



City of Chicago



SO2019-5520

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1162 N Milwaukee Ave - App No. 20073T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

20073-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 B3-2, Community Shopping District symbols and indications as shown on Map No. 3-G in an area bound by

North Milwaukee Avenue; West Haddon Avenue; the public alley next southwest of and parallel to North Milwaukee Avenue; And a line 27 feet west of and parallel to West Haddon Avenue

to those of a B2-3, Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1162 North Milwaukee Avenue

SUBSTITUTE NARRATIVE & PLANS

1162 North Milwaukee Avenue - B3-2 to B2-3

The applicant wishes to rezone the property in order to establish a transit-served location to allow the construction of a proposed 4-story, 14 dwelling unit (6 efficiency dwelling units, 8 dwelling units) mixed-use building with 1 ground floor commercial space and basement. The applicant will seek relief, as necessary, for any non-conforming conditions at the subject property.

FAR	3.59***
Lot Area	3,284.74 Square Feet
Minimum Lot Area Per Efficiency	200 Square Feet ****
Minimum Lot Area Per Unit	300 Square Feet *
Building Area	11, 775 Square Feet
Building Height	51 Feet 9¼ Inches
Front Setback	0 Feet 0 Inches
Rear Setback	5 Feet 0 Inches*****
North side Setback	0 Feet 11¼ Inches
South side Setback	0 Feet 0 Inches
Parking	0 Parking Spaces **

* The applicant will seek to establish a transit-served location in order to reduce the required MLA under 17-3-0402-B

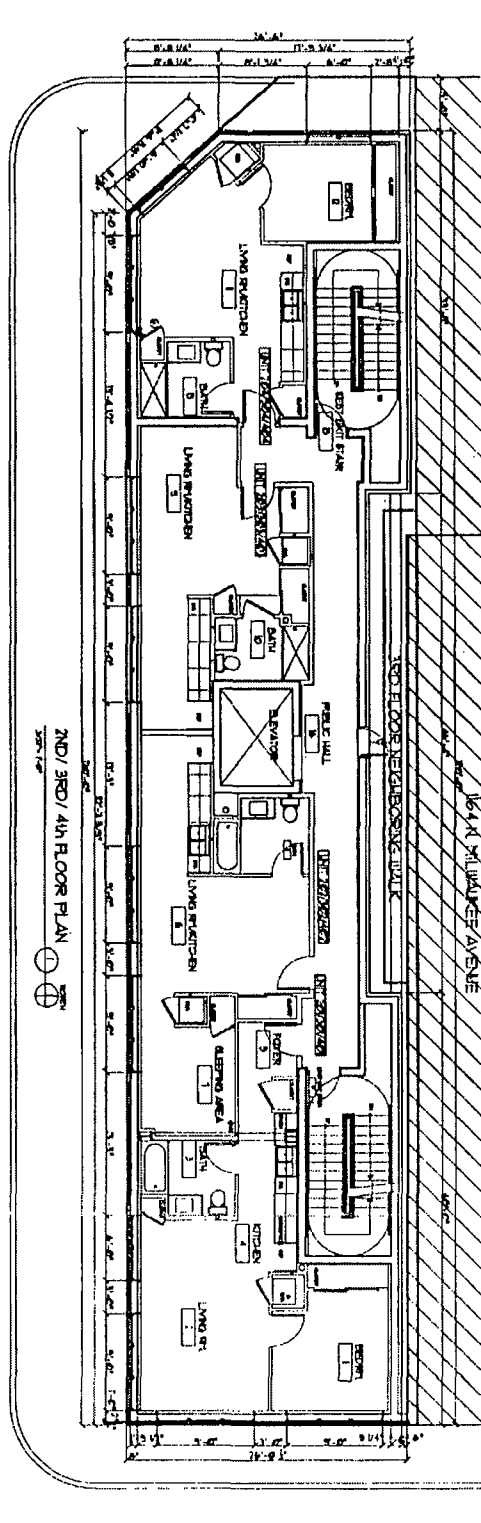
** The applicant will seek to establish a transit-served location in order to waive 100% of the required on-site parking.

*** The applicant will seek to establish a transit-served location in order to increase the FAR requirement from 3.0 to 3.585

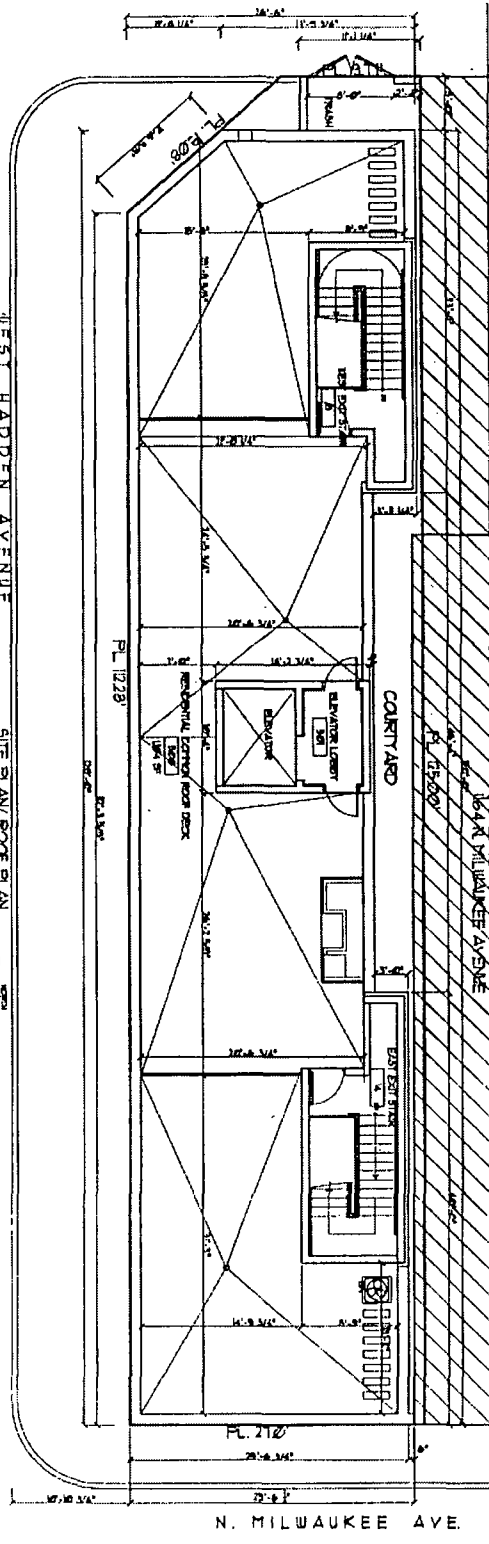
****The applicant is looking to increase the number of efficiency units from 20% to 43%

*****The applicant will seek relief as necessary for the reduced rear setback

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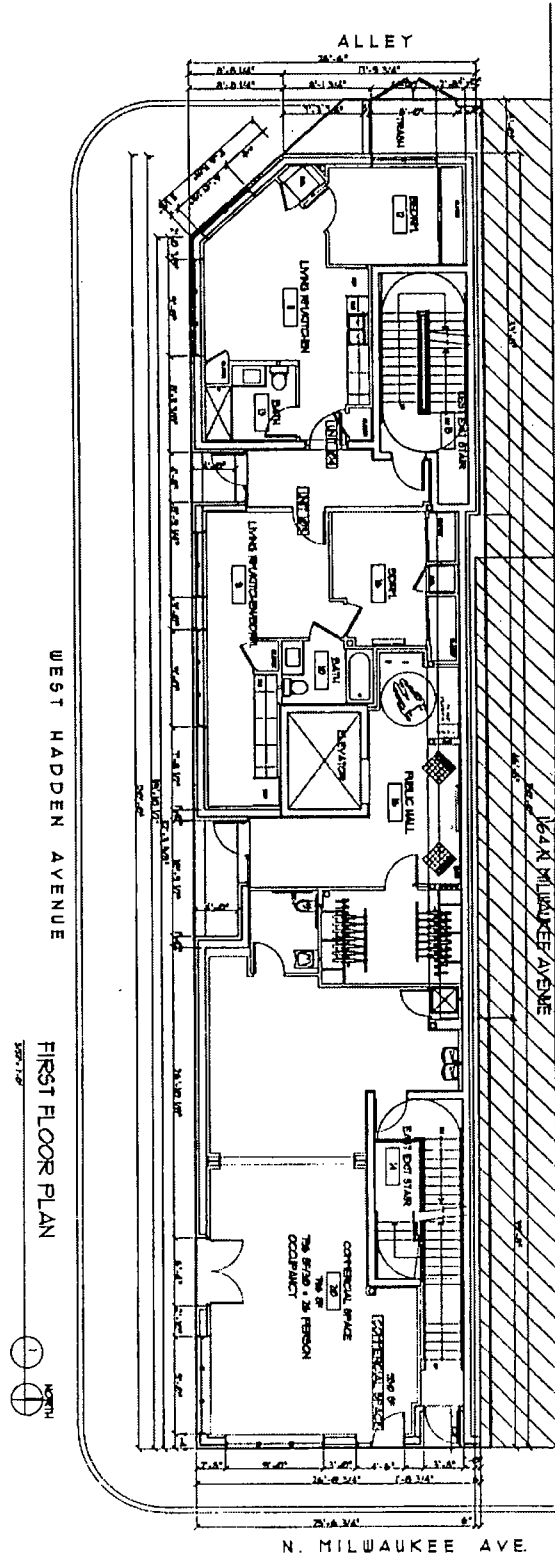
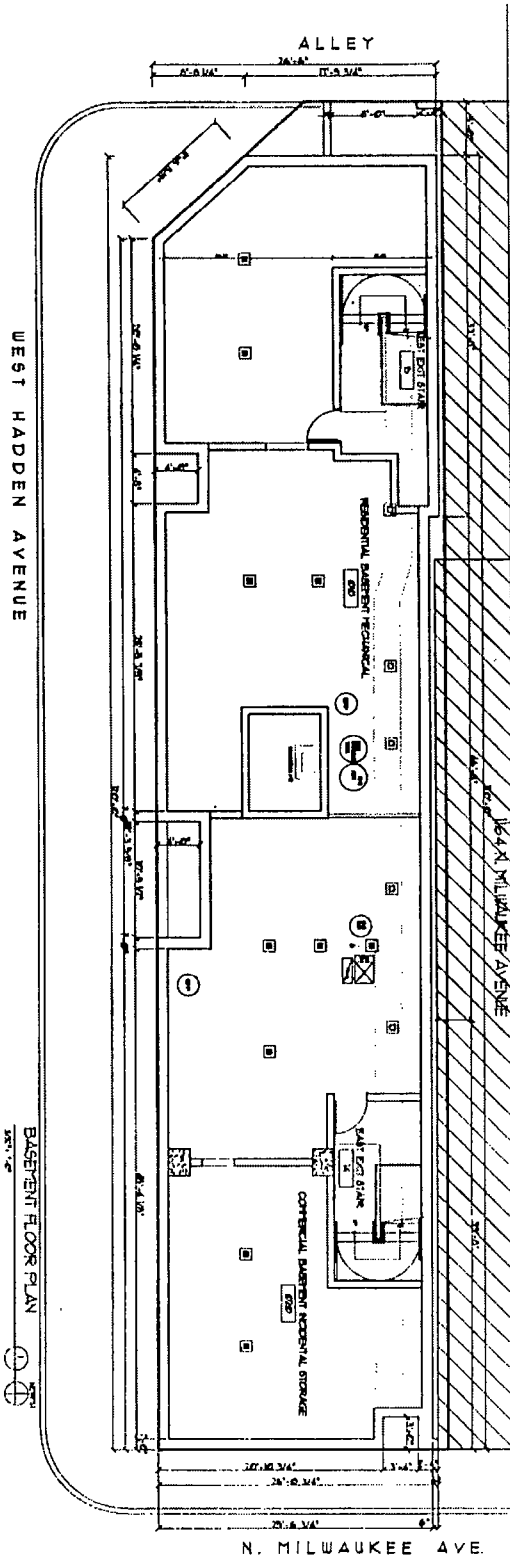
2ND / 3RD / 4TH FLOOR PLAN



SITE PLAN / ROOF PLAN

N. MILWAUKEE AVE.

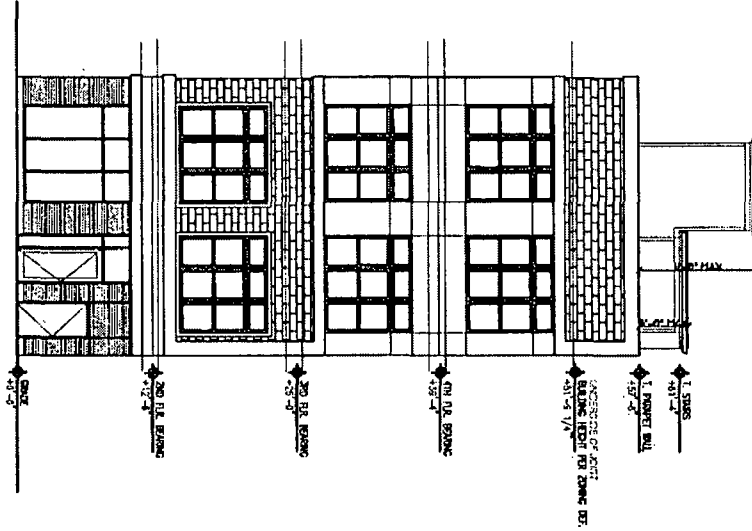
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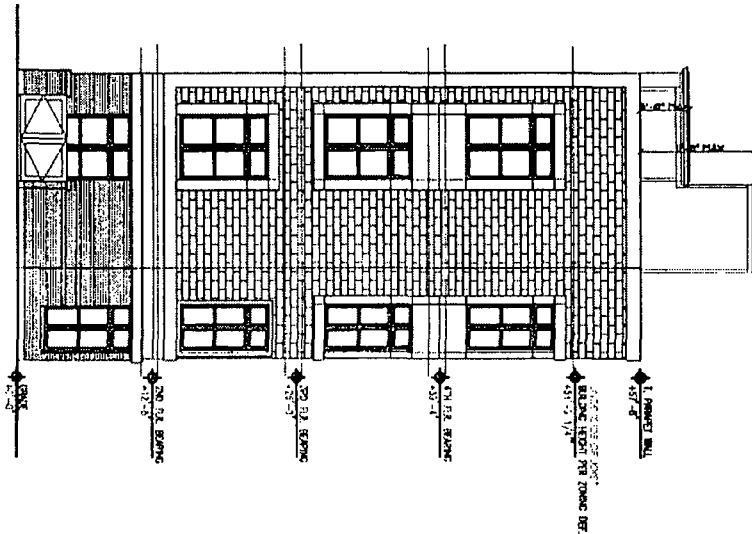
EAST FRONT ELEV.

3/32" = 1'-0"

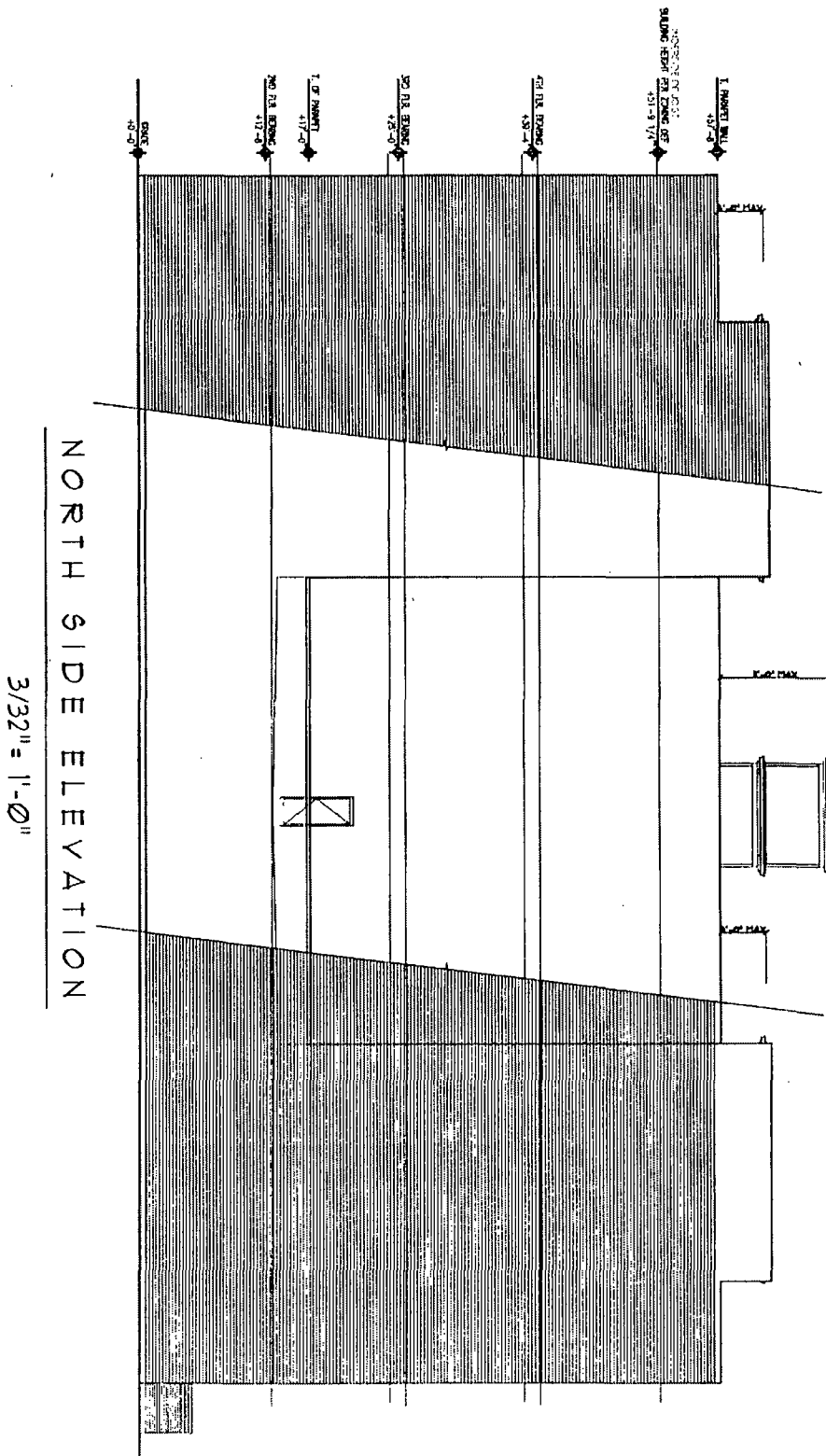


WEST REAR ELEV.

3/32" = 1'-0"



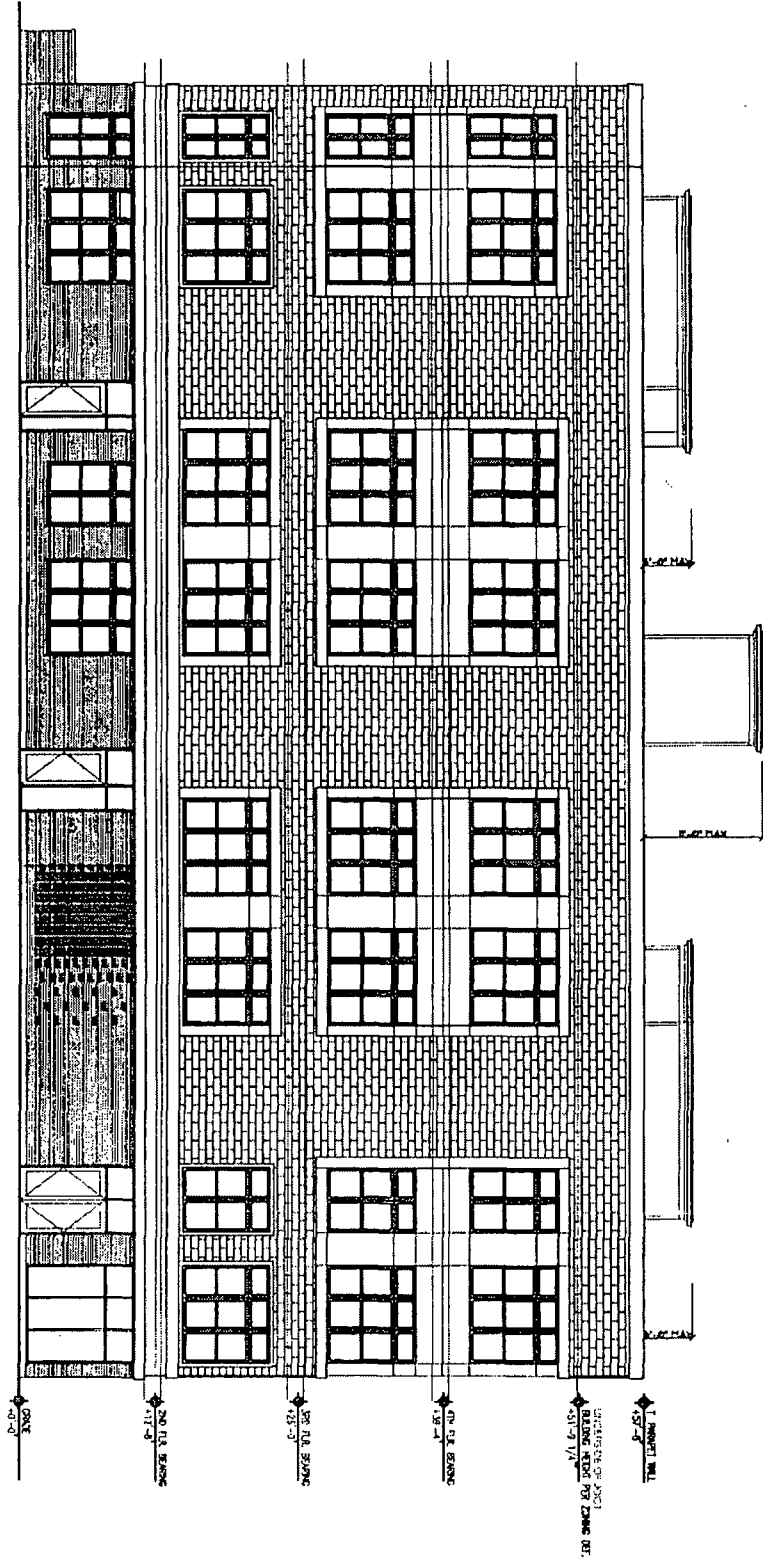
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SOUTH SIDE ELEVATION

3/32" = 1'-0"



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