTA Train Station, and – therefore, the proposal qualifies for up to a 100% reduction in the required vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance.]* The existing building is masonry in construction and measures 21 feet-0 inches (approximately) in height.

- (A) The Project's Floor Area Ratio: 7,771 square feet (approximately) (1.2 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units proposed
- (C) The amount of off-street parking: 0 vehicular parking spaces
**The subject property is located within 1,320 linear feet of the entrance to the Western/Milwaukee CTA Train Station, and – therefore, the proposal qualifies for up to a 100% reduction in the amount of required vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. [17-10-0102(B)(2)] The Applicant will seek any additional necessary Administrative Relief required to permit the reduction in parking to zero.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 18 feet-8 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
 - 27 feet-4 inches

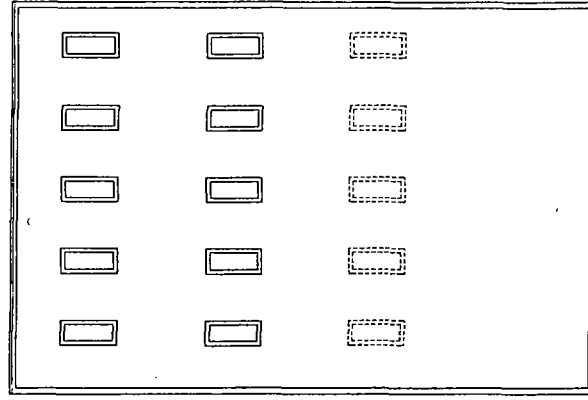
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FIRST FLOOR



MEZZANINE



ROOF



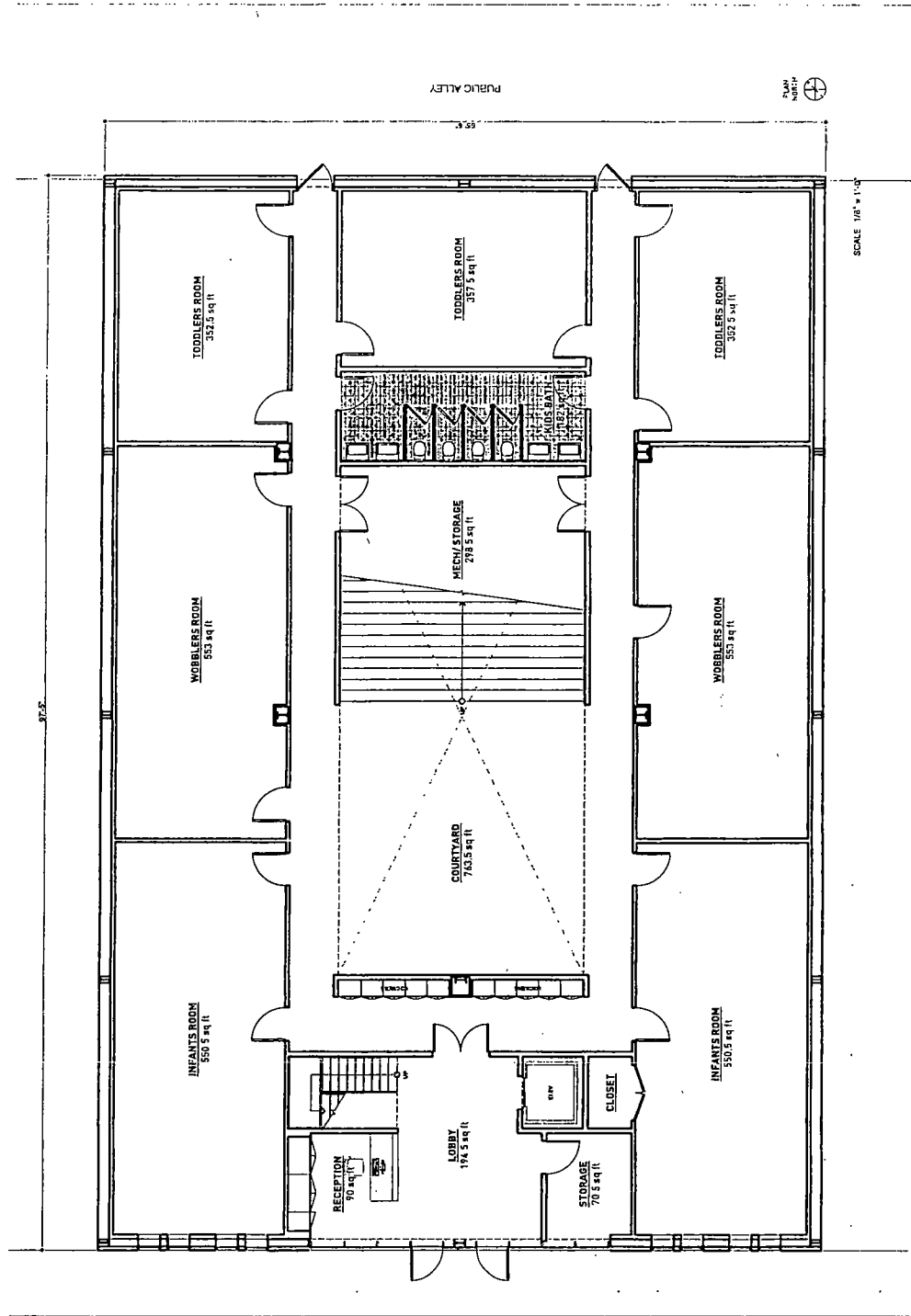
SCALE 1/8" = 1'-0"

SD01

WILDERNESS ACADEMY DAYCARE • SCHEMATIC DESIGN • DEMOLITION FLOOR PLAN • 12/6/19

doorthirteen
1871 N MILWAUKEE AVE CHICAGO, IL 60647
ARCHITECTURE • INTERIOR DESIGN • 312.467.1313

Final for Publication



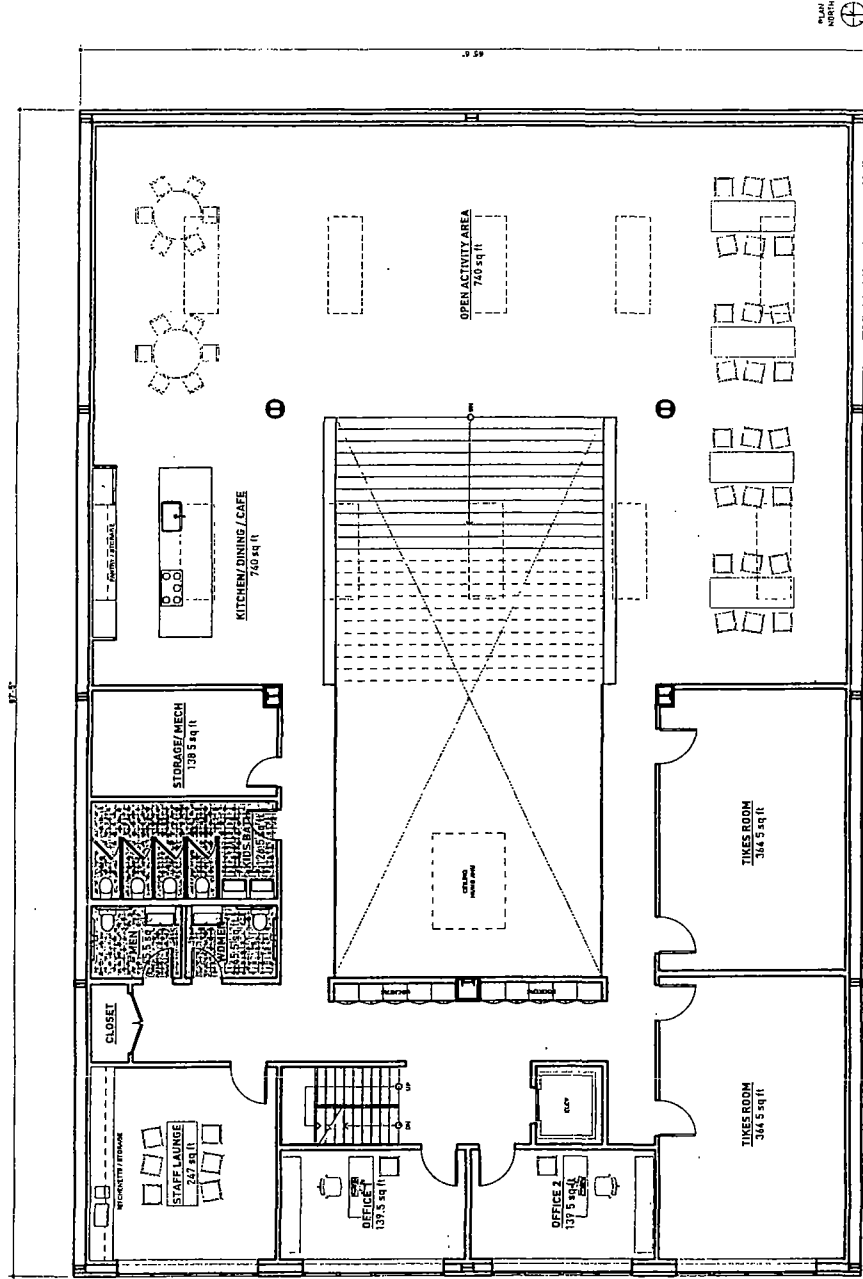
M I L W A U K E E A V E N U E

SD03

WILDNERNESS ACADEMY DAYCARE • SCHEMATIC DESIGN • 12/6/17

doorthirteen
ARCHITECTURE + INTERIOR DESIGN

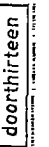
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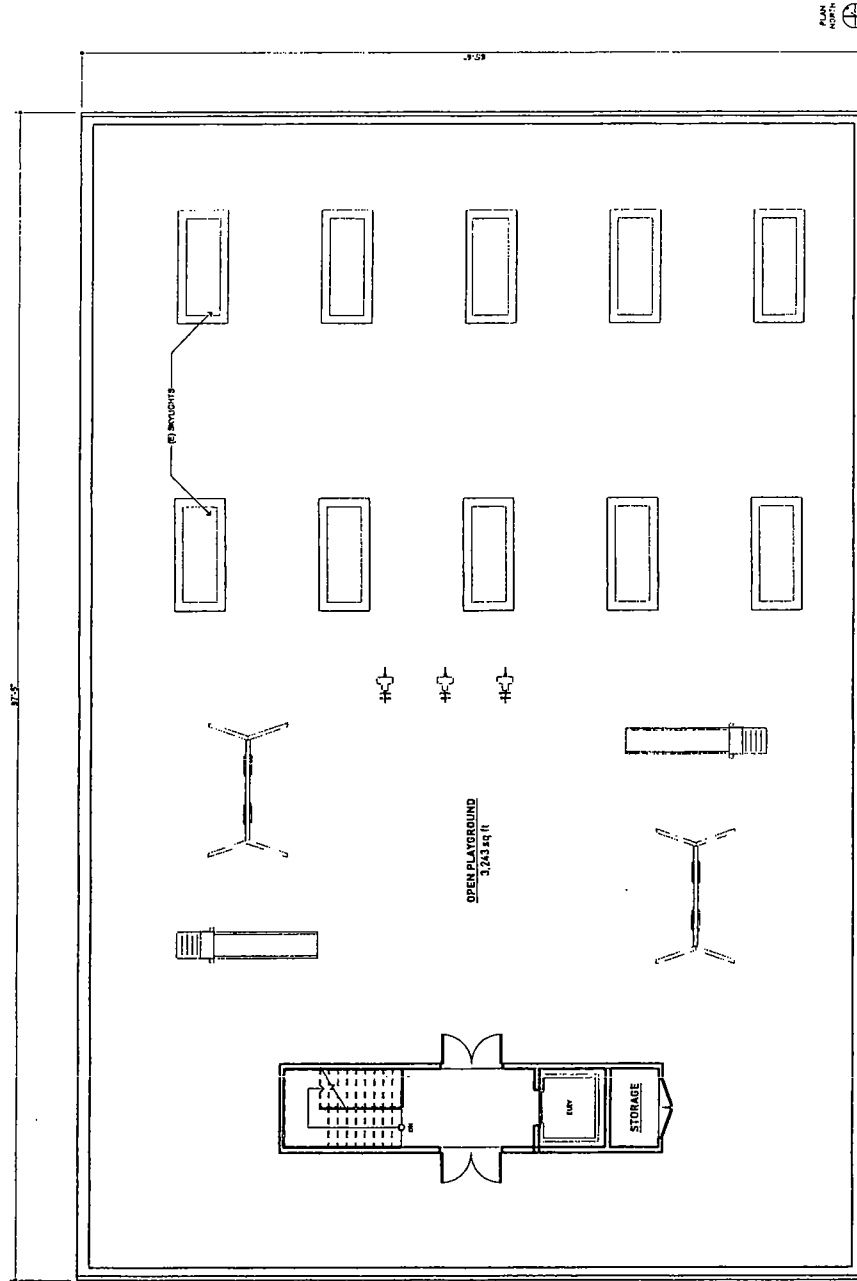


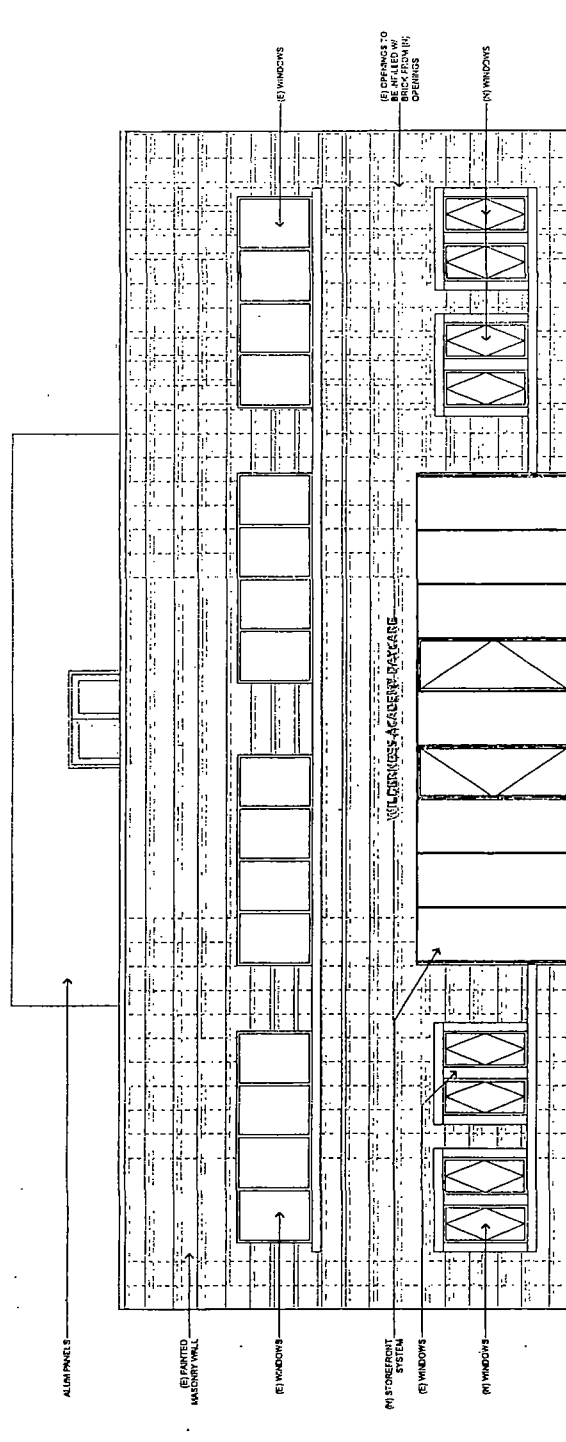
SCALE: 1/8" = 1'-0"

SD04

WILDERNESS ACADEMY DAYCARE • SCHEMATIC DESIGN • SCHEME A - SECOND FLOOR PLAN • 12/8/19

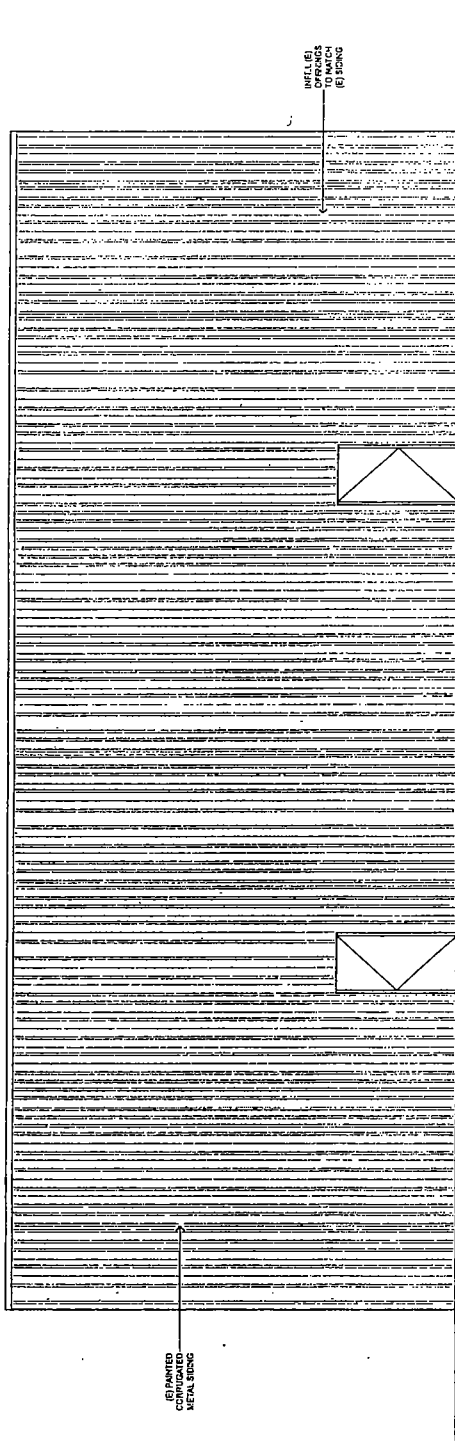






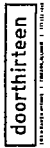
SCALE 3/16" = 1'-0"

Final for Publication

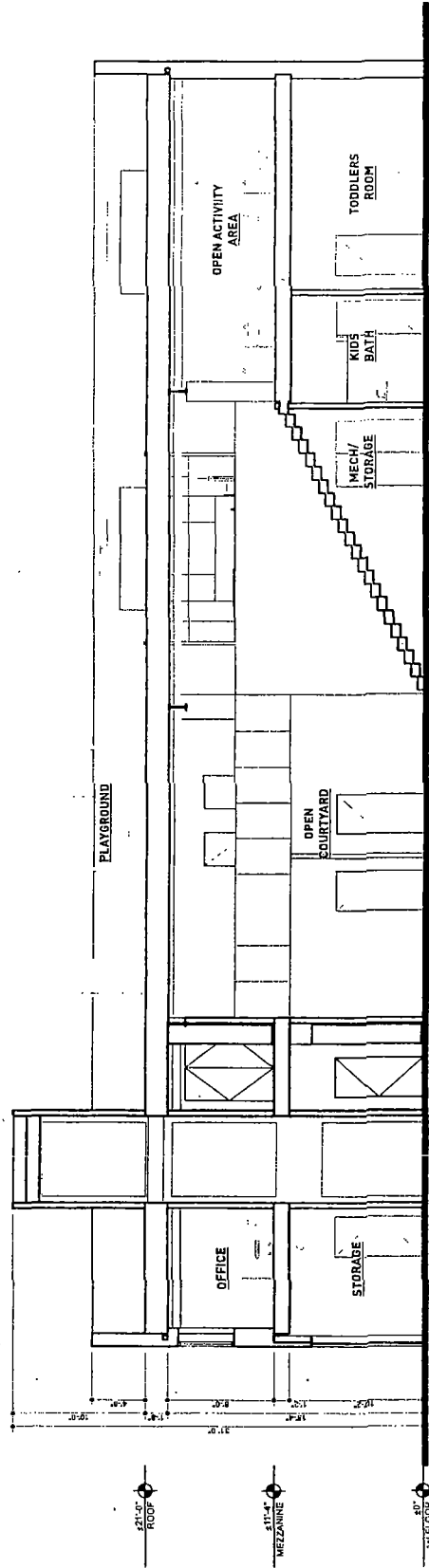


SD07

WILDERNESS ACADEMY DAYCARE • SCHEMATIC DESIGN • 12/6/19



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SD08

12/6/19

BUILDING SECTION

SCHEME A

DESIGN

SCHMATIC

WILDERNESS ACADEMY DAYCARE

1971 4th WILDERNESS DRIVE, N. LAKE

DOOR THIRTEEN

ARCHITECTURE

1971 4th WILDERNESS DRIVE, N. LAKE

doorthirteen
ARCHITECTURE