



City of Chicago



SO2016-1628

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 715-717 N Milwaukee Ave, 701-709 N Morgan St and 963-965 W Huron St - App No. 18703T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18703 T1

INTRO DATE:

3-16-2016

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 the C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:

West Huron Street; a line 52.00 feet east of North Morgan Street as measured along the south line of West Huron Street; a line from a point 17.14 feet south of West Huron Street running in a southwesterly direction for a distance of 118.87 feet to a point 50.60 feet southeast of North Morgan Street as measured along the northeasterly line of North Milwaukee Avenue; North Milwaukee Avenue; and North Morgan Street

to those of a B2-5 Neighborhood Mixed-Use District.

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

Common Address: 715 - 17 N. Milwaukee Ave./701 - 09 N. Morgan St./
963 - 65 W. Huron St.

SUBSTITUTE NARRATIVE

715 - 17 N. Milwaukee Ave./701 - 09 N. Morgan St./963 - 65 W. Huron St.

TYPE I REGULATIONS

Narrative: The subject property contains approximately 5,852 square feet and is currently vacant. The Applicant proposes to rezone the property to a B2-5 district and construct a six-story, 70.0 ft. in height mixed-use building containing 25 residential dwelling units, approximately 1,500 sq. ft. retail/commercial space on the ground floor, ten parking spaces and no loading berths.

Lot Area: 5,852 sq. ft.

FAR: 5.0

FLOOR AREA: 29,260 sq. ft.

Residential Dwelling Units: 25

MLA: 201.70 sq. ft.

Height: 70.0 ft.

Bicycle Parking: Twenty-five

Automobile Parking: Ten Spaces

Loading: None

Setbacks:

Milwaukee Ave: None

Morgan St: None

Huron St: None

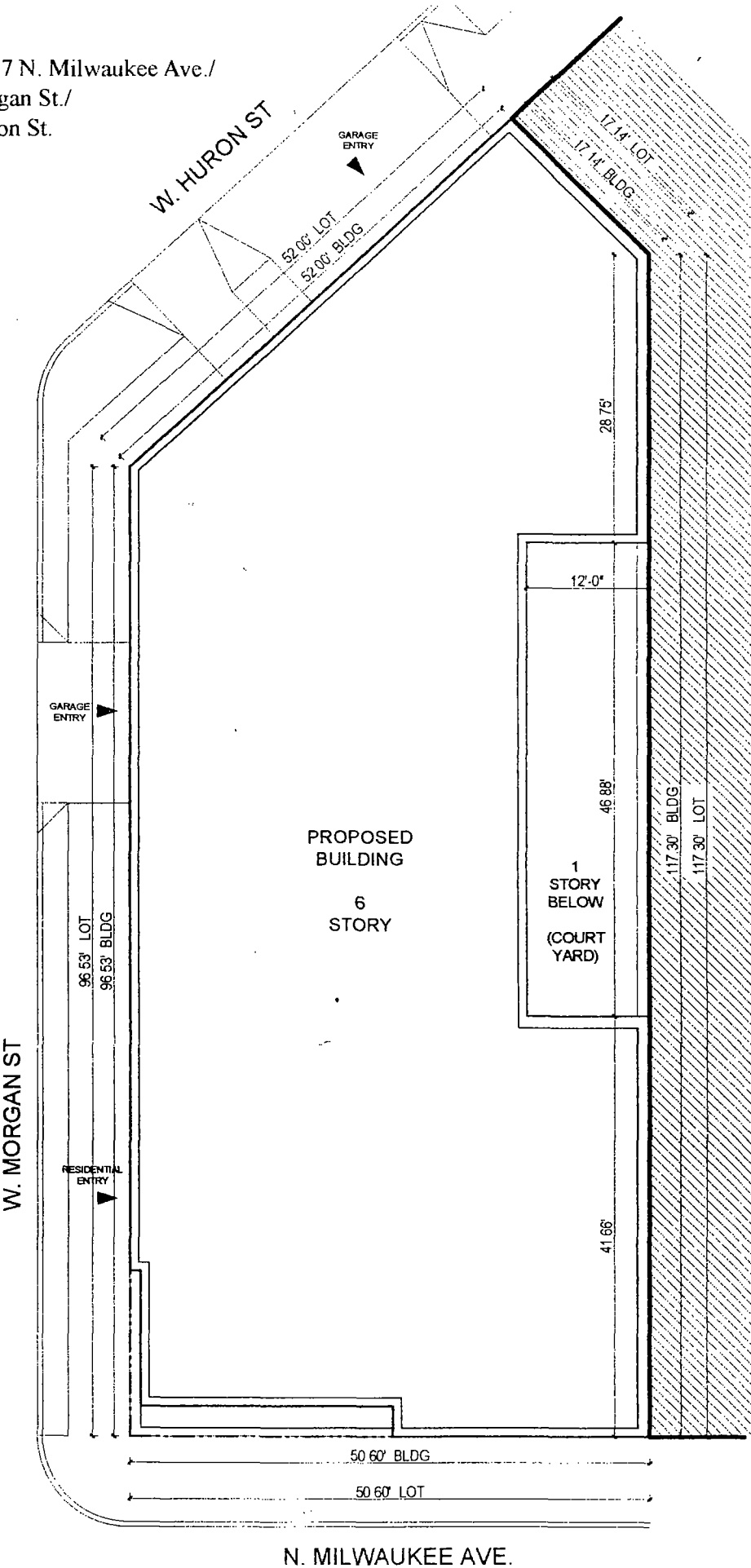
West Property Line: None

Southwest Property Line: None

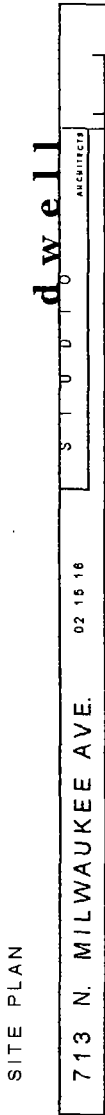
FINAL FOR PUBLICATION

Applicant will apply for variations for setback and loading reductions

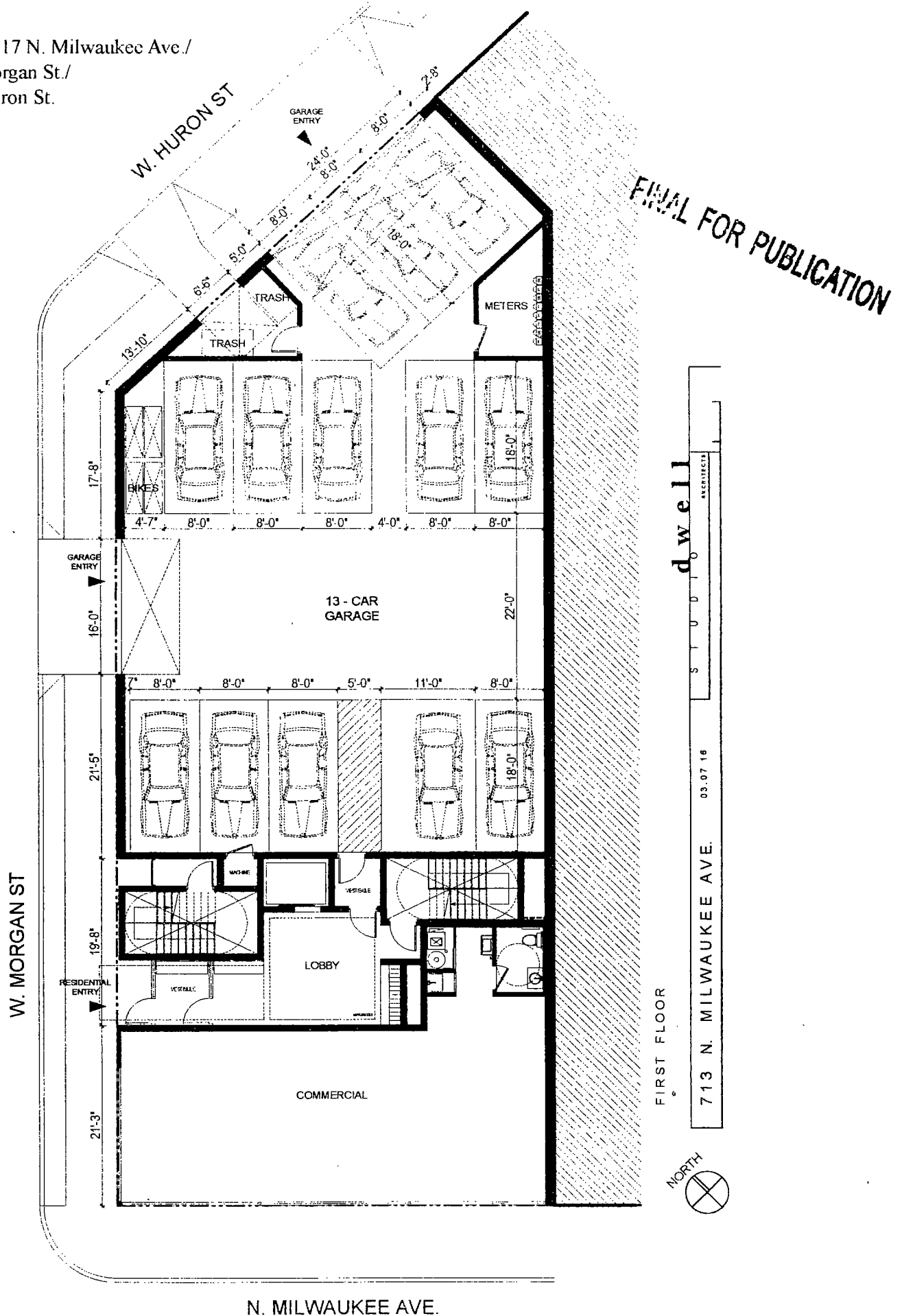
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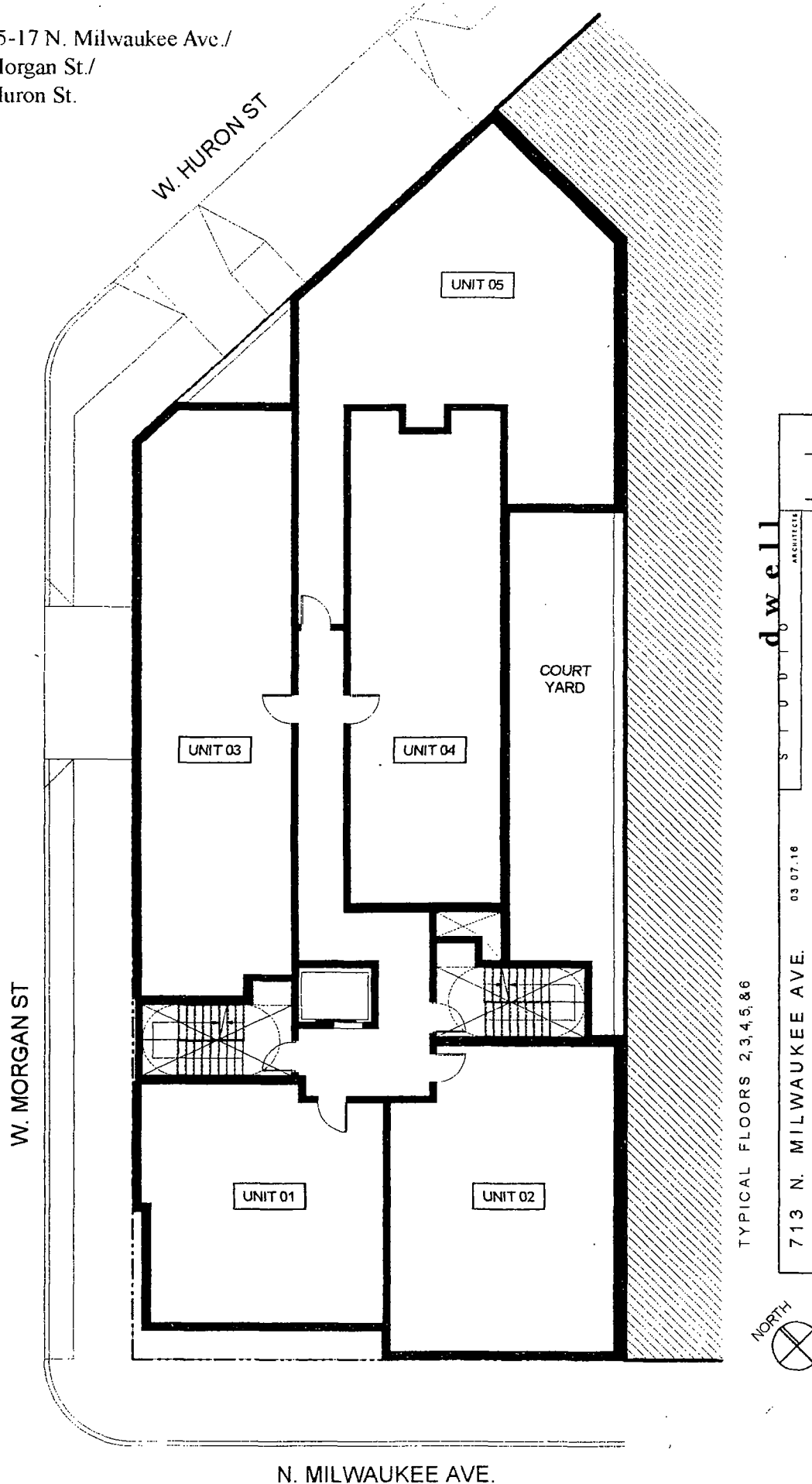
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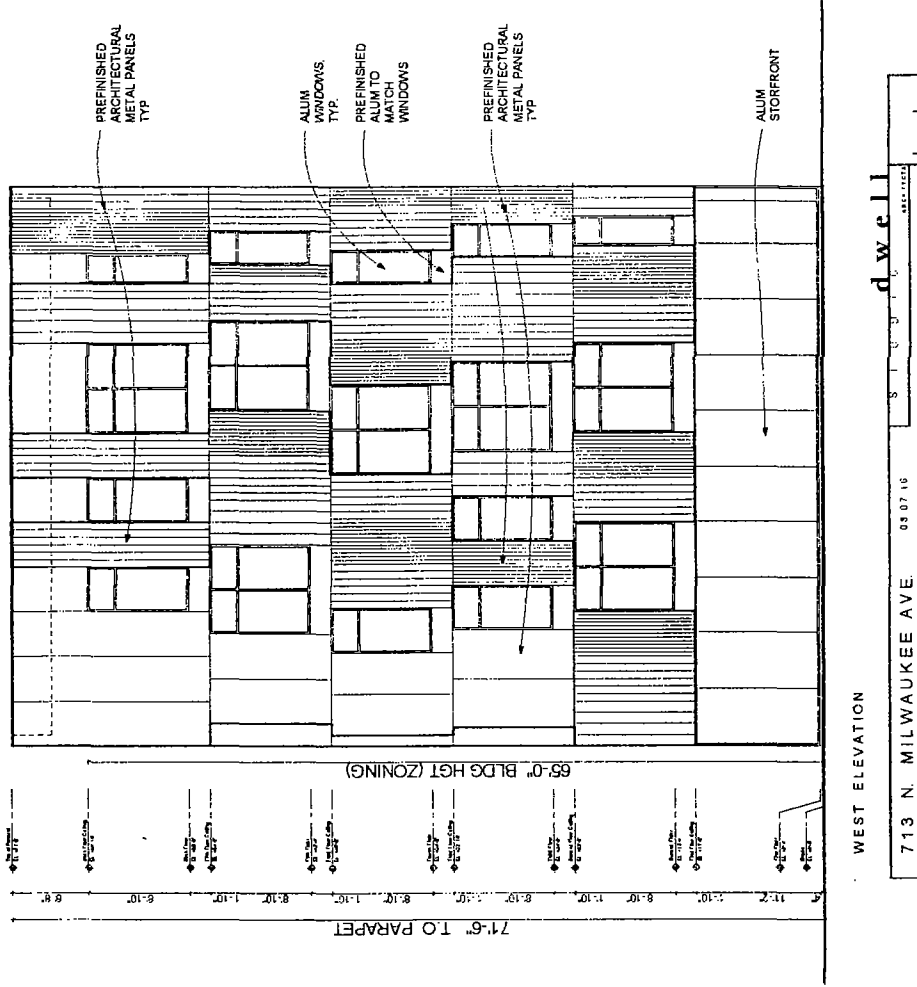


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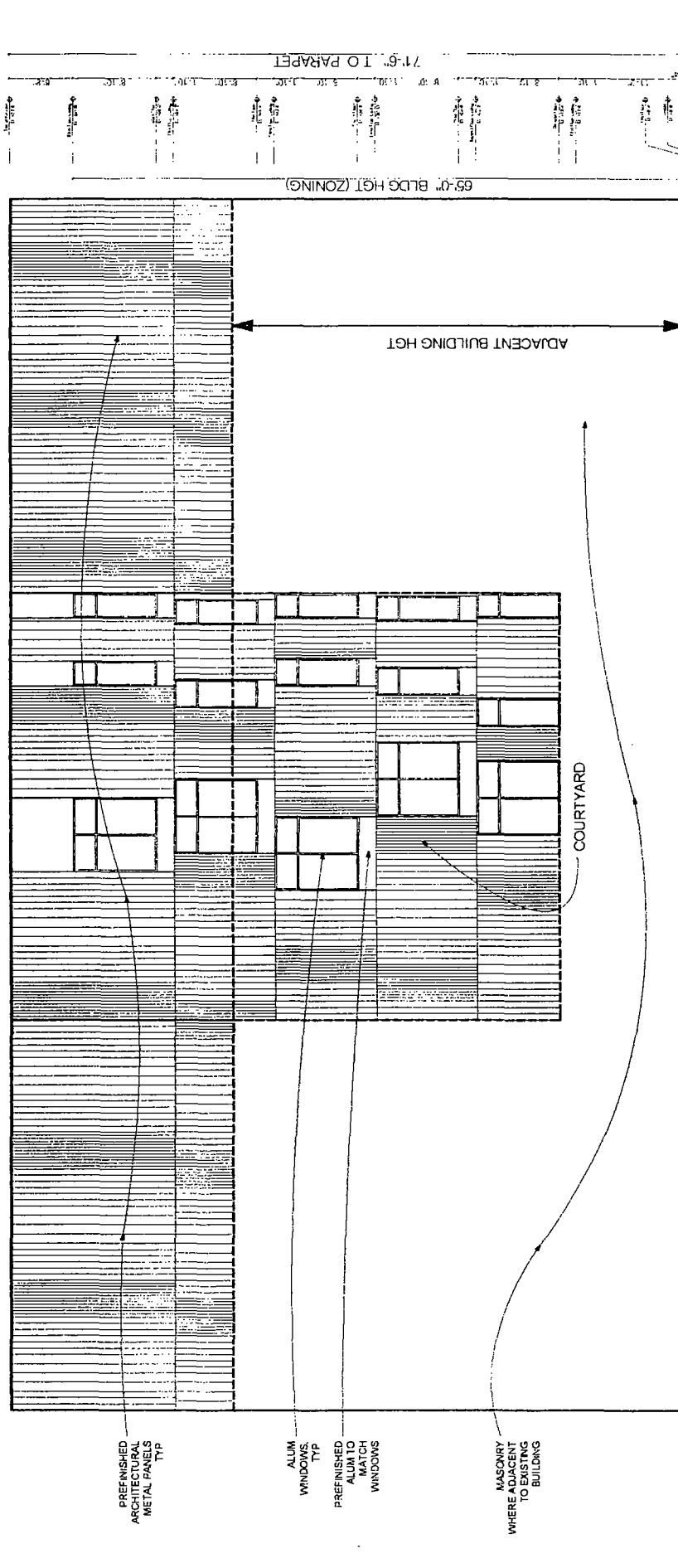
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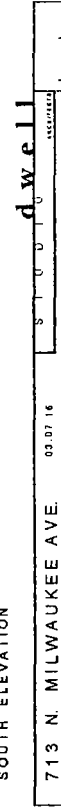


NOT FOR PUBLICATION

Applicant: Contemporary Concepts, Inc.
 Address: 715-17 N. Milwaukee Ave./
 701-09 N. Morgan St./
 963-65 W. Huron St.



SOUTH ELEVATION



FINAL FOR PUBLICATION