



City of Chicago



SO2018-4205

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/23/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-L at 5241-5249 N Milwaukee Ave - App No. 19672T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

Substitute Ordinance

#19672-T1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No. 13-L in area bound by

WEST GETTYSBURG STREET; NORTH MILWAUKEE AVENUE; A LINE 39.14 FEET MEASURED NORTHWEST OF THE INTERSECTION OF WEST GETTYSBURG STREET AND NORTH MILWAUKEE AVENUE AND PERPENDICULAR TO NORTH MILWAUKEE AVENUE; THE ALLEY NEXT EAST OF NORTH MILWAUKEE AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

5241-49 North Milwaukee Avenue

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**ZONING AND DEVELOPMENT NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 5241-49 NORTH MILWAUKEE AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current B3-1 District to that of a B2-3 District for the property commonly known as 5241-49 North Milwaukee Avenue. The total lot area of the subject site is 3,300 square feet. Applicant seeks to improve the site with a new construction building containing four residential dwelling units and no commercial space.

The following is a list of the proposed (existing) dimensions of the development:

Density:	4 residential dwelling units
Lot Area Per Unit:	825 square feet
Off Street Parking:	8 spaces
Height:	34 feet 11 inches
Floor Area:	3,783 square feet
Floor Area Ratio:	3
Front (West) Setback:	.67 feet
Rear (East) Setback:	21 feet
North Side Setback:	2.5 feet
South Side Setback:	.67 feet

5241-49 NORTH MILWAUKEE AVENUE - CHICAGO, IL, 60630

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ZONING CHANGE REQUEST- NEW CONSTRUCTION FOUR UNIT RESIDENTIAL BUILDING

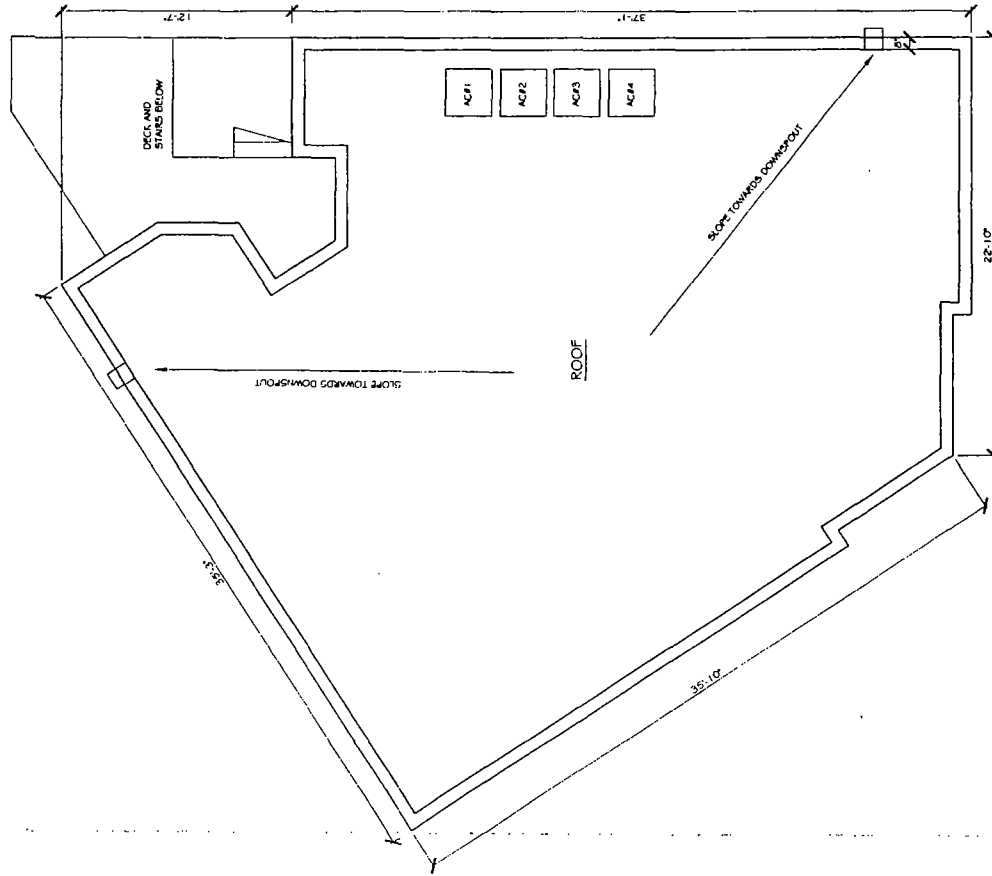
1. ZONING CHANGE REQUEST TO CHANGE FROM B3-1 ZONING TO B2-3 ZONING
2. ZONING VARIANCE REQUEST
REDUCTION IN REAR YARD FROM 30' TO 21'

WITH B2-3 ZONING

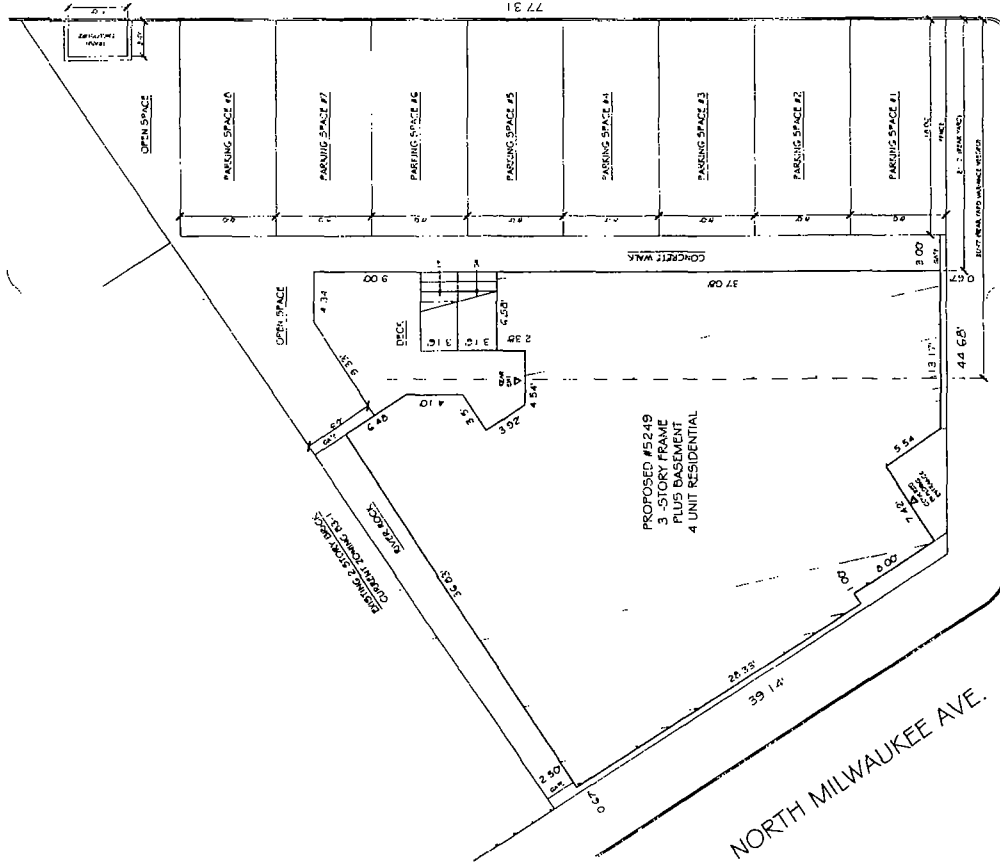
1. LOT SIZE: 3,300 SF
2. MLA ALLOWED: 400 SF PER UNIT; MLA PROPOSED: 825 SF PER UNIT
3. 8 RESIDENTIAL UNITS ALLOWED; 4 UNITS PROPOSED
4. FAR: 3.0, 9,900 SF ALLOWED; 3,783 PROPOSED
5. BUILDING HEIGHT: 47'-0" MAXIMUM, 34'-11" PROPOSED

ITEM ISSUE	CHAPTER/ ARTICLE	EXISTING ORDINANCE REQUIREMENTS	REQUESTED ORDINANCE REQUIREMENTS	PROPOSED AS DRAWN	REMARKS
ZONING REQUIREMENTS					
1.01 ZONING DISTRICT	CZO TITLE 17	B3-1	B2-3	B2-3	ZONING CHANGE
1.02 LOT AREA PER UNIT	CZO TITLE 17 75.3	2,500 SF	400 SF	825 SF	ZONING CHANGE
1.03 MAXIMUM FLOOR RATIO	CZO TITLE 17 76.3	1.2	3	3	ZONING CHANGE
1.04 TOTAL BUILDING AREA	CZO TITLE 17	3,690 SF MAX.	9,900 SF	(3,783 SF)	
1.05 BUILDING HEIGHT	CZO TITLE 17	38'-0"	47'-0"	34'-11"	3 FLOORS
1.06 MINIMUM YARDS	CZO TITLE 17 7B	FY-0',RY-30',SY-0'	FY-0',RY-30',SY-0'	SEE REMARKS	FY=8", RY=21' (VARIANCE NEEDED), SY=8"
1.07 OPEN SPACE	CZO TITLE 17	N/A	N/A	N/A	
1.08 OFF STREET PARKING	CZO TITLE 17	N/A	N/A	N/A	
1.09 OFF STREET PARKING	CZO TITLE 17 13.1	4 SPACES	4 SPACES	8 SPACES	
BUILDING REQUIREMENTS					
2.03 TYPES OF CONSTRUCTION	6(13-60) P.329	TYPE IV-A	TYPE IV-A	TYPE IV-A	

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ROOF PLAN



SITE PLAN

WEST GETTYSBURG ST.



5241-5249 N.MILWAUKEE AVE.
CHICAGO, IL

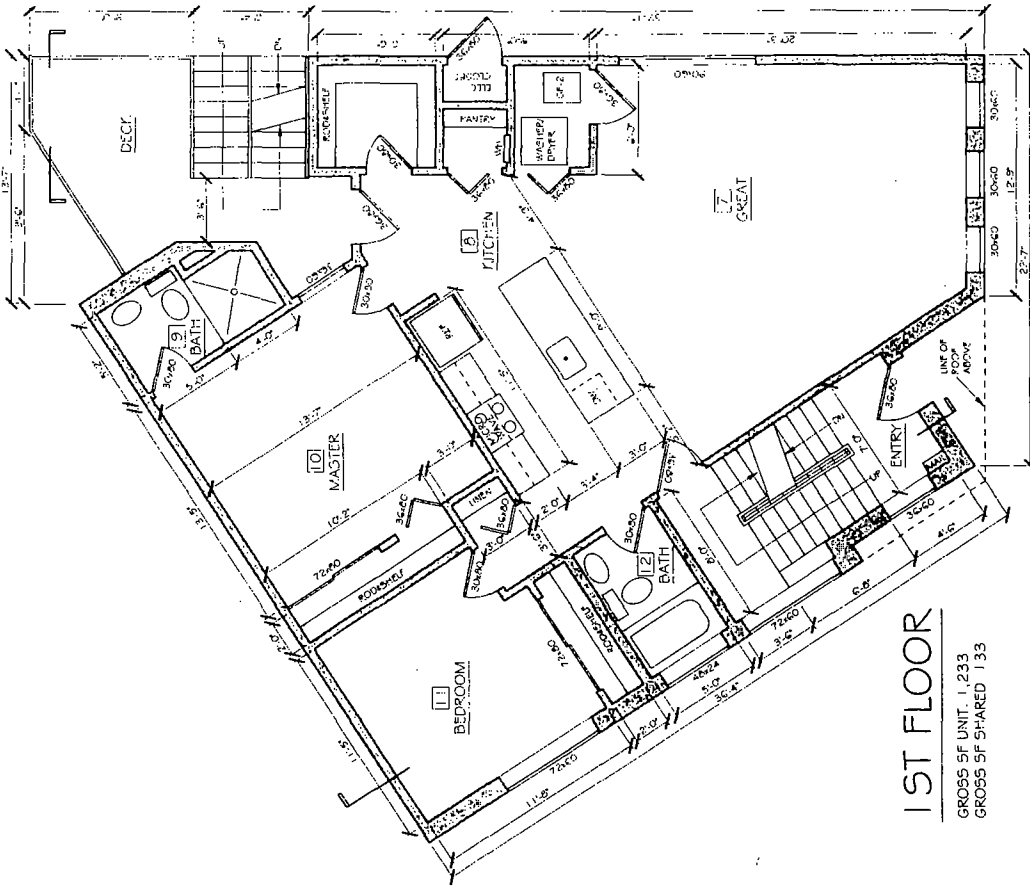
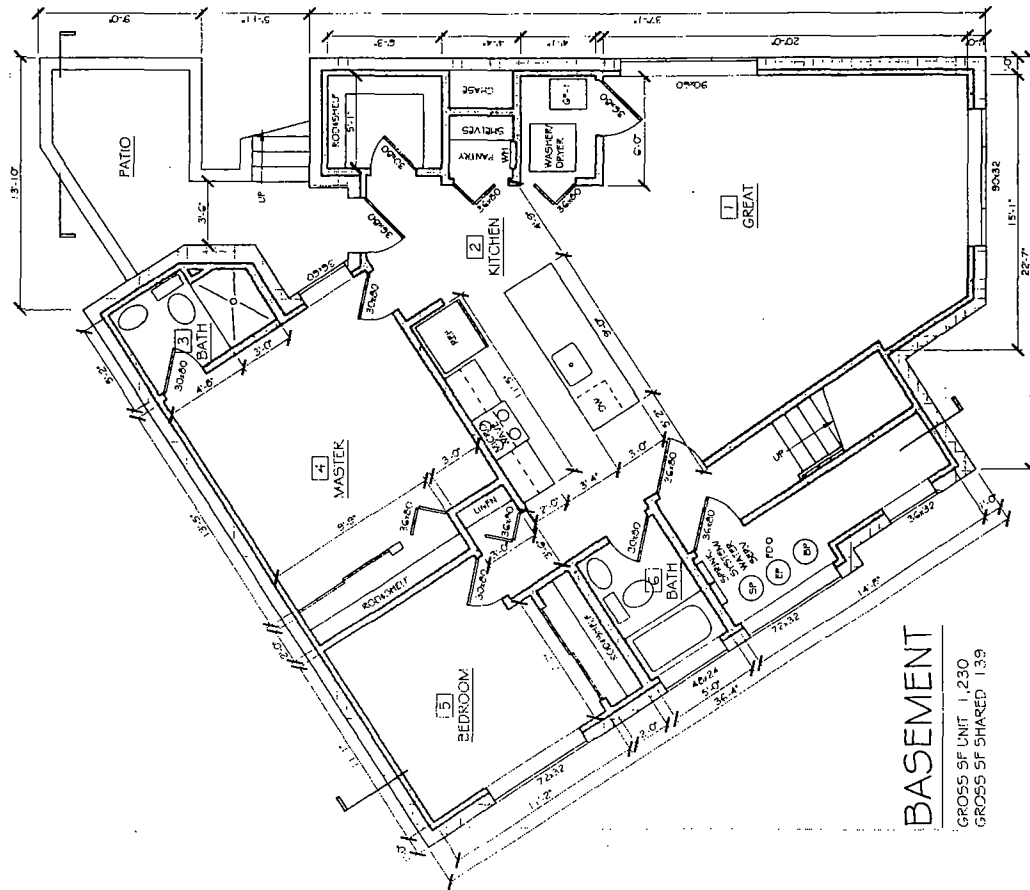
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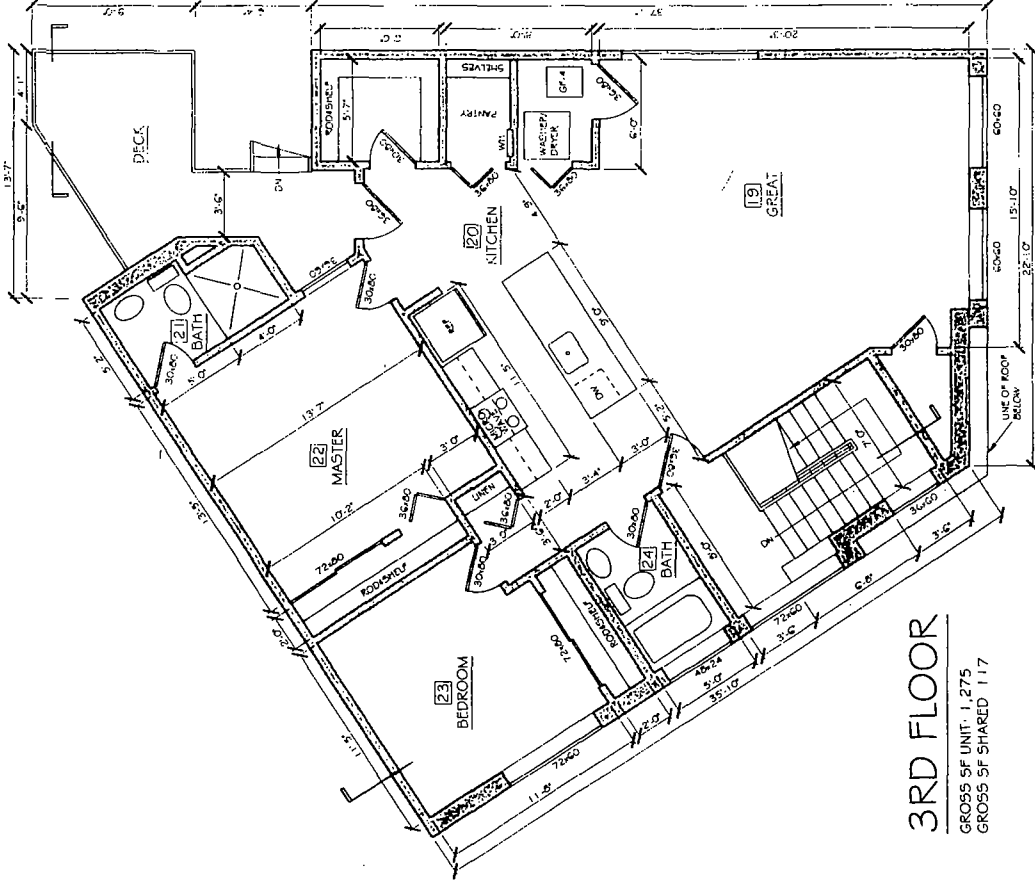
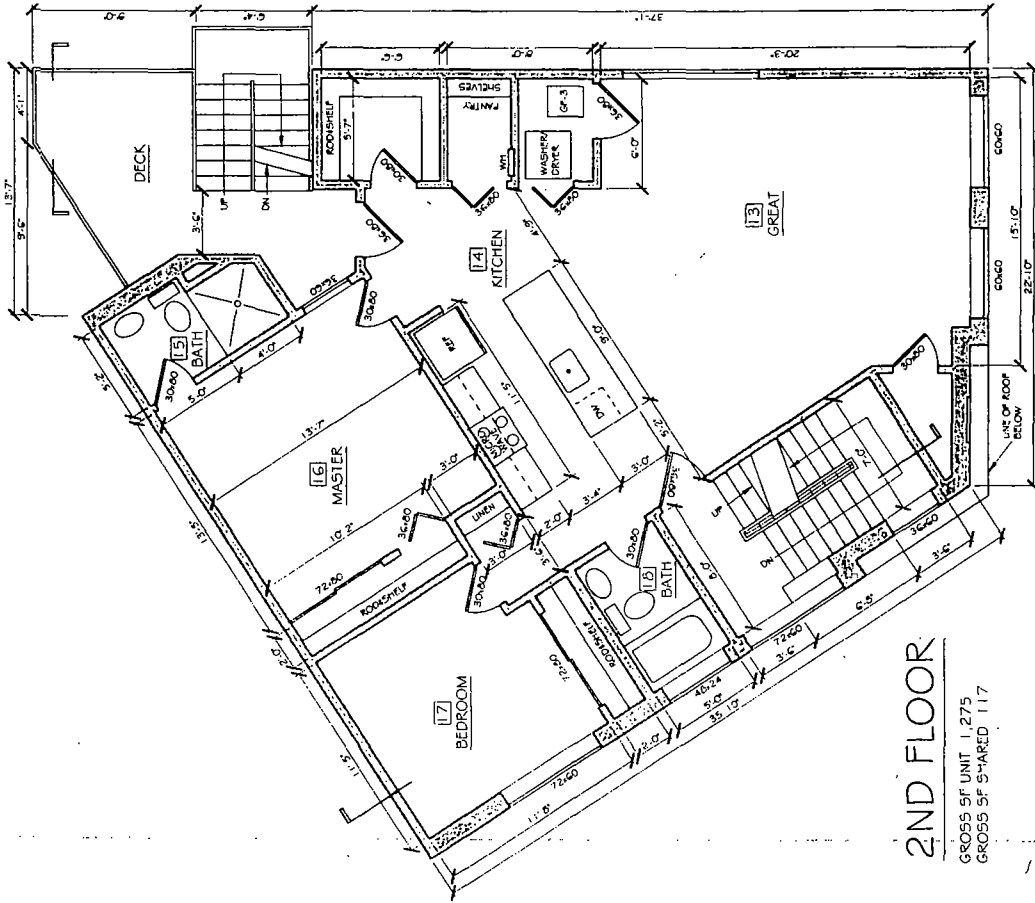


5241-5249 N.MILWAUKEE AVE.
 CHICAGO, IL

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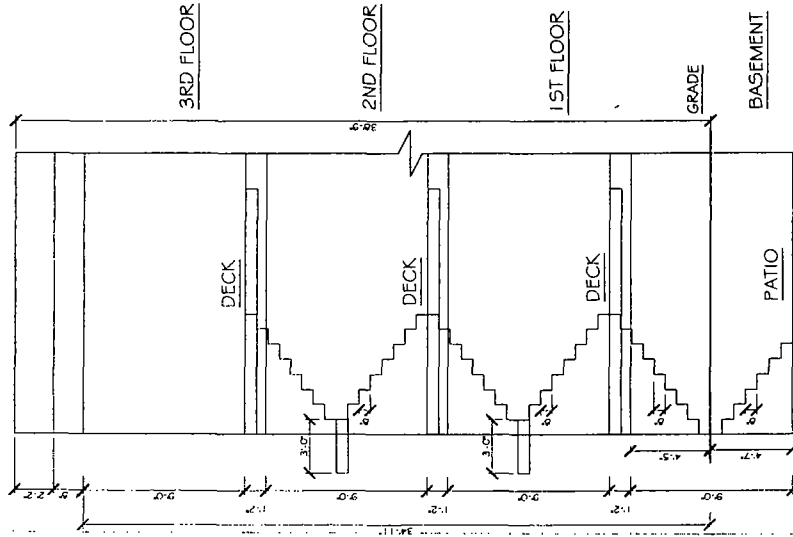
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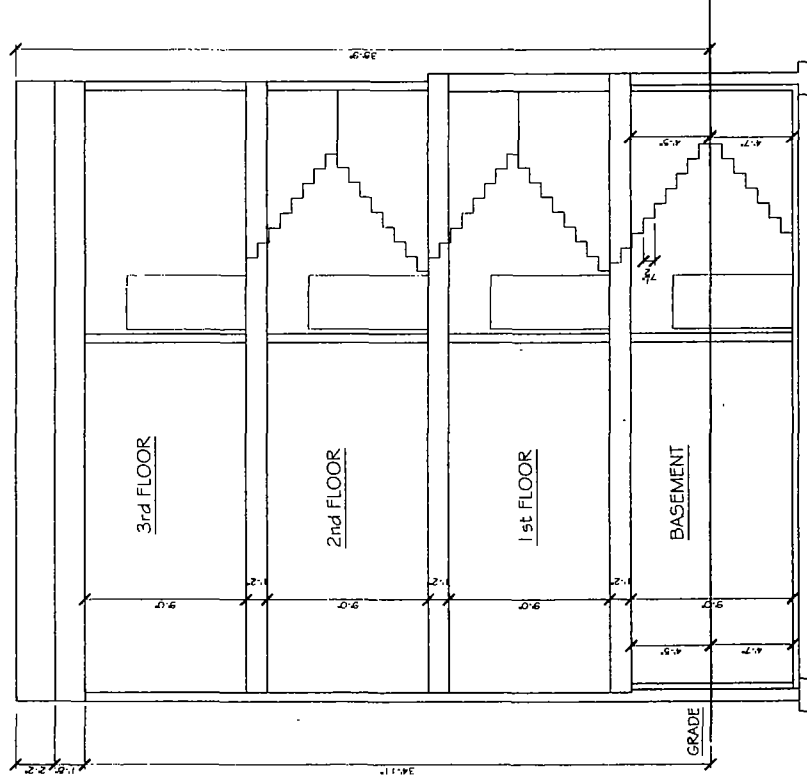
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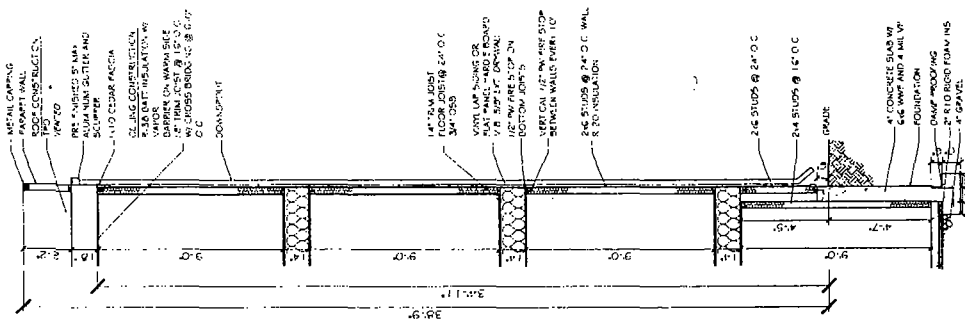
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EXTERIOR STAIR SECTION



INTERIOR STAIR SECTION

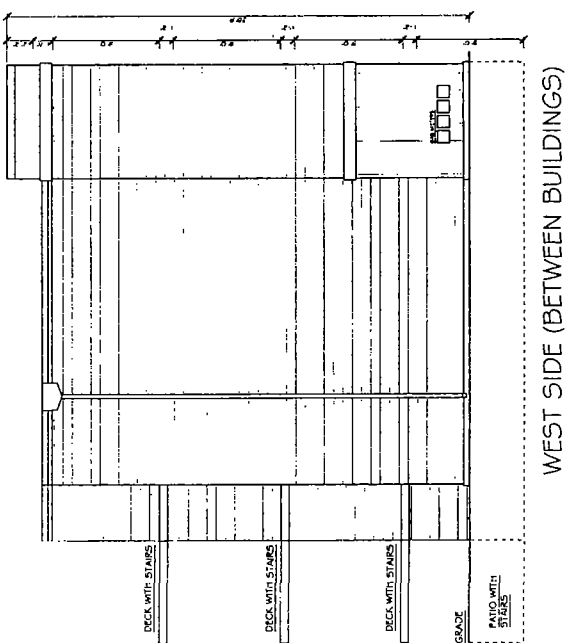
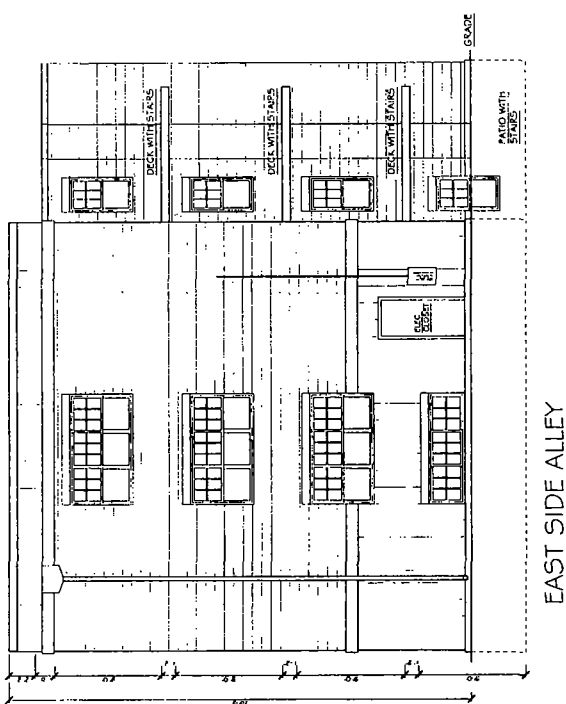
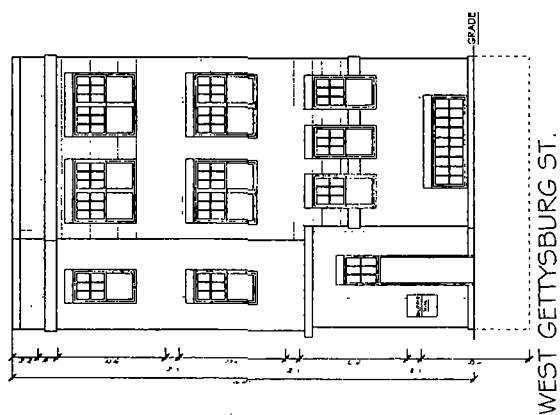


WALL SECTION

5241-5249 N. MILWAUKEE AVE.
CHICAGO, IL

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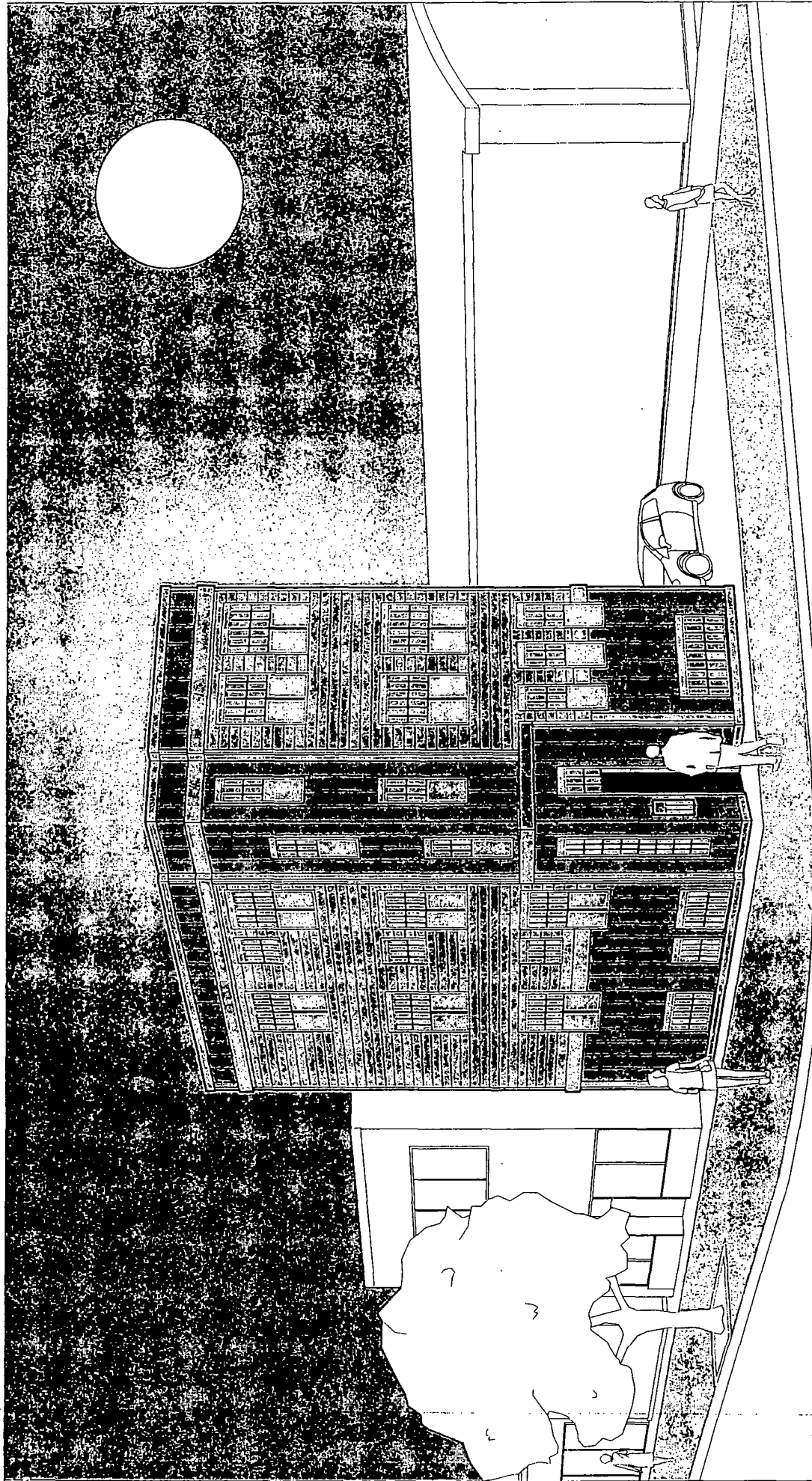


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CHICAGO, IL

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N
VIEW FROM CORNER OF N. MILWAUKEE AVE.
AND W. GETTYSBURG ST.

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