



City of Chicago



SO2017-3797

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1912 N Milwaukee Ave - App No. 19212T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19.212 TI
INTRO. DATE
MAY 24, 2017

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-H in the area bounded by

North Milwaukee Avenue; a line 528 feet north of and parallel to the north line of West Moffat Street; the alley next southwest of North Milwaukee Avenue; and a line 550 feet north of and parallel to the north line of West Moffat Street

to those of a C1-2 Neighborhood Commercial District.

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

Address: 1912 North Milwaukee Avenue, Chicago, Illinois

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1912 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS

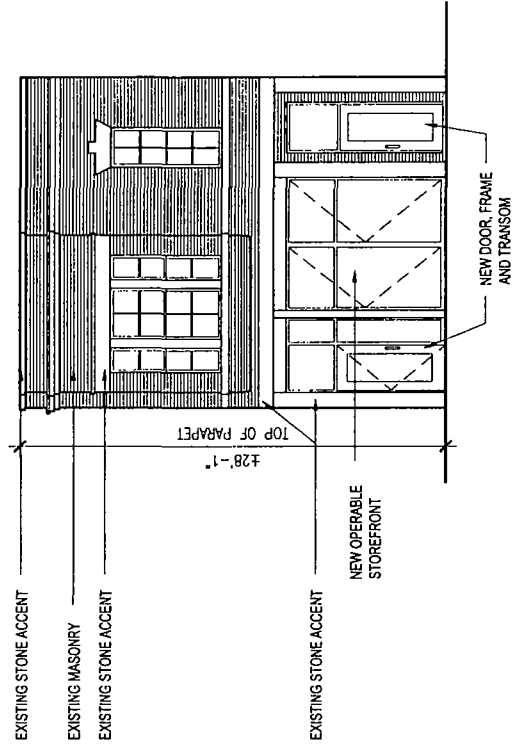
ZONING: C1-2 NEIGHBORHOOD COMMERCIAL DISTRICT

LOT AREA: 2,200 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A VACANT TWO-STORY BRICK BUILDING FRONTING ON NORTH MILWAUKEE AVENUE AND A VACANT ONE-STORY BRICK BUILDING ATTACHED AT THE REAR. THE PROPERTY WILL BE REDEVELOPED WITH RETAIL COMMERCIAL USES ON THE GROUND FLOOR AND A TOTAL OF TWO DWELLING UNITS ON FLOOR TWO. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED WITHIN 1,320 FEET OF A CTA RAIL STATION ENTRANCE.

- (A) FLOOR AREA RATIO: 1.67; TOTAL FLOOR AREA IS 3,666 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 1,100 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND WILL PROVIDE 2 BIKE PARKING SPACES.
- (D) SETBACKS:
 - A. FRONT SETBACK: 0.0 FEET (EXISTING)
 - B. REAR SETBACK: 13 FEET 9 INCHES (EXISTING)
 - C. SIDE SETBACKS: 0 FEET (EAST) (EXISTING) AND 0 FEET (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 28 FEET 1 INCH (TO TOP OF PARAPET WALL)

FORM FOR PUBLICATION



NORTH ELEVATION

1/8" = 1'-0"

