



City of Chicago



SO2017-7053

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/11/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1431-1437 N Milwaukee Ave - App No. 19400T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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-H in the area bounded by

North Milwaukee Avenue; a line 350.00 feet south of and parallel to the south line of North Honore Street; the alley next northeast of and parallel to Milwaukee Avenue; and a line 425.04 feet south of and parallel to the south line of North Honore Street

to those of a B3-3 Community Shopping District.

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

Address: 1431-1437 North Milwaukee Avenue, Chicago, Illinois

FINAL FOR PUBLICATION

SUBSTITUTE PLANS AND NARRATIVE

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1431-1437 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS

ZONING: B3-3 COMMUNITY SHOPPING DISTRICT

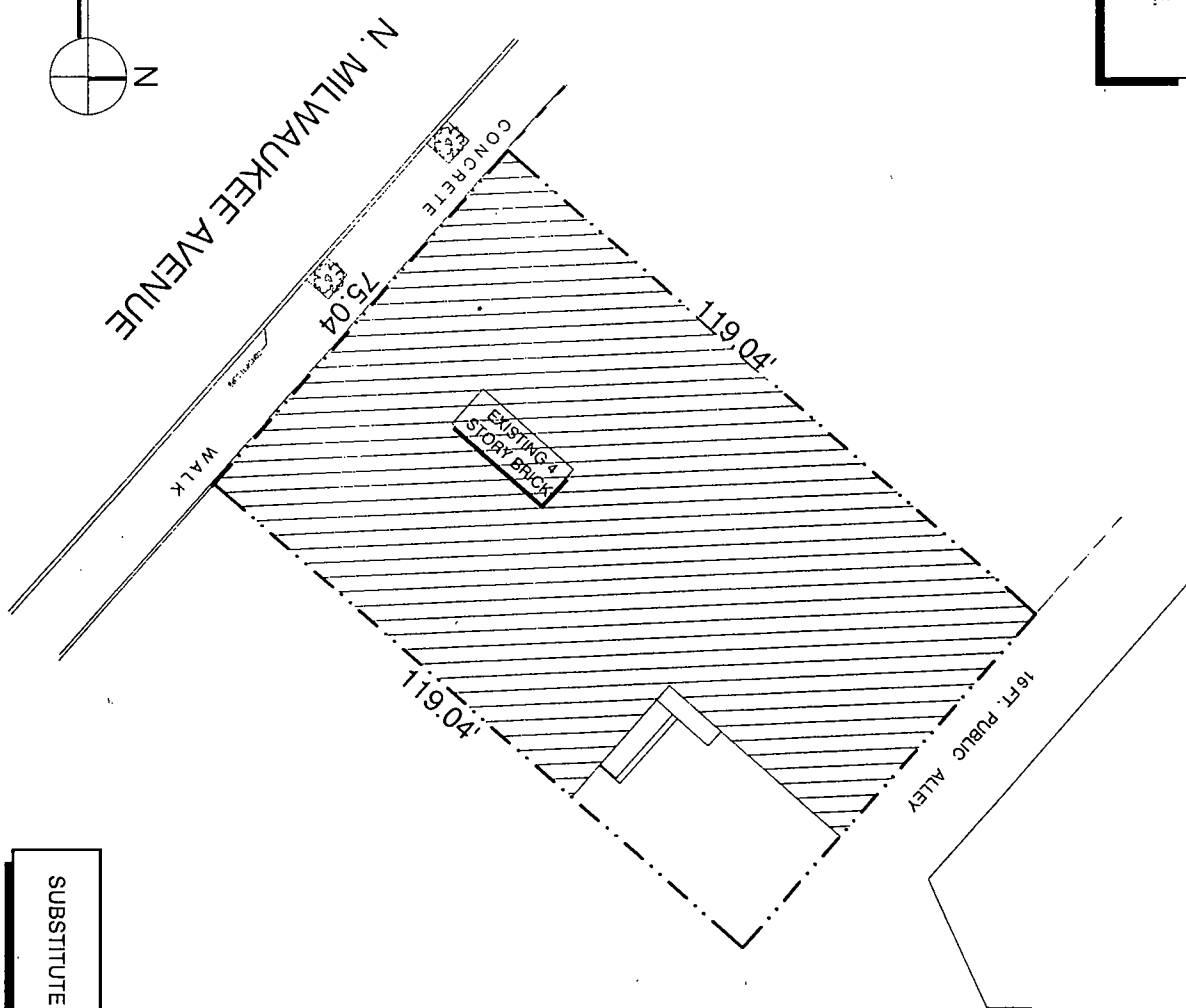
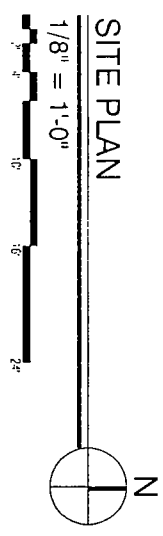
LOT AREA: 8,850 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A FOUR-STORY BRICK BUILDING. THE PROPERTY WILL BE REHABBED TO PERMIT AN ADDITIONAL NINE (9) DWELLING UNITS ON FLOORS TWO THROUGH FOUR AS FOLLOWS: SIX (6) NEW UNITS ON THE SECOND FLOOR, TWO (2) NEW UNITS ON THE THIRD FLOOR, AND ONE (1) NEW UNIT ON THE FOURTH FLOOR. THERE WILL BE A TOTAL OF SEVENTEEN (17) DWELLING UNITS. APPLICANT IS USING SECTION 17-10-0102-A OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING AND LOADING REQUIREMENT FOR THE BUILDING BECAUSE IT IS A CONTRIBUTING BUILDING WITHIN THE MILWAUKEE AVENUE CHICAGO LANDMARK DISTRICT.

- (A) FLOOR AREA RATIO: 3.27; TOTAL FLOOR AREA IS 28,875 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 521 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-A) AND WILL PROVIDE 0 BIKE PARKING SPACES.
- (D) SETBACKS:
 - A. FRONT SETBACK: 0 FEET 0 INCHES (EXISTING)
 - B. REAR SETBACK: 0 FEET 0 INCHES (EXISTING)
 - C. SIDE SETBACKS: 0 FEET 0 INCHES (EAST) (EXISTING) AND 0 FEET 0 INCHES (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 50 FEET 2 INCHES (EXISTING)

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1431-37 N. MILWAUKEE AVE.
CHICAGO, IL

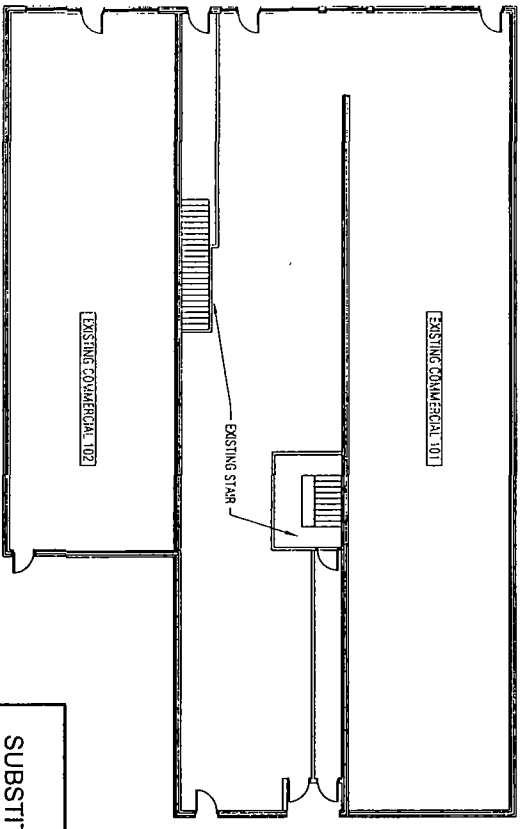


SUBSTITUTE PLANS AND NARRATIVE

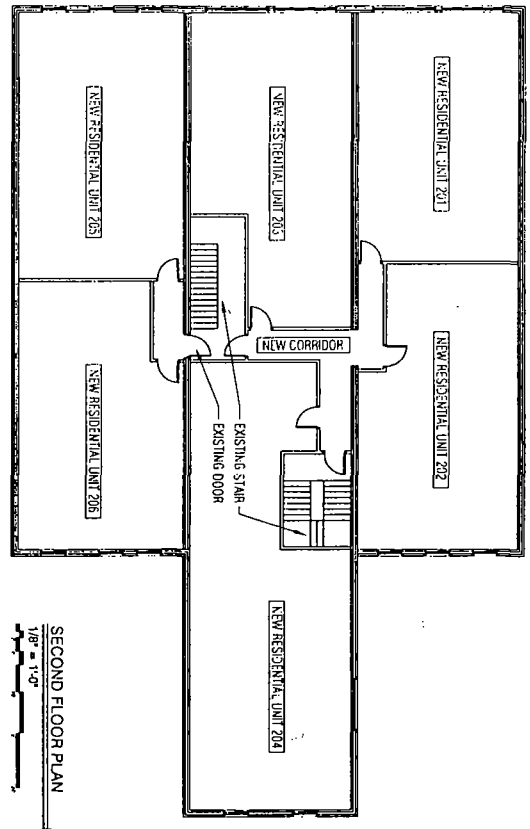
FINAL FOR PUBLICATION

SHEET NO. SP1	TITLE SITE PLAN	INTERIOR CONVERSION OF EXISTING 8 D.U. BLDG. TO 17 D.U. 1431-37 N. MILWAUKEE AVE. CHICAGO, IL		DATE 12/15/11
		BUGAJ ARCHITECTS		
1223 N. MILWAUKEE AVE. SUITE 200 CHICAGO, IL 60642 TEL 773-666-5555 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM		1431-37 N. MILWAUKEE AVE. CHICAGO, IL 60642		

FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



SUBSTITUTE PLANS AND NARRATIVE

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NO.	DATE	DESCRIPTION
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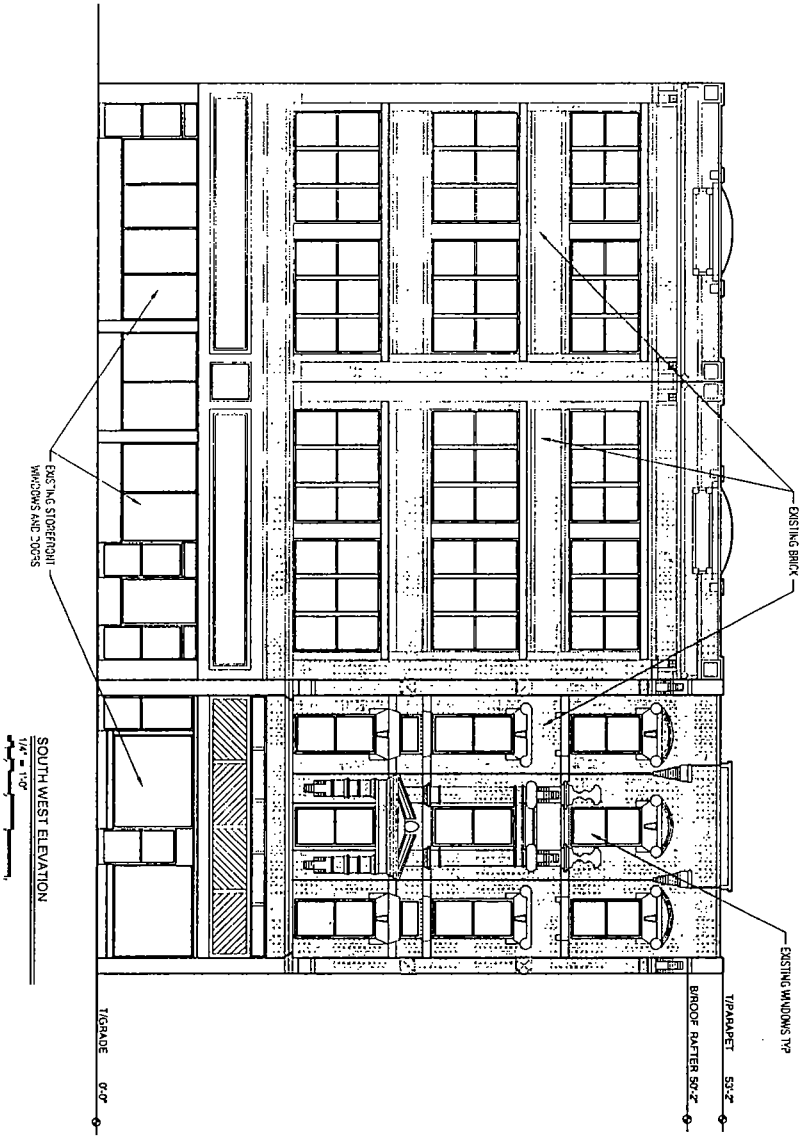
PROPOSED PLANS

INTERIOR CONVERSION OF EXISTING
8 D.U. BLDG. TO 17 D.U.
1431-37 N. MILWAUKEE AVE.
CHICAGO, IL

SCALE: ARCHITECTURAL SYMBOLS
 1/8" = 1'-0"
 1/4" = 1'-0"
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 29 3/4" = 1'-0"
 30" = 1'-0"

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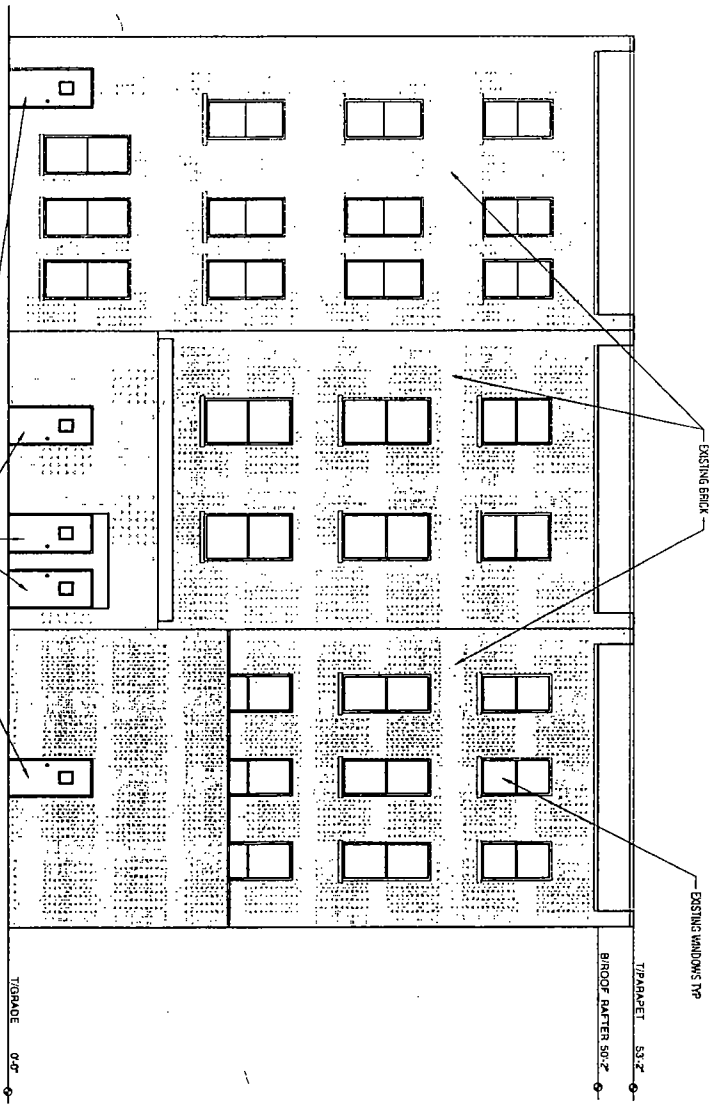
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SUBSTITUTE PLANS AND NARRATIVE

FINAL FOR PUBLICATION

PROPOSED ELEVATIONS A3	INTERIOR CONVERSION OF EXISTING 8 D.U. BLDG. TO 17 D.U. 1431-37 N. MILWAUKEE AVE. CHICAGO, IL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: 8px;"> CONTRACT NO. _____ PROJECT NO. _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____ SHEET NO. _____ OF _____ </td> <td style="width: 50%; font-size: 8px;"> REVISIONS: NO. DESCRIPTION DATE _____ _____ _____ </td> </tr> </table>	CONTRACT NO. _____ PROJECT NO. _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____ SHEET NO. _____ OF _____	REVISIONS: NO. DESCRIPTION DATE _____ _____ _____
CONTRACT NO. _____ PROJECT NO. _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____ SHEET NO. _____ OF _____	REVISIONS: NO. DESCRIPTION DATE _____ _____ _____			
BUGAJ ARCHITECTS <small>1223 N MILWAUKEE AVE SUITE 200 CHICAGO IL 60642 TEL 773-667-8055 E-MAIL MAIL@BUGAJARCHITECTS.COM WEB WWW.BUGAJARCHITECTS.COM</small>				



SUBSTITUTE PLANS AND NARRATIVE

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A4

PROPOSED ELEVATIONS

NO.	DESCRIPTION
1	17 D.U. INTERIOR
2	17 D.U. INTERIOR
3	17 D.U. INTERIOR
4	17 D.U. INTERIOR
5	17 D.U. INTERIOR
6	17 D.U. INTERIOR
7	17 D.U. INTERIOR
8	17 D.U. INTERIOR
9	17 D.U. INTERIOR
10	17 D.U. INTERIOR
11	17 D.U. INTERIOR
12	17 D.U. INTERIOR
13	17 D.U. INTERIOR
14	17 D.U. INTERIOR
15	17 D.U. INTERIOR
16	17 D.U. INTERIOR
17	17 D.U. INTERIOR

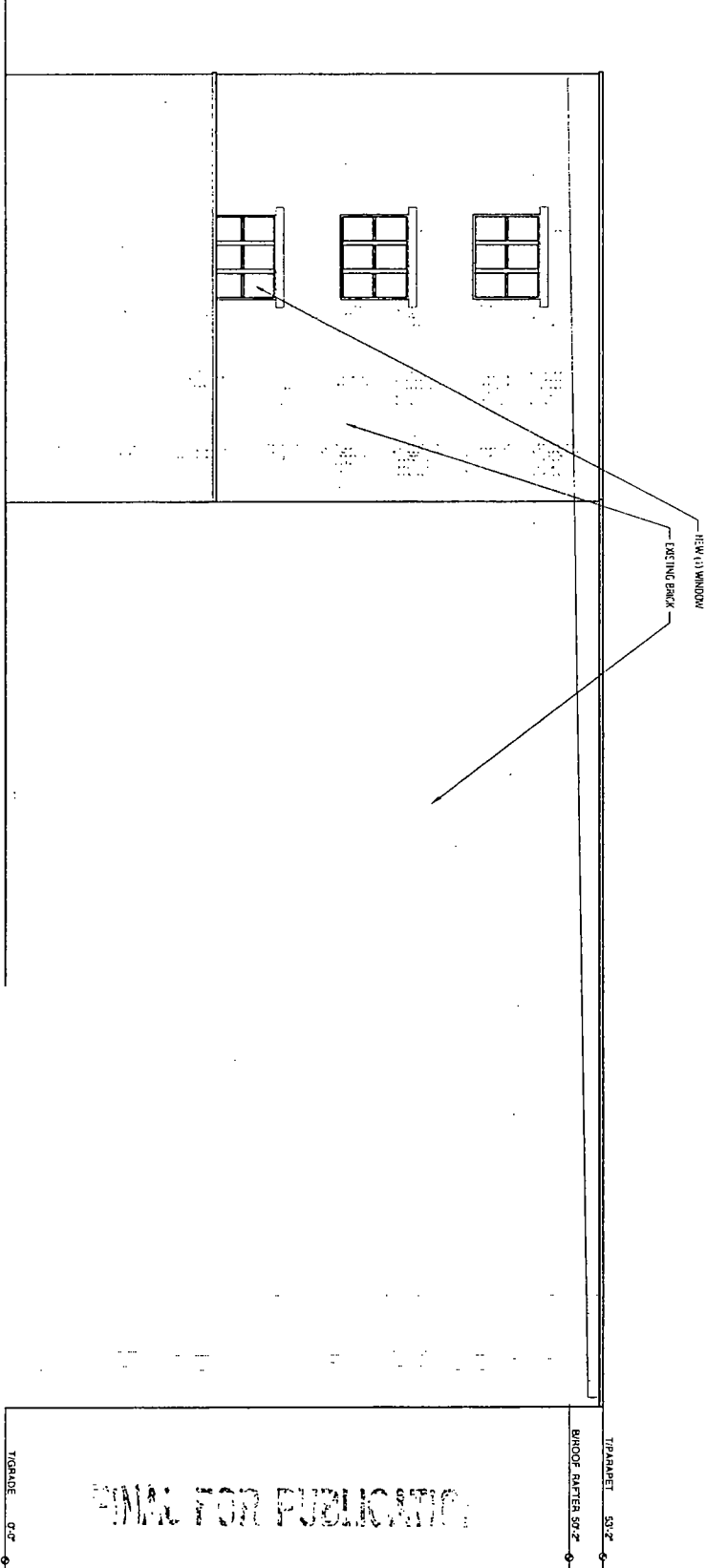
INTERIOR CONVERSION OF EXISTING
8 D.U. BLDG. TO 17 D.U.
1431-37 N. MILWAUKEE AVE.
CHICAGO, IL

NO.	DESCRIPTION
1	17 D.U. INTERIOR
2	17 D.U. INTERIOR
3	17 D.U. INTERIOR
4	17 D.U. INTERIOR
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6	17 D.U. INTERIOR
7	17 D.U. INTERIOR
8	17 D.U. INTERIOR
9	17 D.U. INTERIOR
10	17 D.U. INTERIOR
11	17 D.U. INTERIOR
12	17 D.U. INTERIOR
13	17 D.U. INTERIOR
14	17 D.U. INTERIOR
15	17 D.U. INTERIOR
16	17 D.U. INTERIOR
17	17 D.U. INTERIOR

008 PROPOSED STAIRS

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SUBSTITUTE PLANS AND NARRATIVE

NORTH WEST ELEVATION
1/4" = 1'-0"

TYPICAL GRADE 0'-0"

TYPICAL ROOF RAFTER 5'-2"

FINAL FOR PUBLICATION

PROPOSED ELEVATIONS
AS

PROPOSED ELEVATIONS

NO.	DATE	DESCRIPTION

INTERIOR CONVERSION OF EXISTING
8 D.U. BLDG. TO 17 D.U.
1431-37 N. MILWAUKEE AVE.
CHICAGO, IL

NOT TO SCALE
NOT TO BE USED FOR CONSTRUCTION
NOT TO BE USED FOR PERMITS
NOT TO BE USED FOR CONTRACTS
NOT TO BE USED FOR MARKETING
NOT TO BE USED FOR ANY OTHER PURPOSES
NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BUGAJ ARCHITECTS, INC.

FOR PRESENT STAGES

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