



# City of Chicago



SO2019-4002

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/29/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1860 N Milwaukee Ave - App No. 20044T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1:** Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-2 Limited Manufacturing / Business District symbols and indications as shown on Map No. 5-H in the area bounded by:

North Milwaukee Avenue;

West Moffat Street;

the alley next southwest of and parallel with North Milwaukee Avenue;

a line 44 feet northwest of and parallel with the north right-of-way line of West Moffat Street

to those of B3-3 Community Shopping District, which is hereby established in the area above described.

**SECTION 2:** This ordinance shall take effect upon its passage and due publication.

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**Common Address(es): 1860 N. Milwaukee Ave.**

**Final for Publication**

**SUBSTITUTE  
NARRATIVE AND PLANS**

**Re: 1860 N. Milwaukee Ave.**

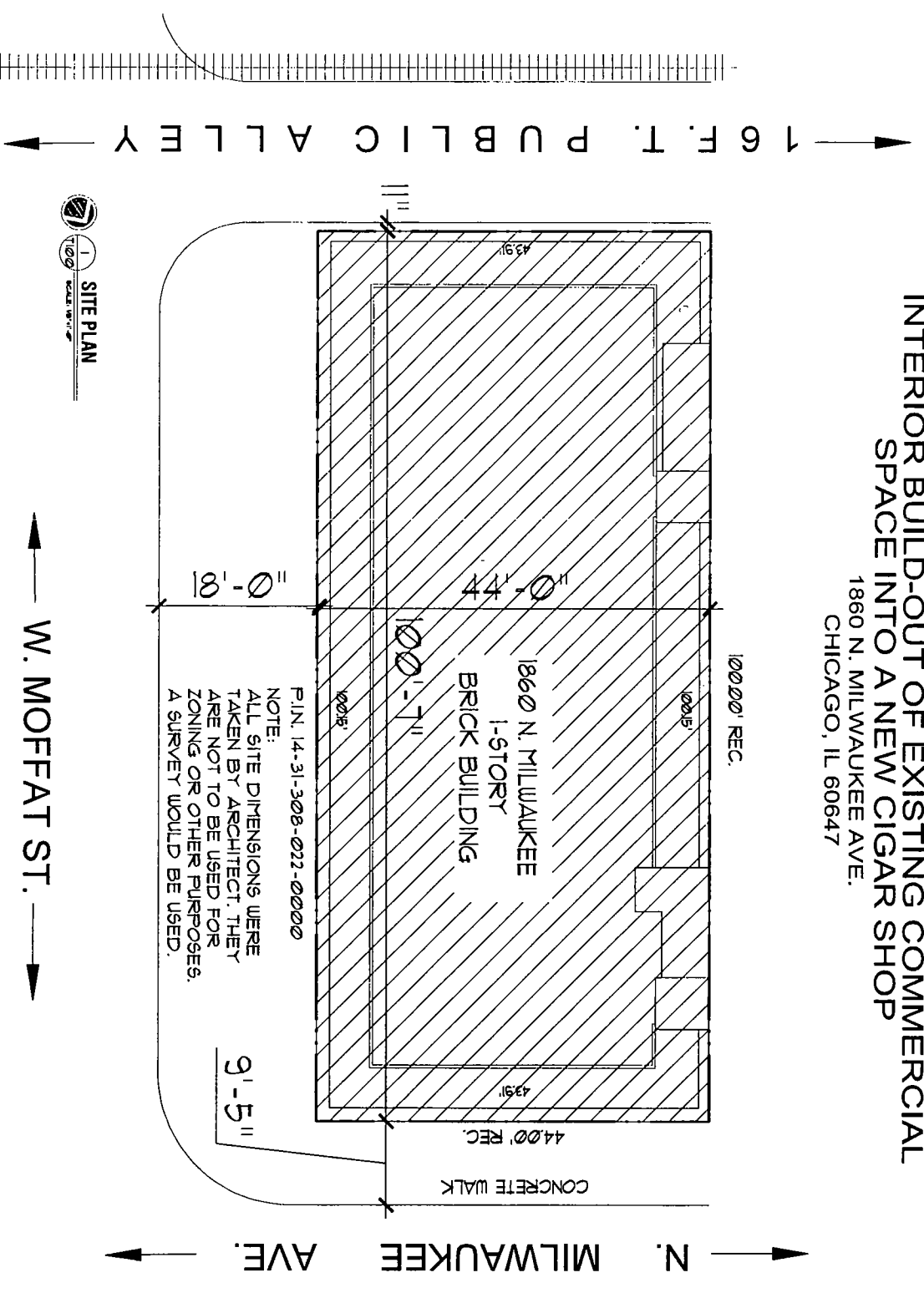
The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District to B3-3 Community Shopping District (Type 1) to allow the issuance of business licenses for retail sales of tobacco with accessory cigar lounge for an existing, one-story building.

<b>Lot Area:</b>	<b>4,400 square feet</b>
<b>Floor Area Ratio:</b>	<b>1.05</b>
<b>Dwelling Units:</b>	<b>0</b>
<b>Off-Street Parking:</b>	<b>0 parking spaces</b>
<b>Front Setback:</b>	<b>0 feet 0 inches</b>
<b>Side Setback (northwest side yard):</b>	<b>0 feet 0 inches</b>
<b>Side Setback (southeast side yard):</b>	<b>0 feet 0 inches</b>
<b>Rear Setback:</b>	<b>0 feet 0 inches</b>
<b>Building Height*:</b> (includes rooftop stair enclosures)	<b>27 feet 8 inches</b>

*\*It is anticipated that a special use will be sought for a rooftop patio.*

**Final for Publication**

INTERIOR BUILD-OUT OF EXISTING COMMERCIAL  
 SPACE INTO A NEW CIGAR SHOP  
 1860 N. MILWAUKEE AVE.  
 CHICAGO, IL 60647



Final for Publication

DOB APPROVAL STAMPS

**IPSA**

Architecture & Design  
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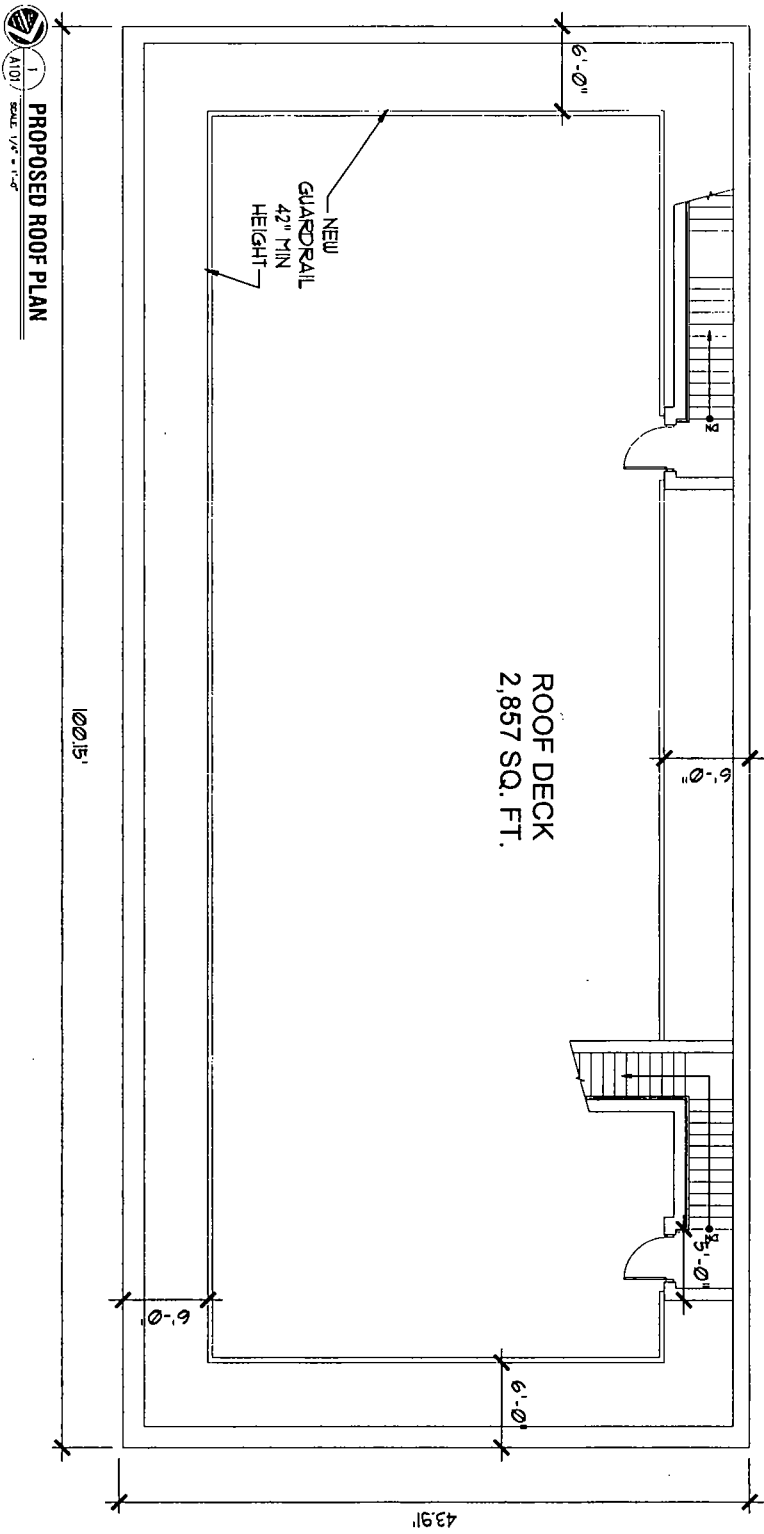
REVISIONS			
#	DATE	DESCRIPTION	
1	01/07/2019	30% OF SHARING	

INTERIOR  
 BUILD-OUT OF  
 EXISTING  
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 SPACE INTO A  
 NEW CIGAR  
 SHOP  
 1860 N. MILWAUKEE AVE  
 CHICAGO, IL 60647

DATE 01/07/2019  
 DRAWN BY KC  
 CHECKED BY SM  
 PROJECT # 20181111

**T100**





Final for Publication

30% APPROVAL STAMPS

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SCALE

REVISIONS

#	DATE	DESCRIPTION
1	01/10/19	ISSUED FOR PERMITS

INTERIOR  
BUILD-OUT OF  
EXISTING  
COMMERCIAL  
SPACE INTO A  
NEW CIGAR  
SHOP

1800 N. MILWAUKEE AVE  
CHICAGO, IL 60647

DATE 01/10/2019

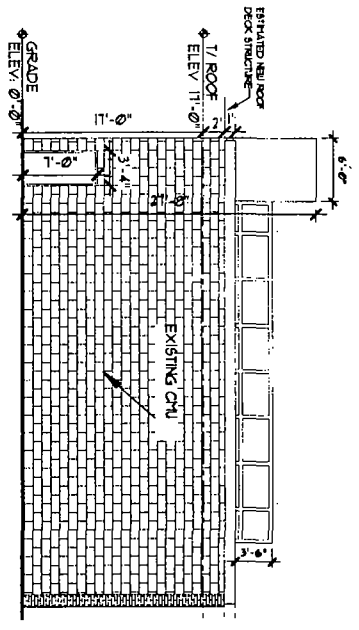
DRAWN BY KC

CHECKED BY SM

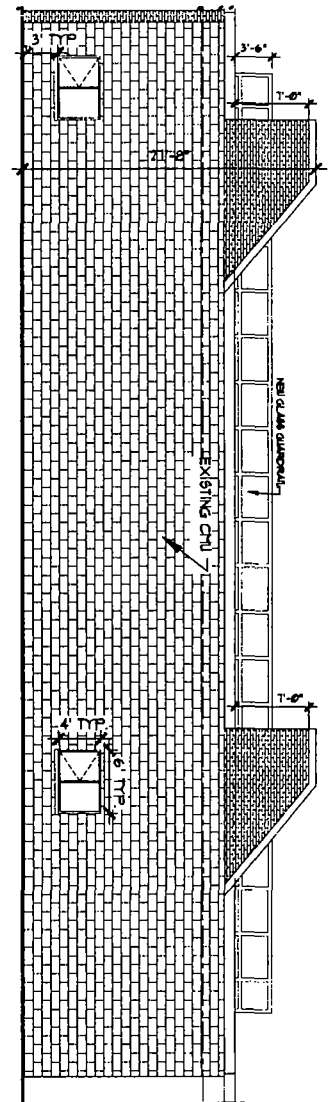
PROJECT # 20181111

**A101**

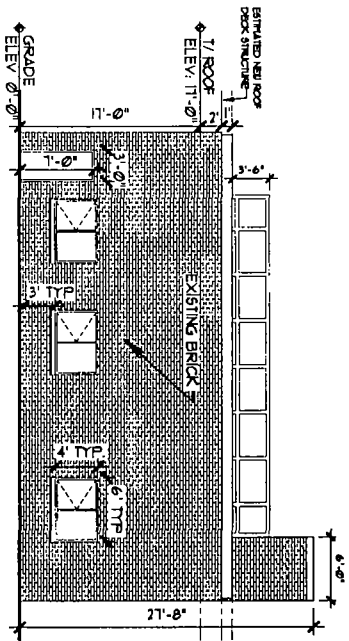
**PROPOSED ROOF PLAN**  
A101 / SCALE 1/8" = 1'-0"



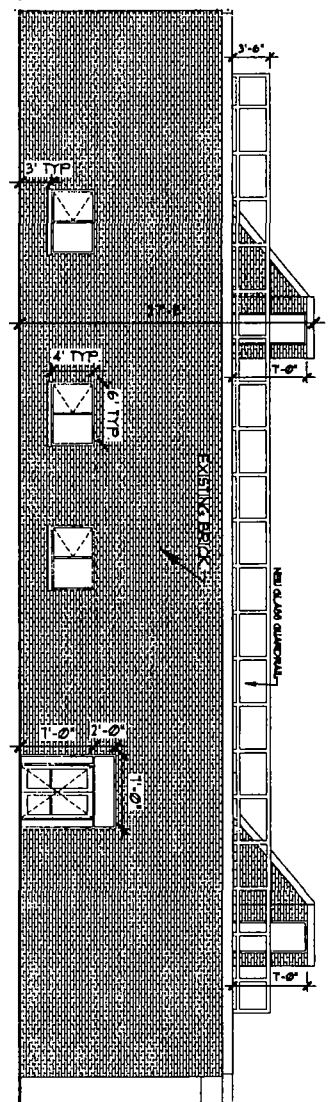
1 SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"  
A200



2 WEST ELEVATION  
SCALE: 3/8" = 1'-0"  
A200



3 NORTH ELEVATION  
SCALE: 3/8" = 1'-0"  
A200



4 EAST ELEVATION  
SCALE: 3/8" = 1'-0"  
A200

Final for Publication

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NO.	DATE	DESCRIPTION
1	01/10/2019	CONCEPT & PERMITTING

INTERIOR BUILD-OUT OF EXISTING COMMERCIAL SPACE INTO A NEW CIGAR SHOP  
1860 N. MILWAUKEE AVE  
CHICAGO, IL 60647

DATE: 01/10/2019  
DRAWN BY: KC  
CHECKED BY: SM  
PROJECT #: 20181111

**A200**