



# City of Chicago



O2017-2172

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/29/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1634 N Milwaukee Ave - App No. 19152T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#1915271  
INTRO DATE  
MARCH 29, 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 the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-H in the area bounded by

a line 175 feet southeast of and parallel to West Concord Place, North Milwaukee Avenue; a line 199.5 feet southeast of and parallel to West Concord Place; and the alley next southwest of and parallel to North Milwaukee Avenue,

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1634 North Milwaukee Avenue

**17-13-0303-C (1) Narrative Zoning Analysis**

1634 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 2,474.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to bring the existing three-story (*non-conforming*) mixed-use building into compliance under the current Zoning Ordinance. The three-story (with basement and one-story rear addition) building, contains approximately 2,400 square feet of commercial/retail space – at grade level, and two (2) dwelling units – above (one on each the 2<sup>nd</sup> and 3<sup>rd</sup> Floors). The existing building is masonry in construction, with a one-story frame rear-addition, and measures approximately 39 feet-0 inches in height. No physical expansion of the existing building is intended. Moreover, no off-street parking is required or proposed.

(A) The Project's Floor Area Ratio: 5,968 square feet (approx.) (2.4 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):  
Two dwelling units (1,237.25 square feet)

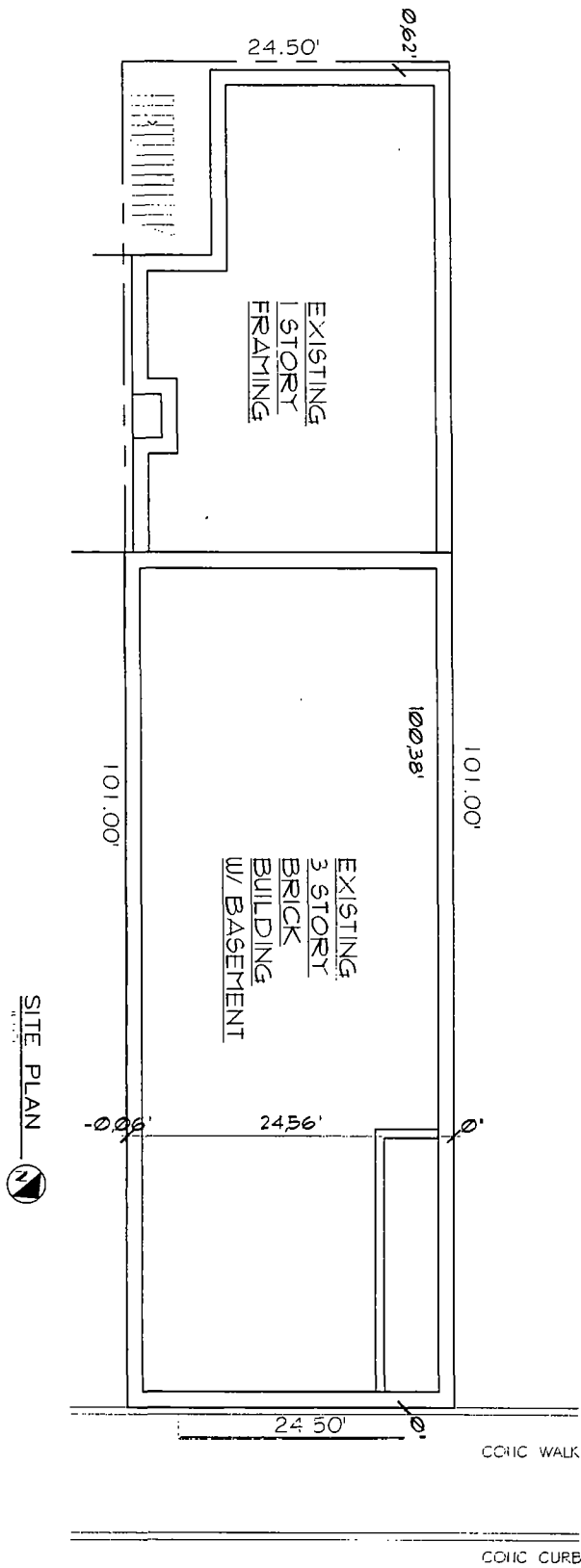
(C) The amount of off-street parking: 0 parking spaces

(D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks:
  - North: 0 feet-0 inches
  - South: 0 feet-0 inches

(E) Building Height:  
39 feet-0 inches

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MILWAUKEE AVENUE — FINAL FOR PUBLICATION

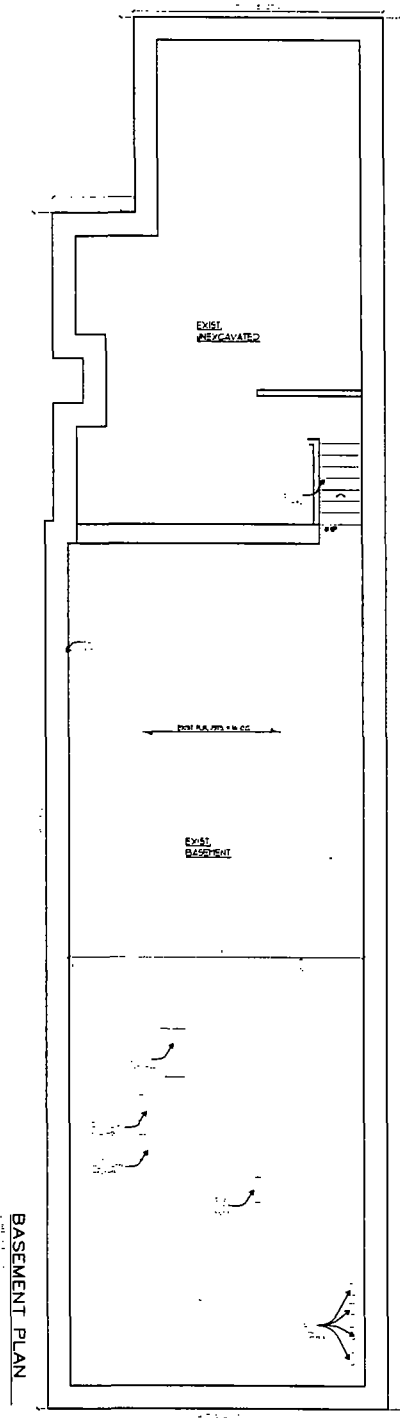
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A1

INVENTORY OF AN EXISTING 3 STORY  
BRICK BUILDING W/ BASEMENT  
**1634 N. MILWAUKEE AVE.**  
CHICAGO

**ABD & ASSOCIATES, LTD.**  
1000 N. LAKE STREET, SUITE 1000  
CHICAGO, ILLINOIS 60610  
PHONE: 312.541.1111 FAX: 312.541.1112

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10.10.2017



BASMENT PLAN

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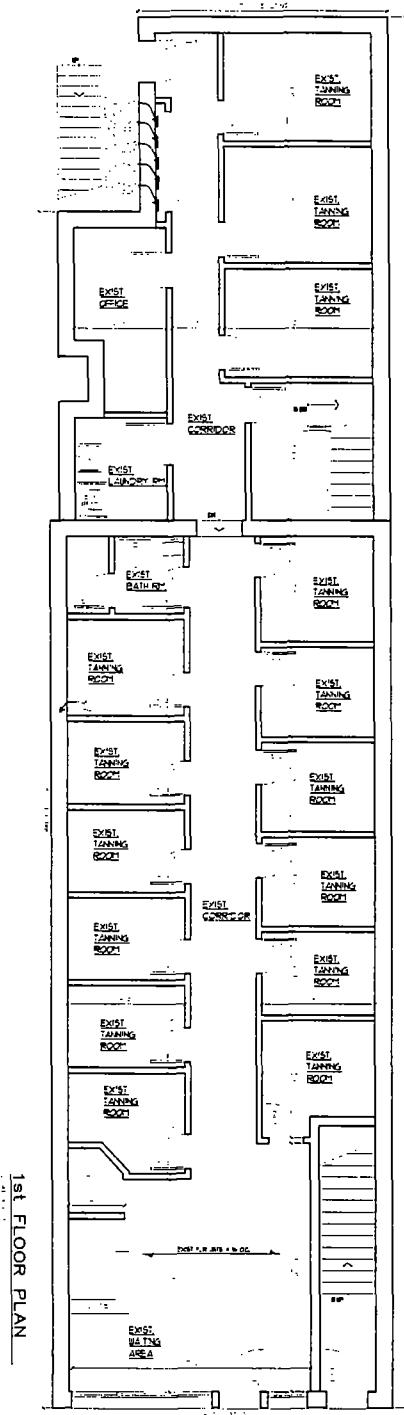
ABD & ASSOCIATES, LTD.  
PROFESSIONAL DESIGNER AND ARCHITECT  
211 N. MILWAUKEE AVE. CHICAGO, ILL. 60601  
PHONE 333-8000 FAX 333-8000

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1st FLOOR PLAN

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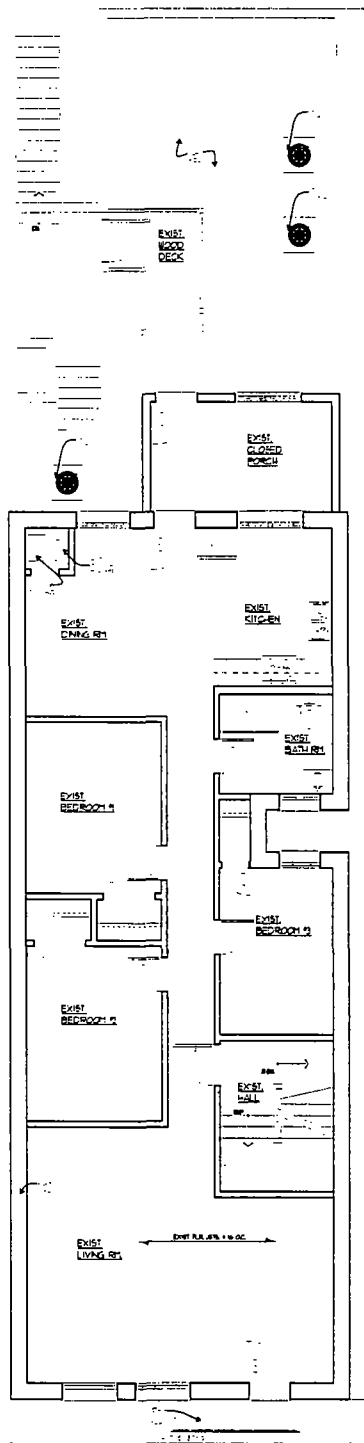
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**ABD & ASSOCIATES, LTD.**  
PROFESSIONAL DESIGN & CONSTRUCTION  
ARCHITECTS, ENGINEERS, PLANNERS & INTERIORS  
1100 N. LAKE SHORE DRIVE, SUITE 1000, CHICAGO, IL 60611  
PHONE: 773.344.1100 FAX: 773.344.1101

THE ARCHITECT

2ND FLOOR PLAN



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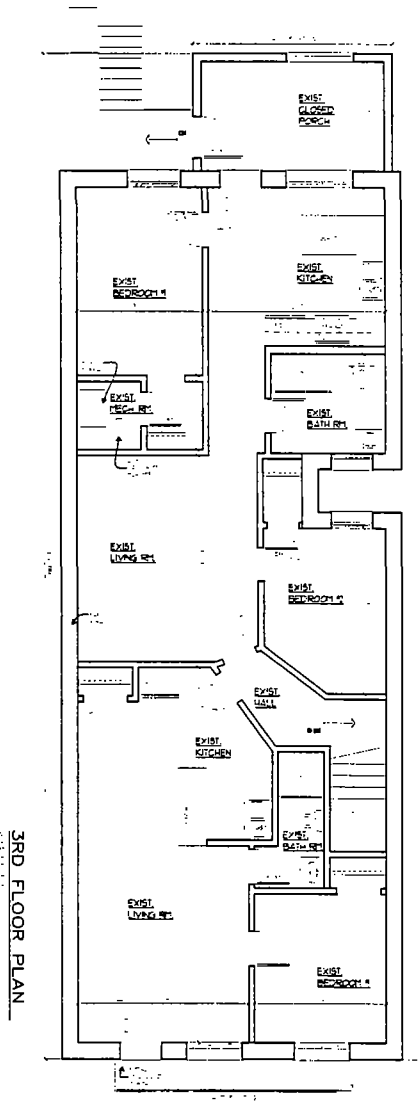
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1741 N. ELSTON AVE. SUITE 200 CHICAGO, ILL. 60642  
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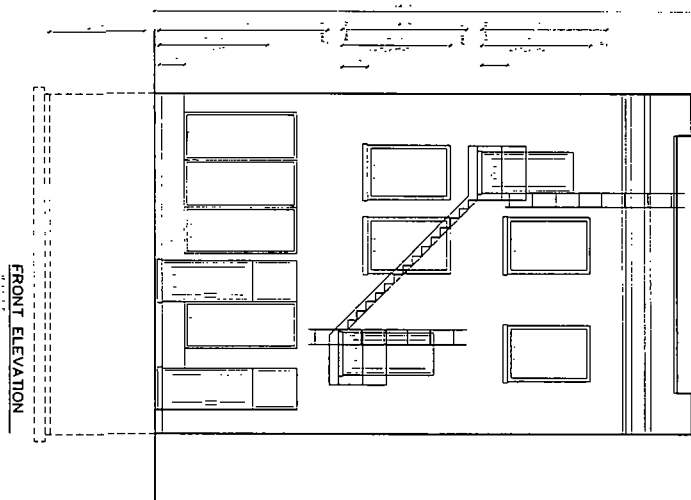
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11041 220TH ST. SUITE 100, MINNETONKA, MN 55345  
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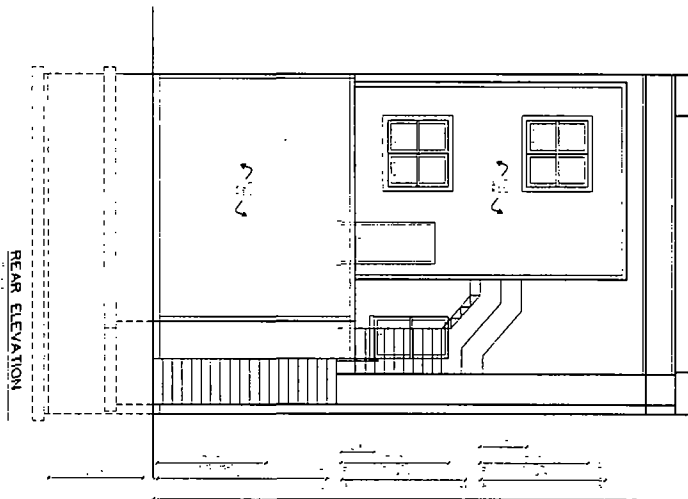
ARCHITECT: ABD & ASSOCIATES, LTD.

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PROFESSIONAL DESIGN FIRM - CHICAGO, ILL.  
211 N. WILSON ST. - 11TH FLOOR - CHICAGO, ILL. 60610  
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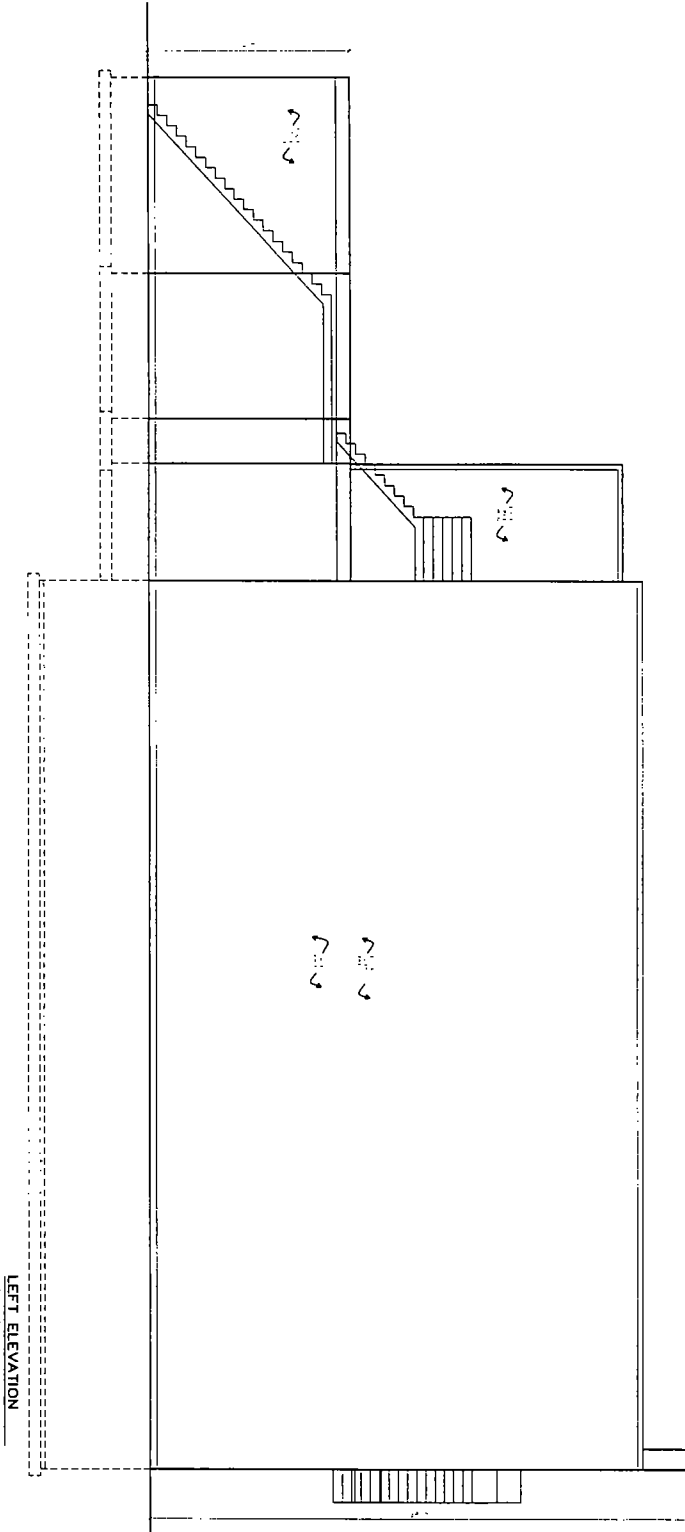
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CHICAGO ILLINOIS



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