



# City of Chicago



SO2019-1385

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/13/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-K at 5033 N Elston Ave - App No. 19982
<b>Committee(s) Assignment:</b>	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 the B3-2 Community Shopping District symbols and indications as shown on Map No. 7-J in the area bounded by:

North Milwaukee Avenue; a line 155.00 feet northwest of North Kedzie Avenue, as measured along the southwesterly line of North Milwaukee Avenue and perpendicular thereto; a line 197.00 feet west of and parallel to North Kedzie Avenue; the south line of the alley next north of and parallel to West Wrightwood Avenue; the new centerline of the alley (corresponding to a line 233.00 feet) east of and parallel to North Sawyer Avenue; and a line 205.00 feet northwest of North Kedzie Avenue, as measured along the southwesterly line of North Milwaukee Avenue and perpendicular thereto

to those of a B3-5 Community Shopping District.

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

Common Address: 2618 N. Milwaukee Avenue

**FINAL FOR PUBLICATION**

## **SUBSTITUTE NARRATIVE AND PLANS**

2618 North Milwaukee

TYPE I REGULATIONS

**Narrative:** The subject property contains 8,027 square feet and is improved with a vacant five-story building. The Applicant proposes to rezone the property from an B3-2 Community Shopping District to a B3-5 Community Shopping District in order to redevelop the existing five-story building with a roof-top addition for a total height of 76.00 feet and a rear stair and elevator addition 79.10 in height. The building as redeveloped will be used for ground floor retail uses, an approximately 35-room hotel, roof-top and at-grade outdoor seating with no parking or loading

**Lot Area:** 8,027 square feet\*

**FAR:** 4.54

**FLOOR AREA:** 36,395 square feet

**Residential Dwelling Units:** None

**MLA:** N/A

**Height:** 79 feet 10 inches\*\*

**Bicycle Parking:** None

**Automobile Parking:** None\*\*\*

**Loading:** None

**Setbacks:**

Front (North Milwaukee):	0 feet
Southeast Side:	0 feet
Northwest Side:	0 feet
Rear (alley):	0 feet

A set of drawings of the Project is attached.

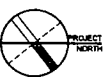
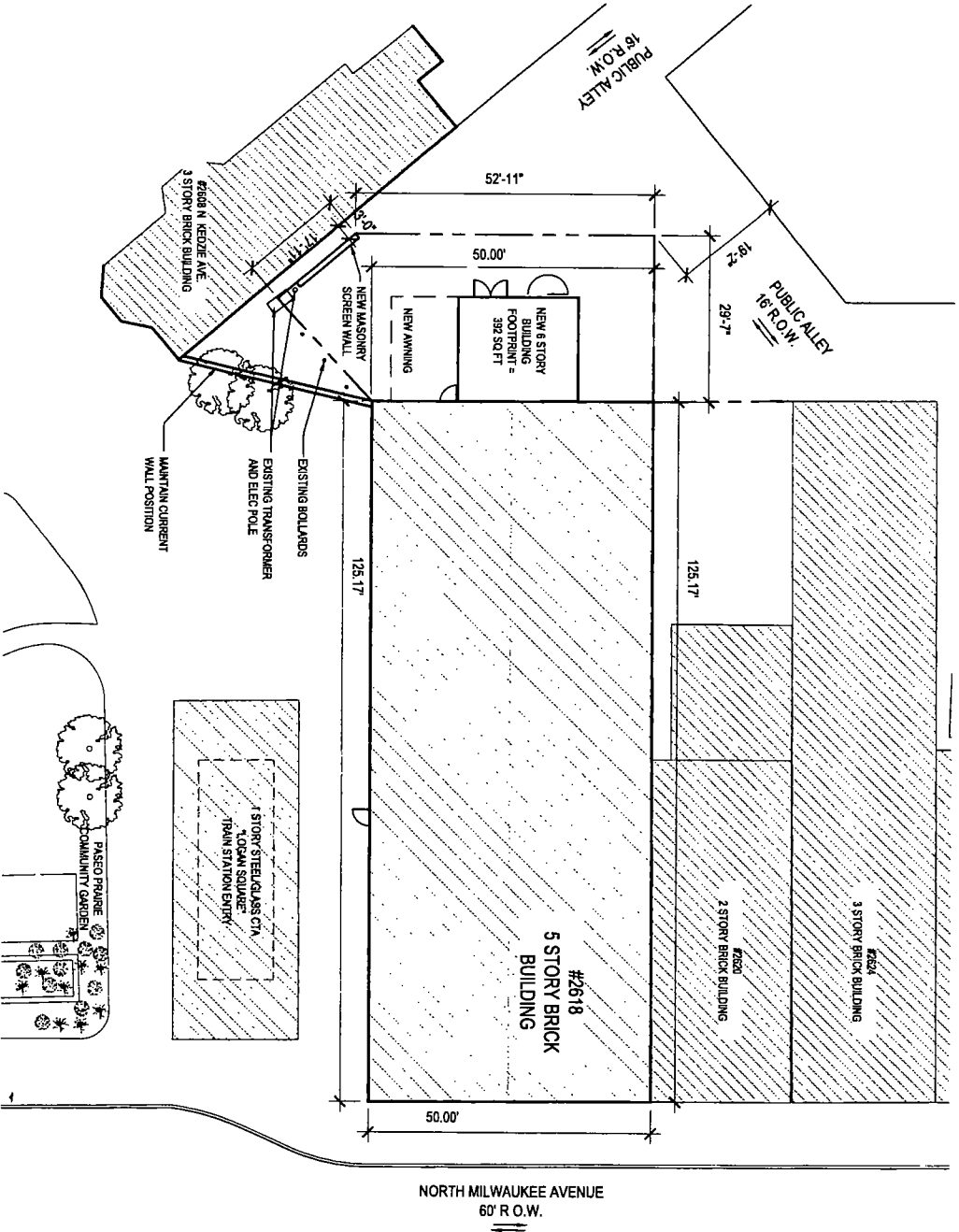
\* Includes portion of ROW to be Vacated by Applicant

\*\* Applicant will seek a Variation

\*\*\* Subject Property is located 87 feet from the entrance to the CTA Logan Square Station.

**FINAL FOR PUBLICATION**

# 2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



Floor plan of the second floor. The plan shows a central corridor connecting various rooms. On the left side, there is a large 'BAKERY' and a 'FIRE ELEVATOR PIT'. On the right side, there are 'RESTROOM' (Men's and Women's), 'ELECTRICAL SERVICE ROOM', and 'WATER AND PUMP ROOM'. Stairs are located at the top and bottom of the plan, with labels 'UP TO WALKWAY' and 'UP TO LOBBY'. A 'FIRE ELEVATOR PIT' is also indicated.

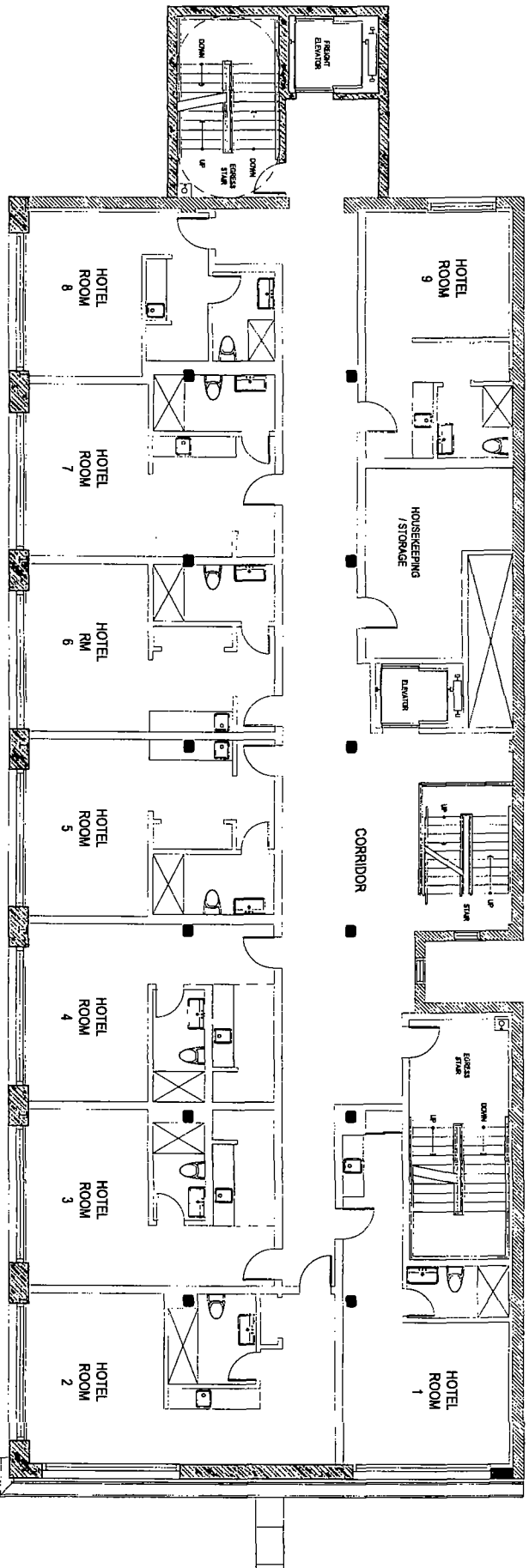
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CTA TRAIN STATION  
ENTRANCE ENCLOSURE

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2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



PROPOSED TYPICAL FLOOR PLAN

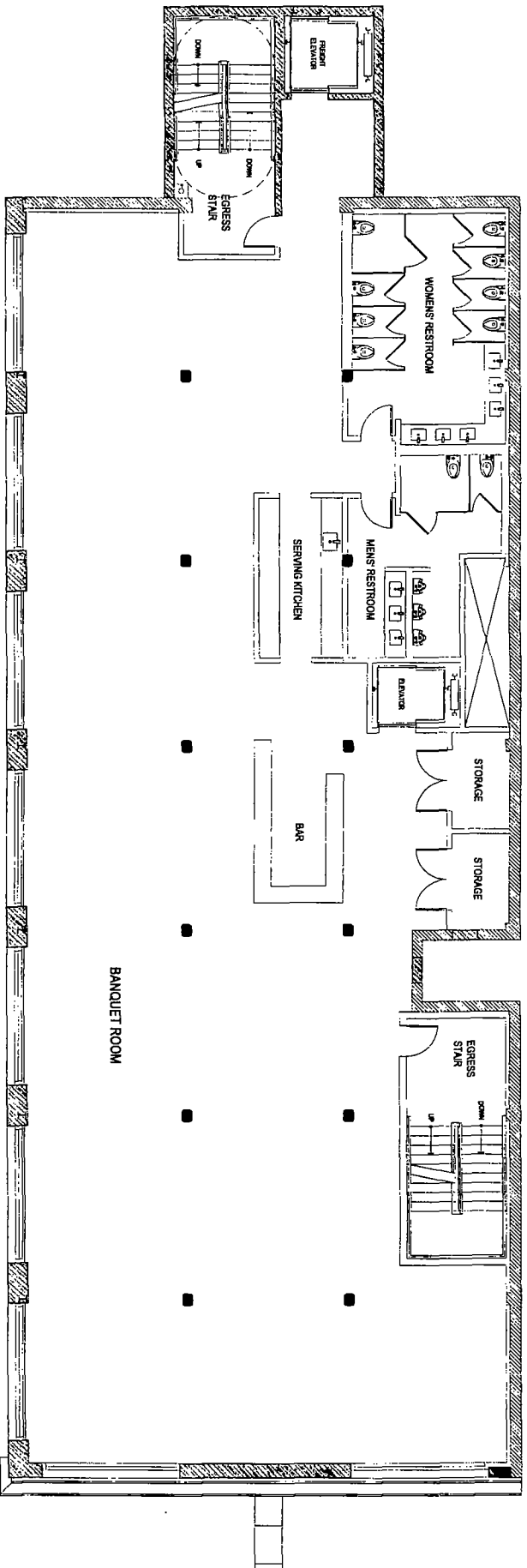
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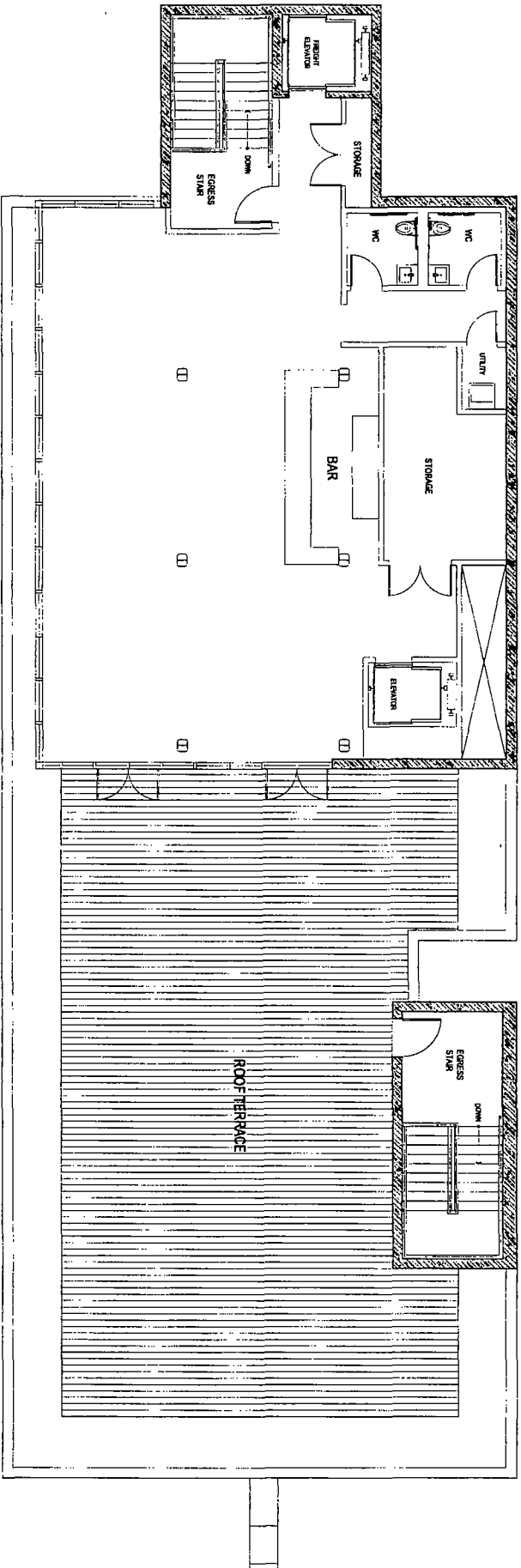


2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT





2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



PROPOSED 6TH FLOOR / ROOF PLAN

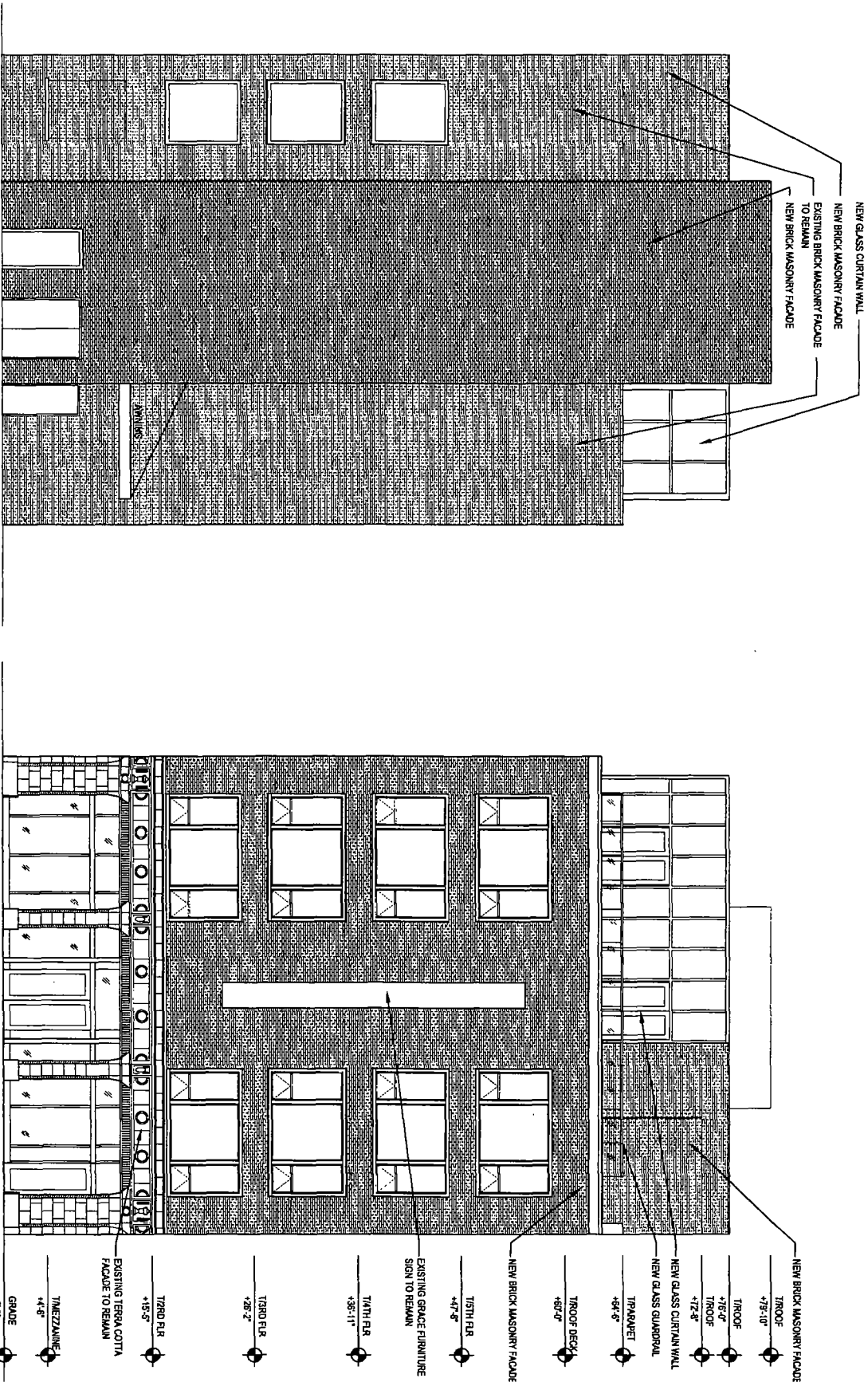
FINAL FOR PUBLICATION



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2618 NORTH MILWAUKEE AVENUE / PROPOSED DEVELOPMENT



PROPOSED ELEVATIONS

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SCALE: 1" = 10'-0"  
DATE: 01.16.2019

PROPOSED NORTH ELEVATION

**FINAL FOR PUBLICATION**

