



City of Chicago



O2016-6324

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1327-1335 N Milwaukee Ave - App No. 18929T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18929-T1
INTRO DATE:
9-14-16

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by:

North Milwaukee Avenue; a northeasterly perpendicular line to North Milwaukee Avenue 216.00 feet northeast of the northeast boundary line of North Paulina Street (as measured along the southeast boundary line of North Milwaukee Avenue); the public alley next northeast of and parallel to North Milwaukee Avenue; a northeasterly perpendicular line to North Milwaukee Avenue 96.00 feet northeast of the northeast boundary line of North Paulina Street (as measured along the southeast boundary line of North Milwaukee Avenue),

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.

Common Address of Property: 1327-1335 N. Milwaukee Avenue
Chicago, IL 60622

17-13-0303-C

NARRATIVE ZONING ANALYSIS
1327-1335 N Milwaukee Ave., Chicago, Illinois 60622
Elective Type I Regulations

Proposed Zoning: C1-2 Neighborhood Commercial District

1327-1333 N Milwaukee Avenue, Chicago, IL 60622

(a) Land Use: The property contains approximately 9,600 sq. ft. of land and consists of an existing three-story brick building with six commercial spaces. Currently, the building is used as a small performance arts venue. The property has no dwelling units and no parking*. There will be no changes to the building's floor area ratio, setbacks, or height.

(b) Project's Floor Area Ratio (FAR): 3.0

(c) Project's Density (Lot Area Per Dwelling Unit): No residential dwelling units.

(d) Amount of off-street parking: *0 parking spaces (100% reduction)

**The Applicant will be utilizing Transit Oriented Development Ordinance, as amended, to reduce the amount of required off-street parking by filing an application for an administrative adjustment.*

(e) Setbacks

Front Setback: 0'-0"

Rear Setback: 0'-0"

Side Setbacks:

North: 0'-0"

South: 0'-0"

(f) Building Height: 50'-0"

1335 N Milwaukee Avenue, Chicago, IL 60622

(a) Land Use: The property contains approximately 2,400 sq. ft. of land and consists of an existing two-story brick building with one commercial space. Currently, the building is used as a small performance arts venue. The property currently has no dwelling units and no parking*. There will be no changes to the building's floor area ratio, setbacks, or height.

(b) Project's Floor Area Ratio (FAR): 2.0

(c) Project's Density (Lot Area Per Dwelling Unit): No residential dwelling units.

(d) Amount of off-street parking: *0 parking spaces (100% reduction)

**The Applicant will be utilizing Transit Oriented Development Ordinance, as amended, to reduce the amount of required off-street parking by filing an application for an administrative adjustment.*

FINAL FOR PUBLICATION

17-13-0303-C

NARRATIVE ZONING ANALYSIS
1327-1335 N Milwaukee Ave., Chicago, Illinois 60622
Elective Type I Regulations

(c) Setbacks

Front Setback: 0'-0"

Rear Setback: 0'-0"

Side Setbacks:

North: 0'-0"

South: 0'-0"

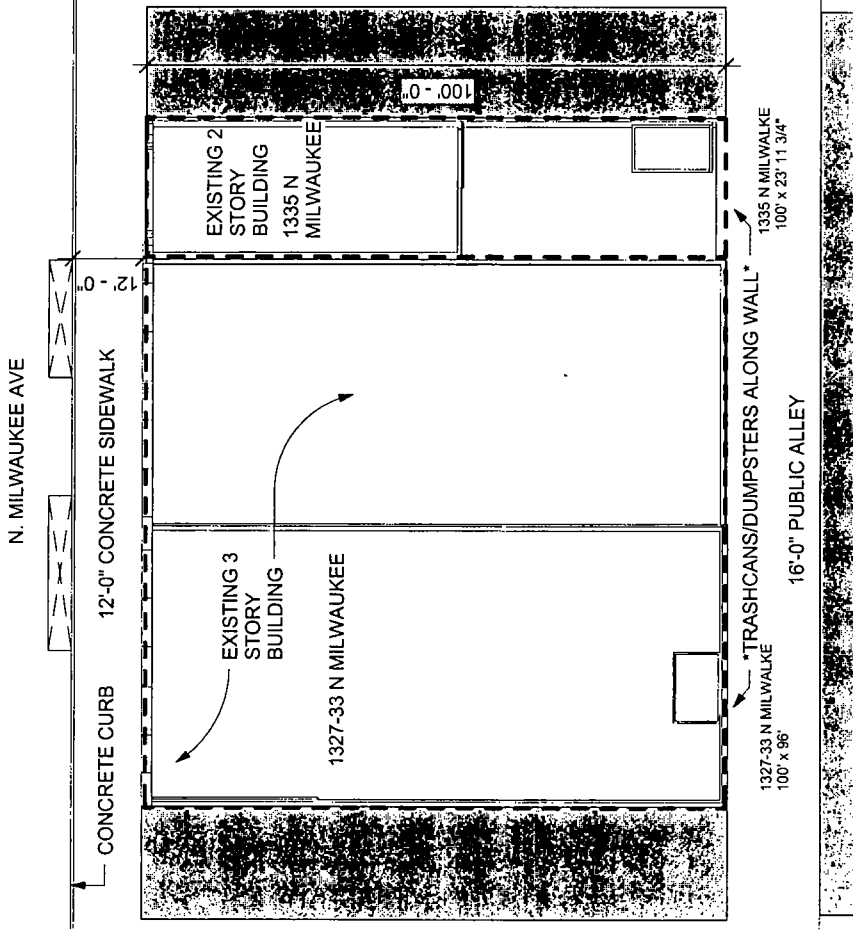
(f) Building Height: 33'-6"

Proposed Land Use:

The subject property contains approximately a total of 12,000 sq. ft. of land, which is improved with two buildings—a three-story brick building on the south and a two-story brick building on the north. The Applicant proposes to remodel the two buildings in order to combine them into one space as one medium-size performance arts venue with an expected capacity of approximately 600 patrons. The property currently has no dwelling units and no parking*. Due to its proximity to the Division and Damen (Blue Line) CTA Stations, and pursuant to the Transit Oriented Development Ordinance, as amended, the Applicant will seek an administrative adjustment for the reduction in required parking. There will be no changes to the building's floor area ratio, setbacks, or height.

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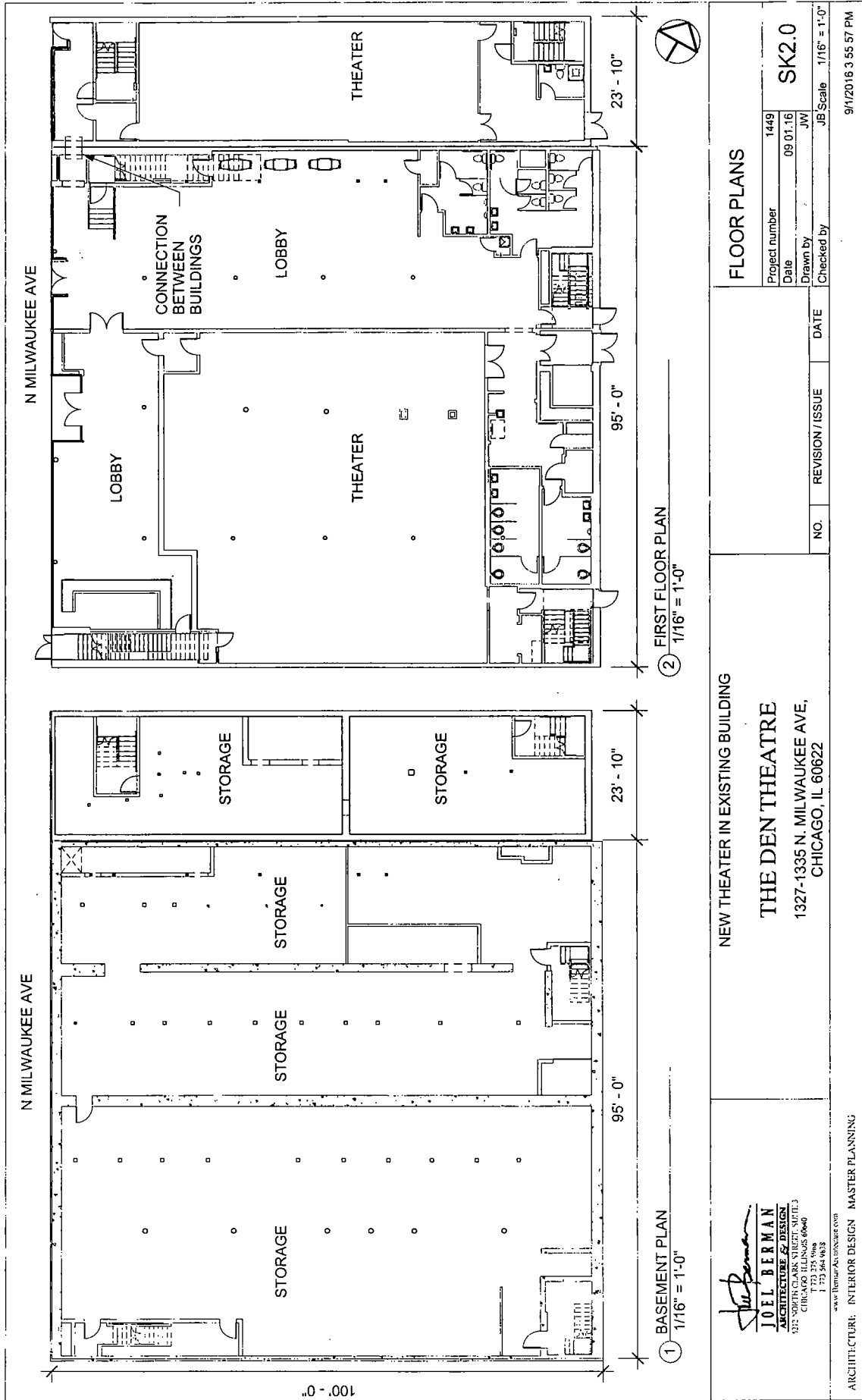
① Site Plan
1" = 20'-0"



<p>NEW THEATER IN EXISTING BUILDING THE DEN THEATRE 1327-1335 N. MILWAUKEE AVE, CHICAGO, IL 60622</p>		<p>SITE PLAN</p>	
		<p>Project number 1449</p>	<p>Date 08.01.16</p>
<p>NO.</p>		<p>REVISION / ISSUE</p>	<p>DATE</p>
<p>ARCHITECTURE INTERIOR DESIGN MASTER PLANNING</p>		<p>9/7/2016 9:43:33 AM</p>	

Joel Berman
JOEL BERMAN
ARCHITECTURE & DESIGN
 511 N. MARTE CLARK STREET, SUITE 3
 CHICAGO, IL 60640
 T 773.535.6868
 F 773.534.9833
 www.JBermanArchitecture.com

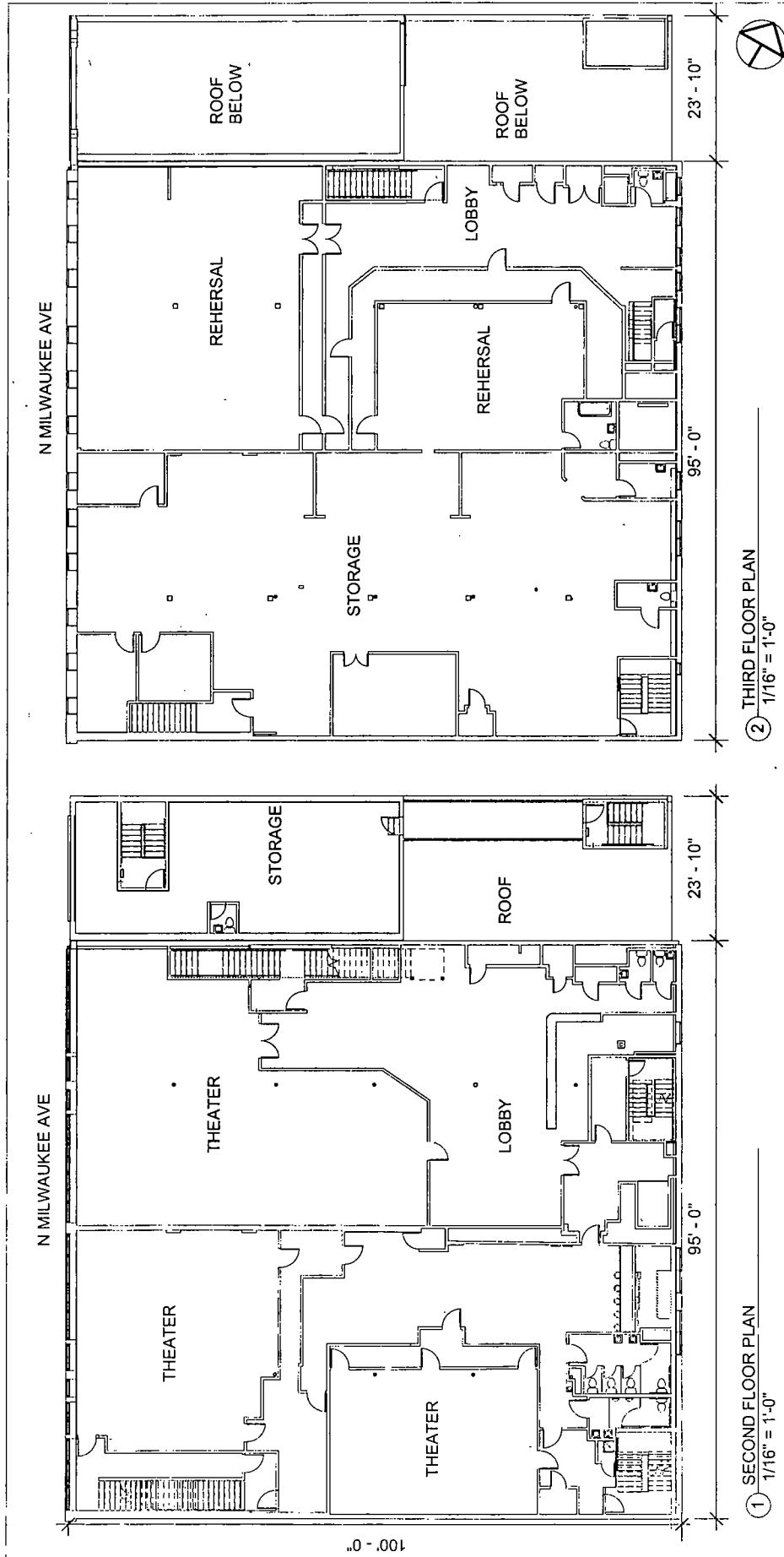
FINAL FOR PUBLICATION



<p>NEW THEATER IN EXISTING BUILDING</p> <p>THE DEN THEATRE</p> <p>1327-1335 N. MILWAUKEE AVE, CHICAGO, IL 60622</p>		<p>FLOOR PLANS</p>	
		<p>Project number 1449</p> <p>Date 09.01.16</p> <p>Drawn by JMW</p> <p>Checked by JBS</p>	<p>SK2.0</p> <p>1/16" = 1'-0"</p>
NO.	REVISION / ISSUE	DATE	<p>9/1/2016 3:55:57 PM</p>
<p>ARCHITECTURE: INTERIOR DESIGN MASTER PLANNING</p>		<p>www.thedendesign.com</p>	

Joel Berman
JOEL BERMAN
 ARCHITECTURE & DESIGN
 1327 NORTH CLARK STREET, SUITE 3
 CHICAGO, ILLINOIS 60640
 1 773 564 9478

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NEW THEATER IN EXISTING BUILDING
THE DEN THEATRE
1327-1335 N. MILWAUKEE AVE.
CHICAGO, IL 60622

ARCHITECTURE INTERIOR DESIGN MASTER PLANNING

JOEL BERMAN
ARCHITECTURE & DESIGN
512 NORTH CLARK STREET, SUITE 3
CHICAGO, ILLINOIS 60610
312.734.9838
www.jbermanarchitecture.com

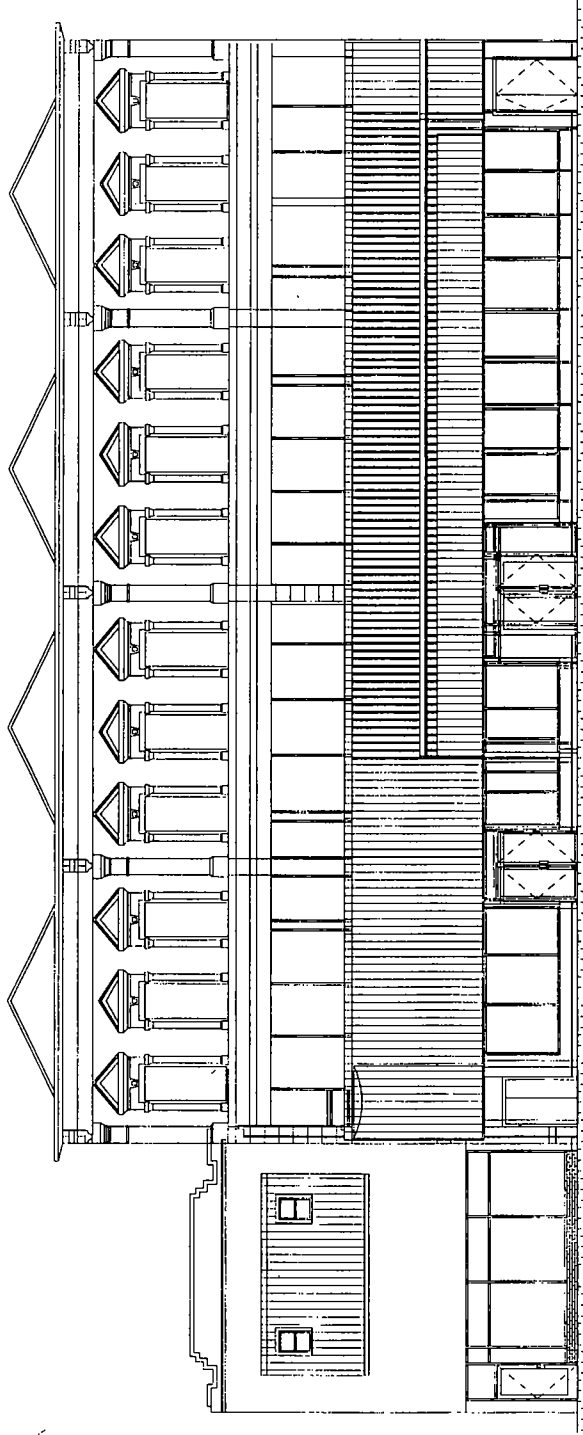
FLOOR PLANS

Project number	1449
Date	09.01.16
Drawn by	JW
Checked by	JB

Scale: 1/16" = 1'-0"

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FINAL FOR PUBLICATION



① N MILWAUKEE AVE ELEVATION
1" = 10'-0"

NEW THEATER IN EXISTING BUILDING
THE DEN THEATRE
1327-1335 N. MILWAUKEE AVE,
CHICAGO, IL 60622

Joel Berman
JOEL BERMAN
ARCHITECTURE & DESIGN
512 N. CLARK STREET, SUITE 3
CHICAGO, ILLINOIS 60640
312.733.5638
www.dentheatre.com

ELEVATIONS

Project number	1449
Date	09.01.16
Drawn by	JWI
Checked by	JWI
SK3.0	
1" = 10'-0"	

NO.	REVISION / ISSUE	DATE

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ARCHITECTURE INTERIOR DESIGN MASTER PLANNING