



# City of Chicago



SO2019-4213

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/12/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1570-1572 N Milwaukee Ave - App No. 20055T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## 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 be amended by changing all the B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 3-H in the area bounded by

North Milwaukee Avenue; a line 100 feet southeast of the intersection of North Damen Avenue and North Milwaukee Avenue as measured along the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; the east right-of-way line of North Damen Avenue; and a line 50 feet southeast of the intersection of North Damen Avenue and North Milwaukee Avenue as measured along the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto,

to those of a C1-3 Neighborhood Commercial District and a corresponding use 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 properties: 1570-1572 North Milwaukee Avenue

**17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE AND PLANS***  
1570-1572 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: C1-3 Neighborhood Commercial District

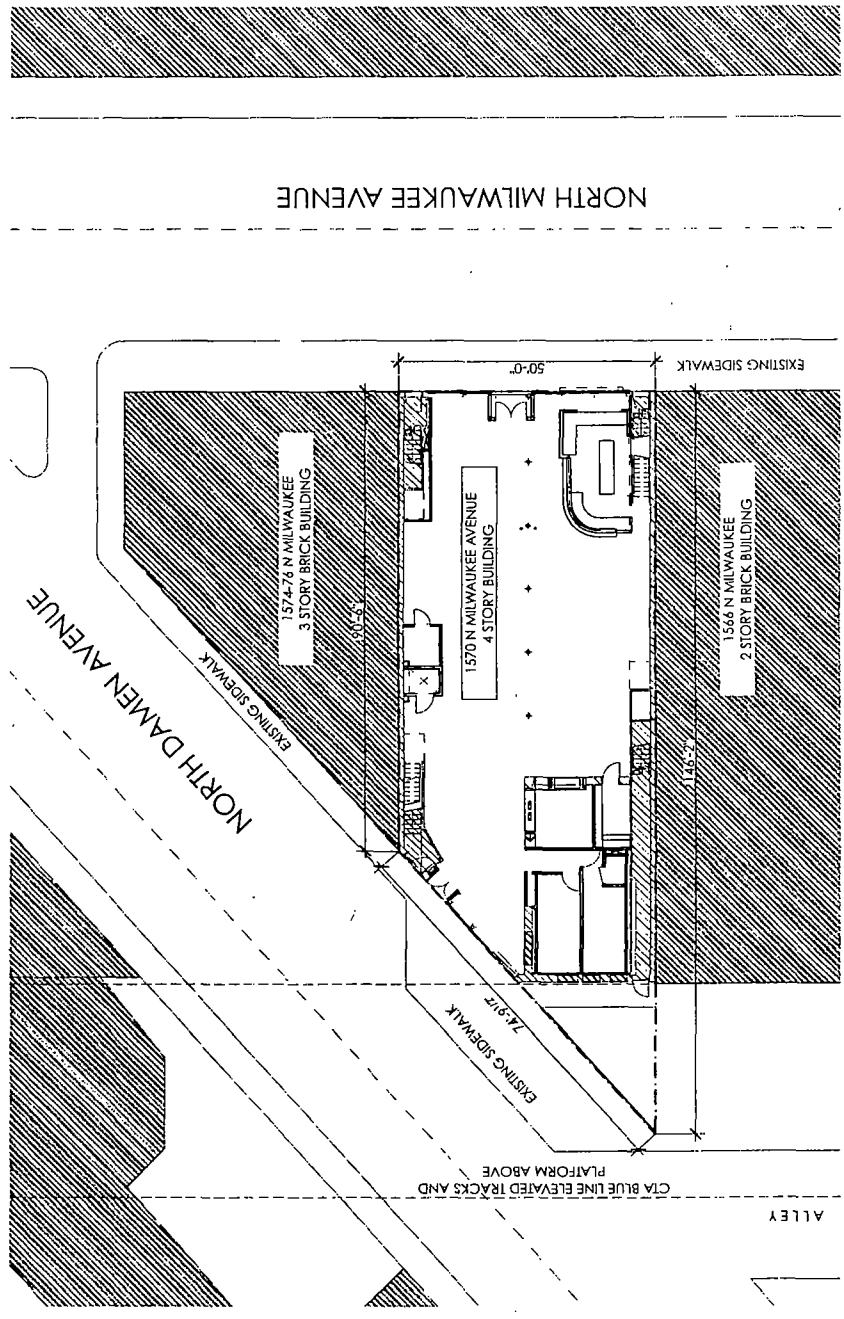
Lot Area: 5,917.4 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the location and establishment of a retail facility, with incidental *medium event venue* space, within the 1<sup>st</sup> Floor of the existing four-story (with basement) mixed-use (commercial-residential) building, at the subject site. Part of the rehabilitation plan calls for the interior buildout of the existing grade-level storefront, to accommodate for a new retail tenant, which plan also includes the erection of a small café-bar, within the storefront, which will operate in conjunction with the retail facility. The remainder of the existing four-story building will remain unchanged, so that there will continue to be eleven (11) dwelling units located on and between the 2<sup>nd</sup> thru 4<sup>th</sup> Floors. The subject property is located within the *Milwaukee Avenue Landmark District* (Wicker Park Historic District) and is also located within 1,320 linear feet of the entrance to the Milwaukee-Damen CTA ('Blue Line') Station. As such there is, and will continue to be, no off-street vehicular parking located on the subject site. No physical expansion of the existing building is contemplated or required. The existing building is, and will remain, masonry, glass and steel in construction and measures 52 feet-0 inches (approximately) in height.

- (A) The Project's Floor Area Ratio: 19,028 square feet (3.22 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 11 dwelling units (537.95 square feet)
- (C) The amount of off-street parking: 0 vehicular parking spaces  
*\*The subject site is located within 1,320 square feet of the entrance to the Milwaukee-Damen CTA Station, and – therefore, qualifies for a reduction in the amount of required off-street vehicular parking, by up to 100%. [Sec. 17-10-0102-B]*  
*\*Please see also: Sec. 17-10-0101-C(2) Change of Use (Nonresidential) and Sec. 17-10-0102-A(2) Rehabilitation of Contributing Building in Landmark District*
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches  
*\*The Applicant will seek any additional required administrative relief necessary to cure this existing non-conforming condition.*
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 0 feet-0 inches

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- (E) Building Height:  
50 feet-7½ inches



1570 North Milwaukee

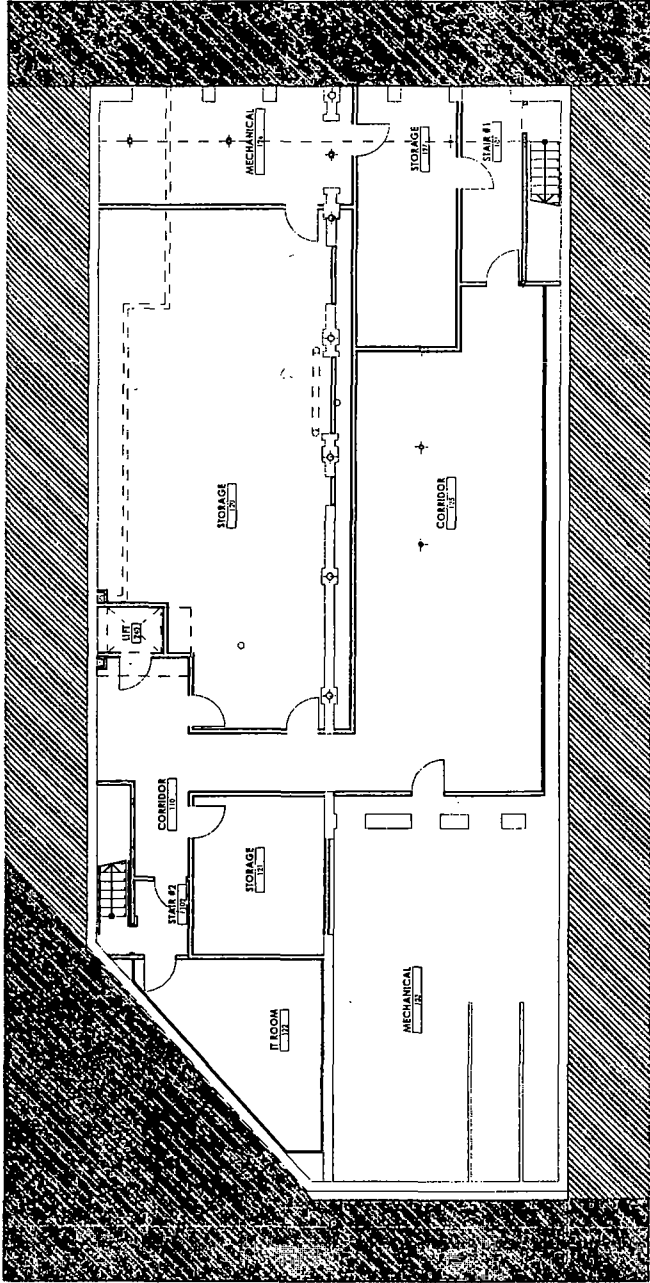
ZONING 6.3.19

Site Plan  
 Chicago, 2018 & by apts  
**apts**



Chicago, IL 60622

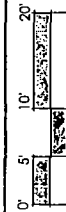
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**Basement Floor Plan**  
Basement Floor Area: 5,303 sf

**Basement Floor Plan**

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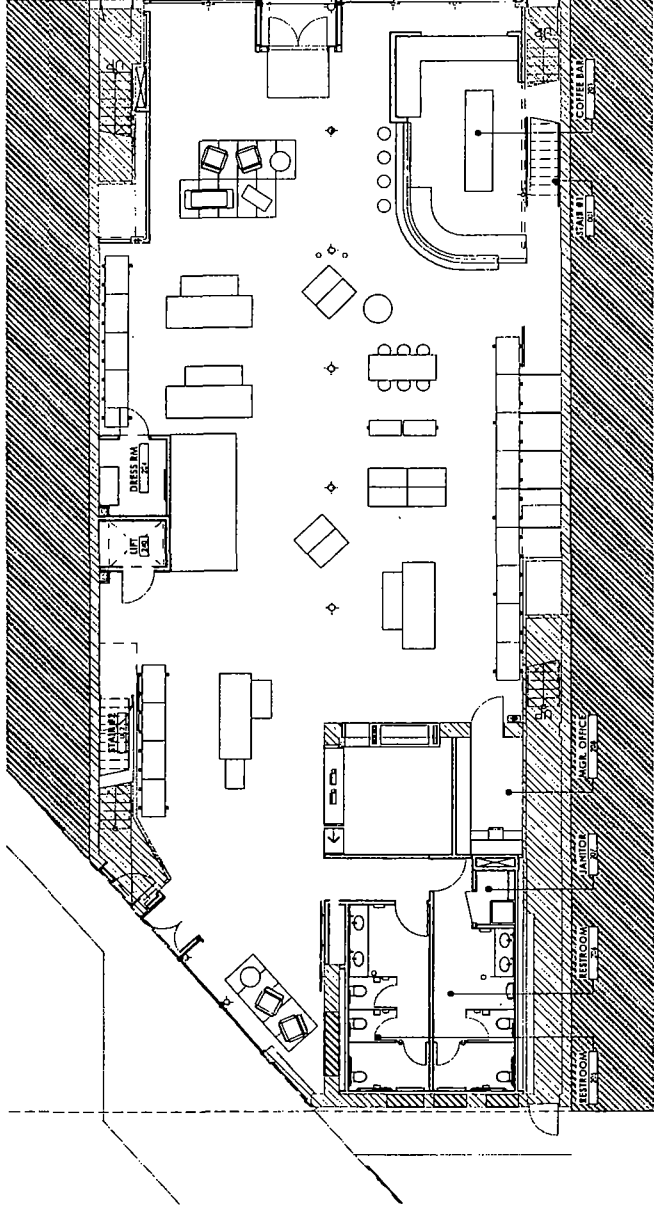


**1570 North Milwaukee**

Chicago, IL 60622

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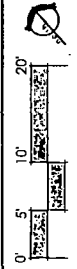
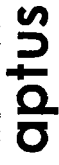
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First Floor Plan  
First Floor Area: 5,300 sf

First Floor Plan

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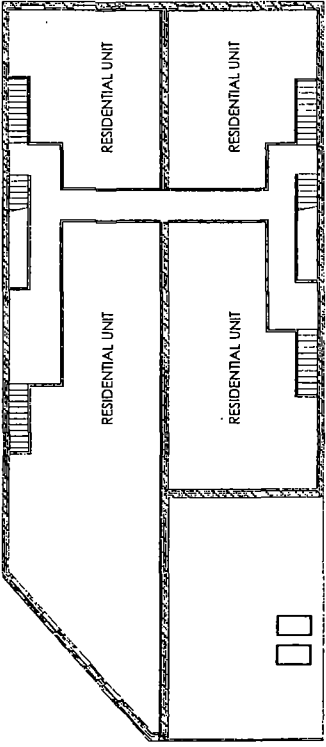
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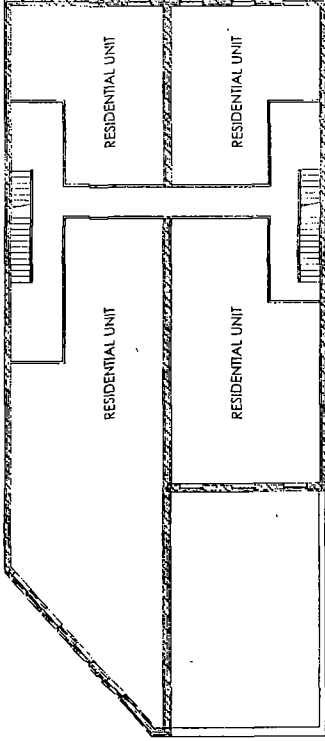
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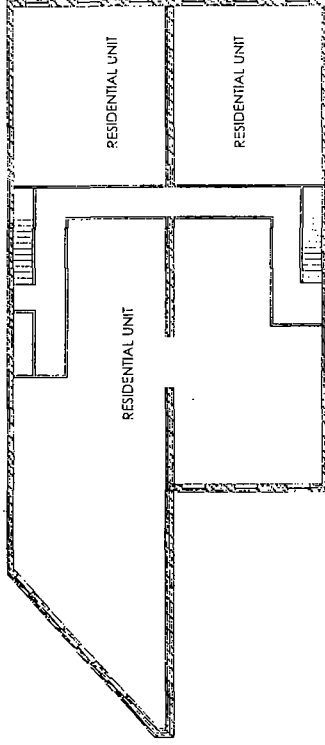
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Second Floor Plan  
Second Floor Area: 4,575 sf



Third Floor Plan  
Second Floor Area: 4,575 sf



Fourth Floor Plan  
Second Floor Area: 4,575 sf

Upper Floor Plans

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1570 North Milwaukee

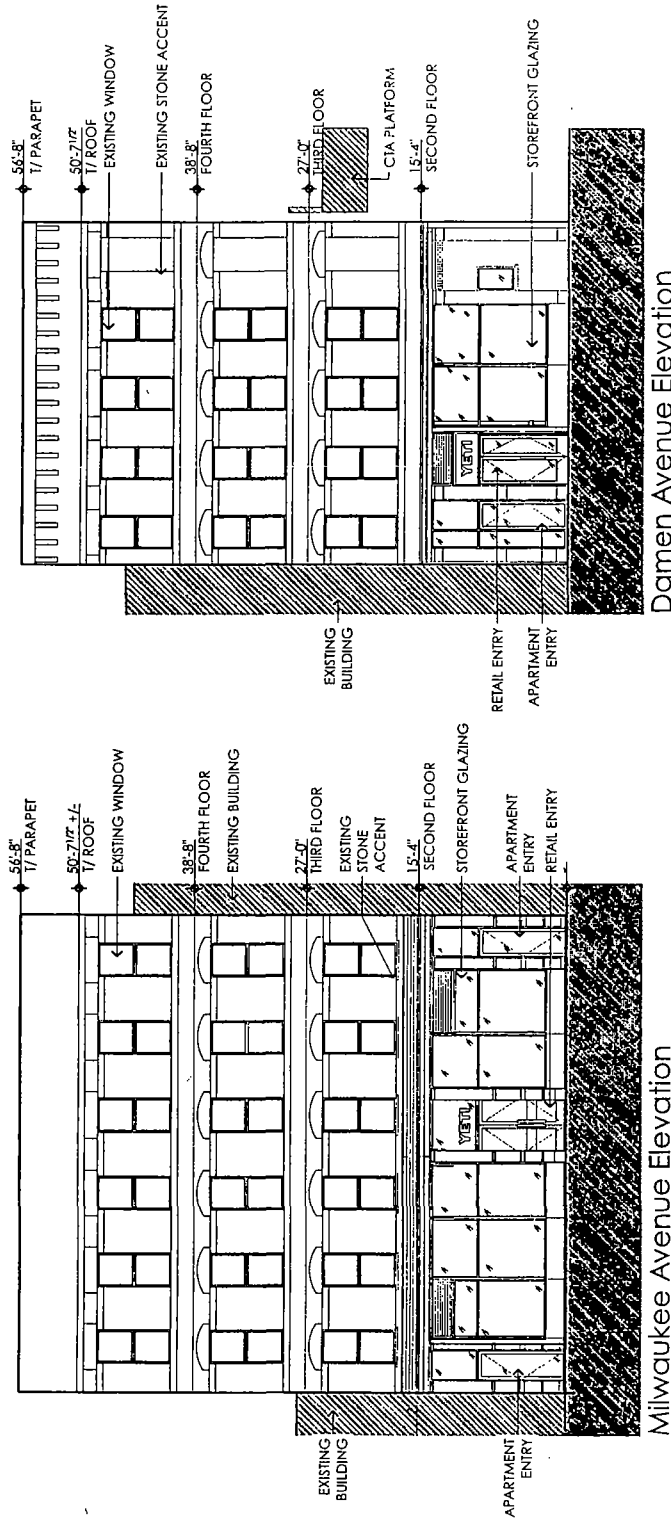
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Exterior Elevations

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Milwaukee Avenue Elevation

Damen Avenue Elevation