City of Chicago

SO2022-3936

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1887 N Milwaukee Ave - App No. 22061T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

#22061-T1

SUBSTITUTE 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 B1-1 Neighborhood Shopping District, as shown on Map 5-H in the area bounded by:

A line 484 feet southeast of the intersection of North Western Avenue and North Milwaukee Avenue as measured along the northeast right-of-way line of North Milwaukee Avenue and perpendicular thereto; the alley northeast of and parallel to North Milwaukee Avenue; a line 550 feet southeast of the intersection of North Western Avenue and North Milwaukee Avenue as measured along the northeast right-of-way line of North Milwaukee Avenue and perpendicular thereto, and North Milwaukee Avenue,

to those of the **B2-2 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: 1887 North Milwaukee Avenue
Chicago, Illinois 60647

Final for Publication

SUBSTITUTE
NARRATIVE AND PLANS
FOR THE PROPOSED ZONING MAP AMENDMENT
AT 1887-1891 NORTH MILWAUKEE AVENUE

The Application on behalf of the current property Owner, Tyrconnell, LLC, is applying for a Zoning Map Amendment to B2-2 Neighborhood Mixed-Use District for purposes of constructing a mixed-use building with six (6) dwelling units (six 3-bedroom units); the Building will be three (3) stories in height with one (1) ground floor Retail space of 5,552 square feet with 4,156 square feet daycare facility. The Application is filed under 17-13-0302-A as a Type 1 filing. The footprint of the building shall be approximately 66 feet wide by 82 feet deep. The building height shall be 34 feet, 11 inches, as defined by City Code.

SPECIFIC CRITERIA FOR THIS EQUITABLE TRANSIT SERVED LOCATION

Under Section 17-03-0308 any new construction or rehabilitation or reuse of existing structures within 2,640 feet of a CTA or METRA rail station entrance must satisfy all of the following criteria (the proposed is a fifteen (15) dwelling unit mixed use, new construction Building with two (2) off-street parking spaces:

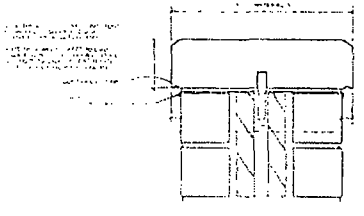
1. The Project complies with Section 17-10-0102-B, located 490 feet southeast of the CTA Blue Line station at Western Avenue as well as the CTA #56 Bus line;
2. The site is not a Pedestrian Street under 17-3-0504; (non-accessory parking abutting a Pedestrian Street is not applicable);
3. The Project complies with the general goals set forth in the Transit Friendly Development Guide since it is located in a Local Activity Center Area as an in-fill development and both on a qualified CTA Bus route (#56) and in close proximity to the Blue Line;
4. The mixed-use Project requires zero (0) off-street parking spaces although two (2) handicapped spaces are provided;
5. The Project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation.

SITE DETAIL

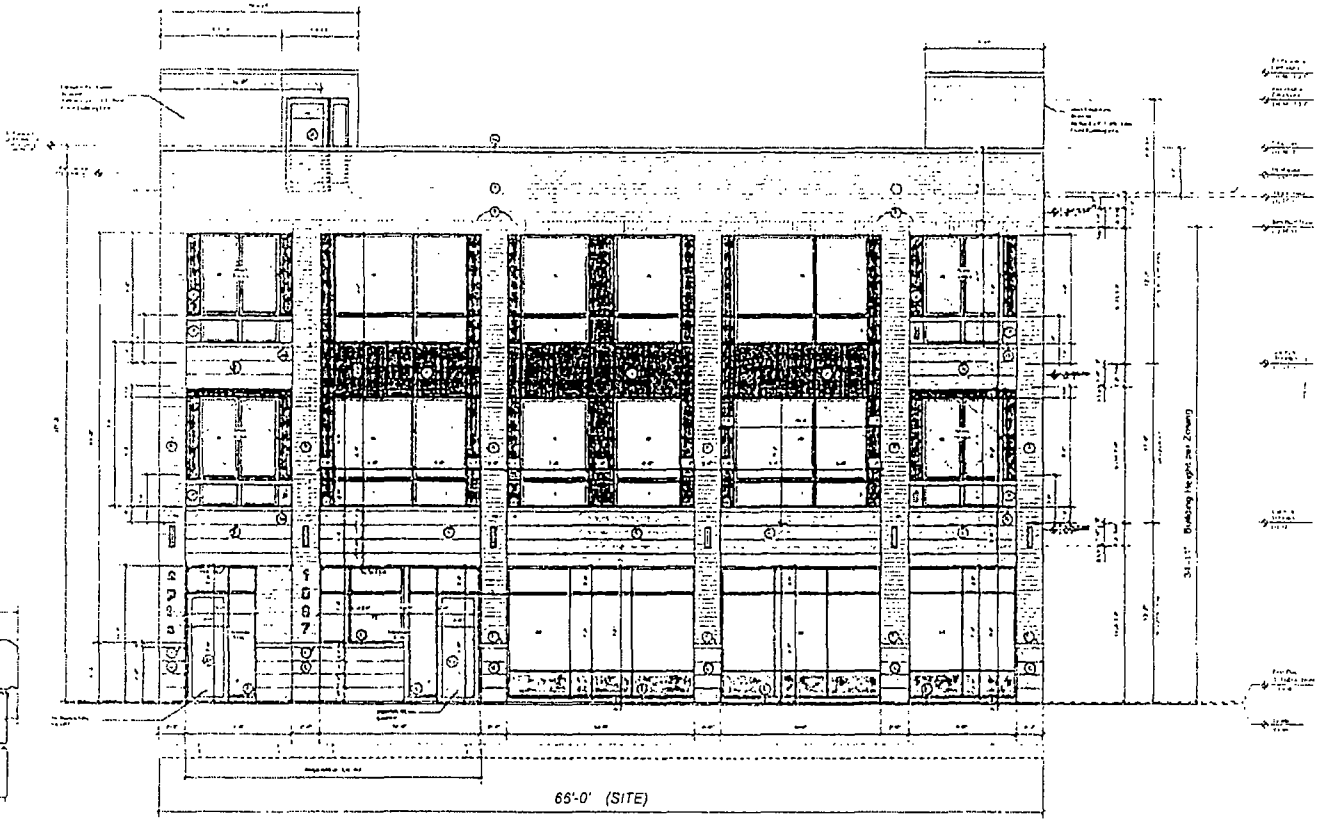
a. Lot Area: 6,600 square feet
b. Floor Area Ratio: 2.2
(Retail Space is 4,156 of 5,552 square feet first floor)
c. Building Area: 13,836 square feet
d. Minimum Lot Area per Dwelling Unit: 1,100 square feet
e. Off-Street Parking: Two (2) spaces (handicapped accessible) will be provided; the site is 490 feet southeast of the CTA Western Avenue Blue Line entrance and on the Milwaukee Avenue CTA Bus route #56 (** **Applicant will seek relief under Section 17-3-0308-B as an Equitable Transit Served Location****);
f. Front Setback: 0 feet (3 feet at NW for Residential entry)
g. Rear Setback: 0 feet (on first floor; 30 feet on floors containing residential dwelling units)
h Side Setback: North 0 feet
South 0 feet
i. Building Height: 34 feet, 11 inches.

EXTERIOR MATERIAL KEYNOTES

2 Mat'l 'F'



3 Mat'l 'G'



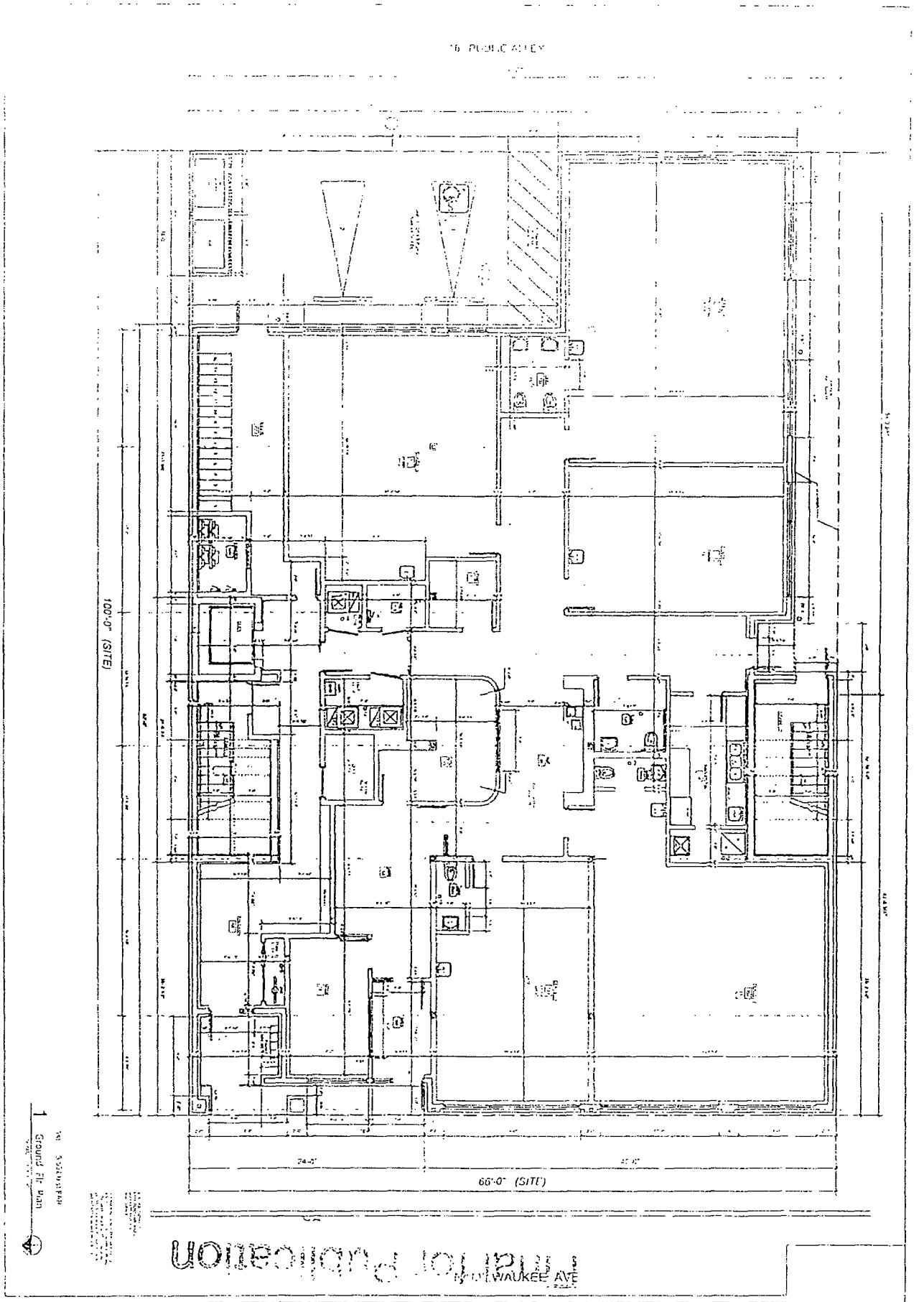
1 FRONT (West) Elevation

PRELIMINARY NOT FOR CONSTRUCTION

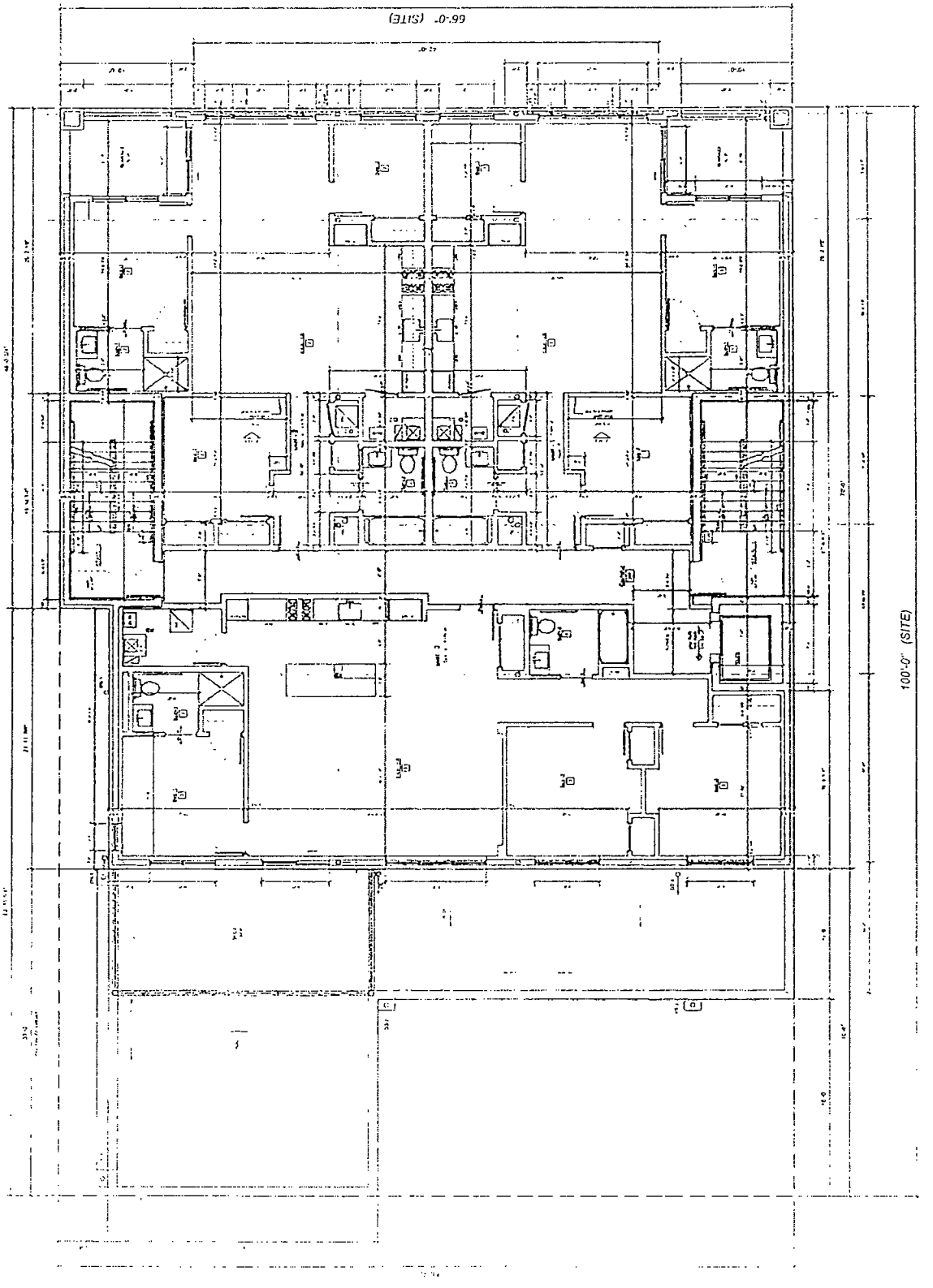
STONEBERG + GROSS ARCHITECTS | 1887-91 N. MILWAUKEE AVE

Front Elev

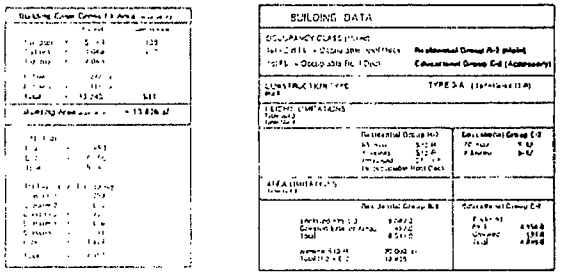
A2.1


16' PUBLIC ALLEY
100'-0" (SITE)
66'-0" (SITE)
24'-0"
Ground Flr Plan
Final for Publication
N. MILWAUKEE AVE
A1.1
Ground Flr
22-64
STONEBERG + GROSS ARCHITECTS
1887-91 N. MILWAUKEE AVE
CHICAGO, IL
New 4 Story, 15 DU + Commercial

Final for Publication



1 Second Flr Plan

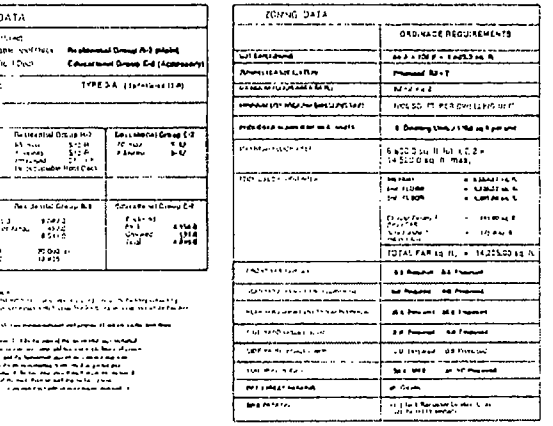


BUILDING DATA

OCCUPANCY CLASS (mixed)	
[illegible]	Residential Group R-2 (Main)
TOTAL - Occupiable Roof Deck	Educational Group E-2 (Accessory)
CONSTRUCTION TYPE	TYPE 3-A (Sprinklered)
ALLOWABLE LIMITATIONS	

Residential Occupancy R-2	Educational Occupancy E-2
[illegible]	[illegible]

Residential Occupancy R-2	Educational Occupancy E-2
[illegible]	[illegible]



ZONING DATA

	ORDINANCE REQUIREMENTS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

Project Description
Scope of Work NARRATIVE.

NEW CONSTRUCTION.
Construction Type: 3-A S

MIXED OCCUPANCY:
R-2: (Main) Ground Floor Entry, Second, Third Floor Dwelling Units, Occupiable Roof Deck

E-2 (Accessory) Ground Floor and Occupiable Roof Deck above 3rd Floor

(3) Three STORY, Ground Floor Commercial Tenant in a Daycare Use. Residential Entry on Grade with floors 2-3 each with 3 dwelling units. 6 Total Dwelling Units

Occupiable Roof Decks for both Daycare and Residential Occupancies

Trash Enclosure

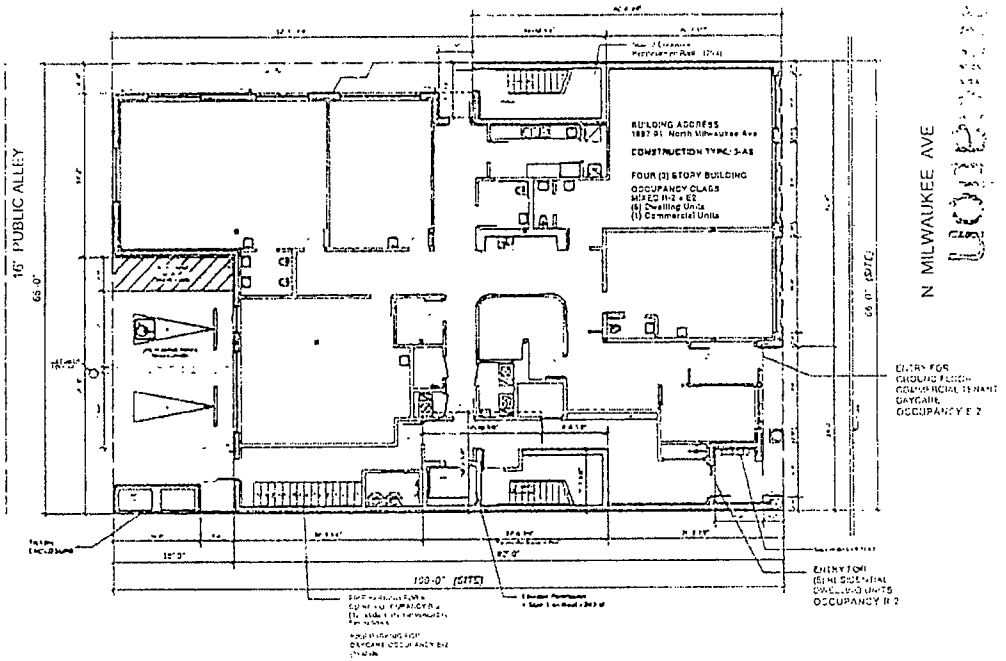
ZONING NARRATIVE:

ZONE DISTRICT: D2.2

NEW CONSTRUCTION, (3) STORY BUILDING.
Commercial Use at First Floor; DAYCARE TENANT
Floors 2-3: 6 Total Dwelling Units

Project Complies with Section 17-10-0102.2 II. (TRANSIT SERVED LOCATION)

Parking: 2 Provided



1 SITE Plan

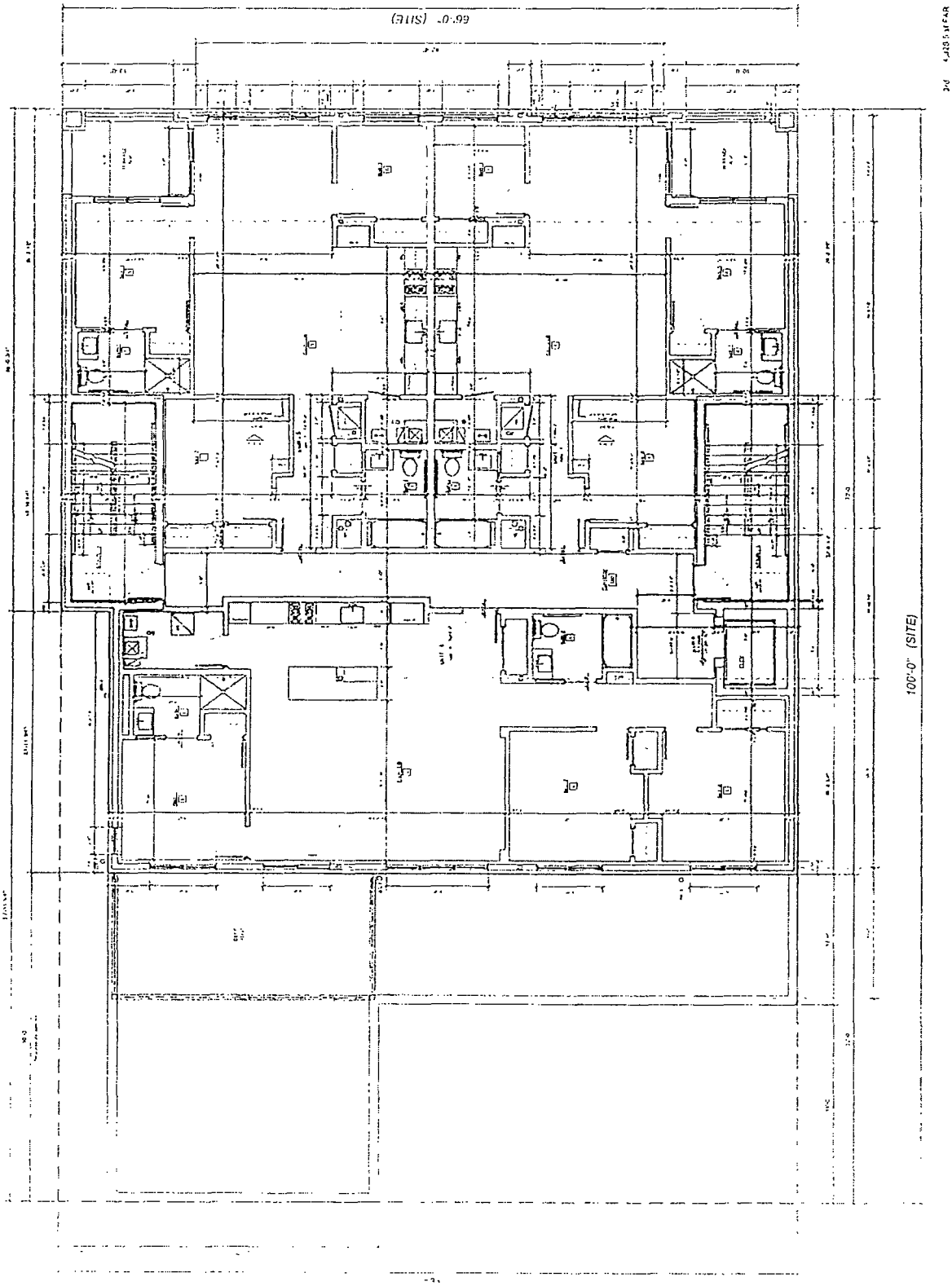
1887-91 N. MILWAUKEE AVE
Chicago, IL
Area 4 City Ref (UD) - Commercial

STOKBERG - GROSS ARCHITECTS

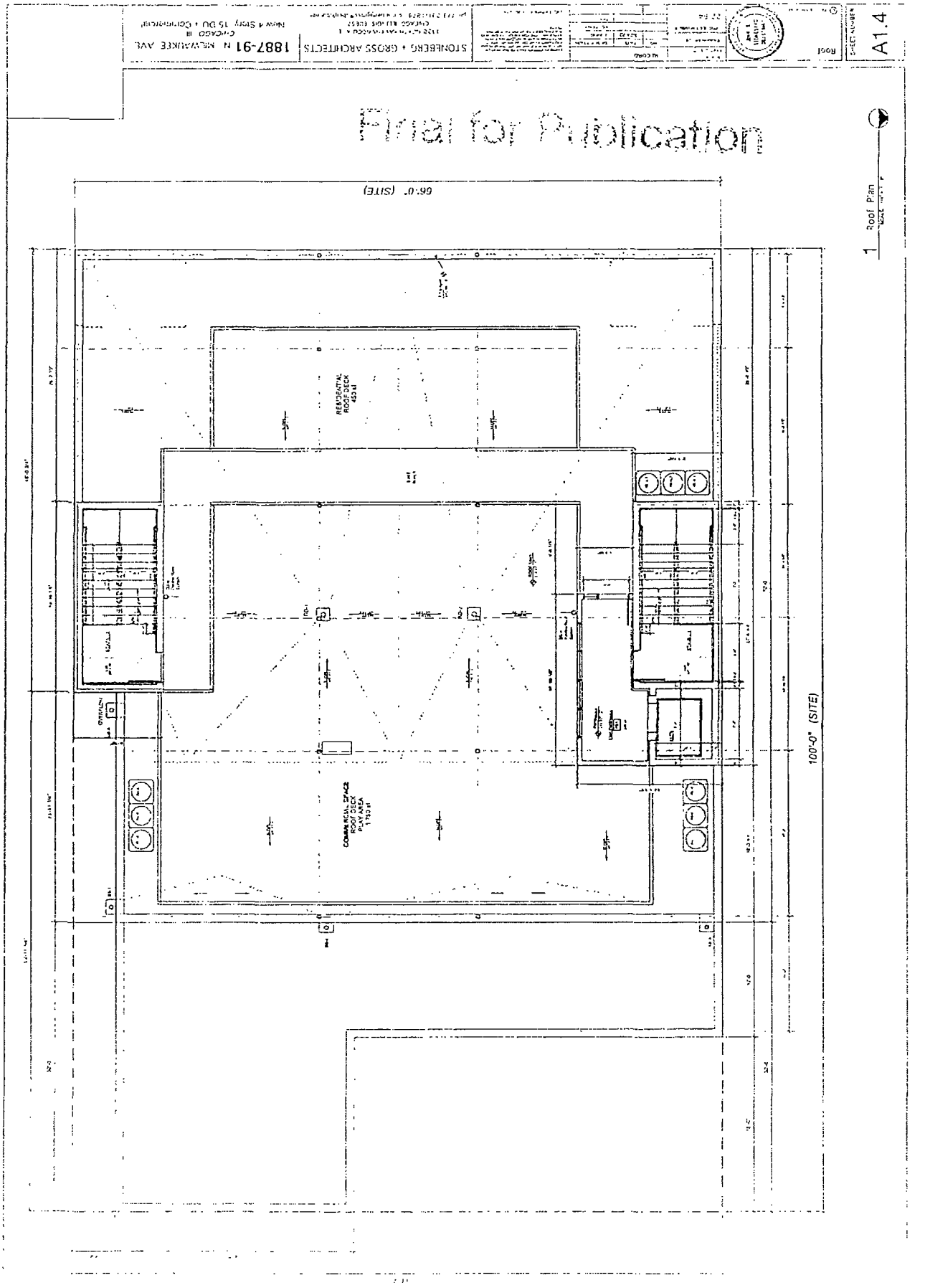
Site Plan

SHEET NUMBER
SP.1

Final for Publication



1 Third Flr Plan



Final for Publication
1 Roof Plan
66'-0" (SITE)
100'-0" (SITE)
RESIDENTIAL ROOF DECK 450 sf
COMMERCIAL SPACE ROOF DECK PLAY AREA 1,750 sf
OVERFLOW
STONEBERG + GROSS ARCHITECTS
1887-91 N. MILWAUKEE AVE.
CHICAGO, ILL.
New 4 Story 15 DU + Commercial
Roof
SHEET NUMBER
A1.4