



City of Chicago



SO2019-7958

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/16/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 5-H at 1661-1667 N Milwaukee Ave - App No. 20212T1

Committee(s) Assignment: 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, is hereby amended by changing all the current B3-5 Community Shopping District and 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 212.50 feet southeast of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; the public alley next northeast of and parallel to North Milwaukee Avenue; a line 308.50 feet southeast of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; and North Milwaukee Avenue

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: 1661-67 North Milwaukee Avenue

Final for Publication

SUBSTITUTE NARRATIVE AND PLANS

1661-67 North Milwaukee Avenue

TYPE I REGULATIONS

Narrative: The subject property consists of a one-story vacant commercial building that measures 4,829 square feet and a vacant lot. The total lot area of the subject property is 9,600 square feet. The Applicant proposes to rezone the property from a B3-5 Community Shopping District and a M1-2 Limited Manufacturing/Business Park District to a B3-3 Community Shopping District to redevelop the property into a one-story restaurant with an addition that has a seasonal retractable roof for a total of 9,578 square feet. There will be no residential use. The proposed height will be 23.00 feet. No automobile parking*, bicycle parking*, or loading** currently exists, is required, or will be provided.

Lot Area: 9,600 square feet

FAR: 0.99

Gross Floor Area: 9,578 square feet

Height: 23.00 feet

Bicycle Parking: 0*

Automobile Parking: 0*

Loading: 0**

Setbacks:

Front (Milwaukee Avenue): 0 feet

Northwesterly Side: 0 feet

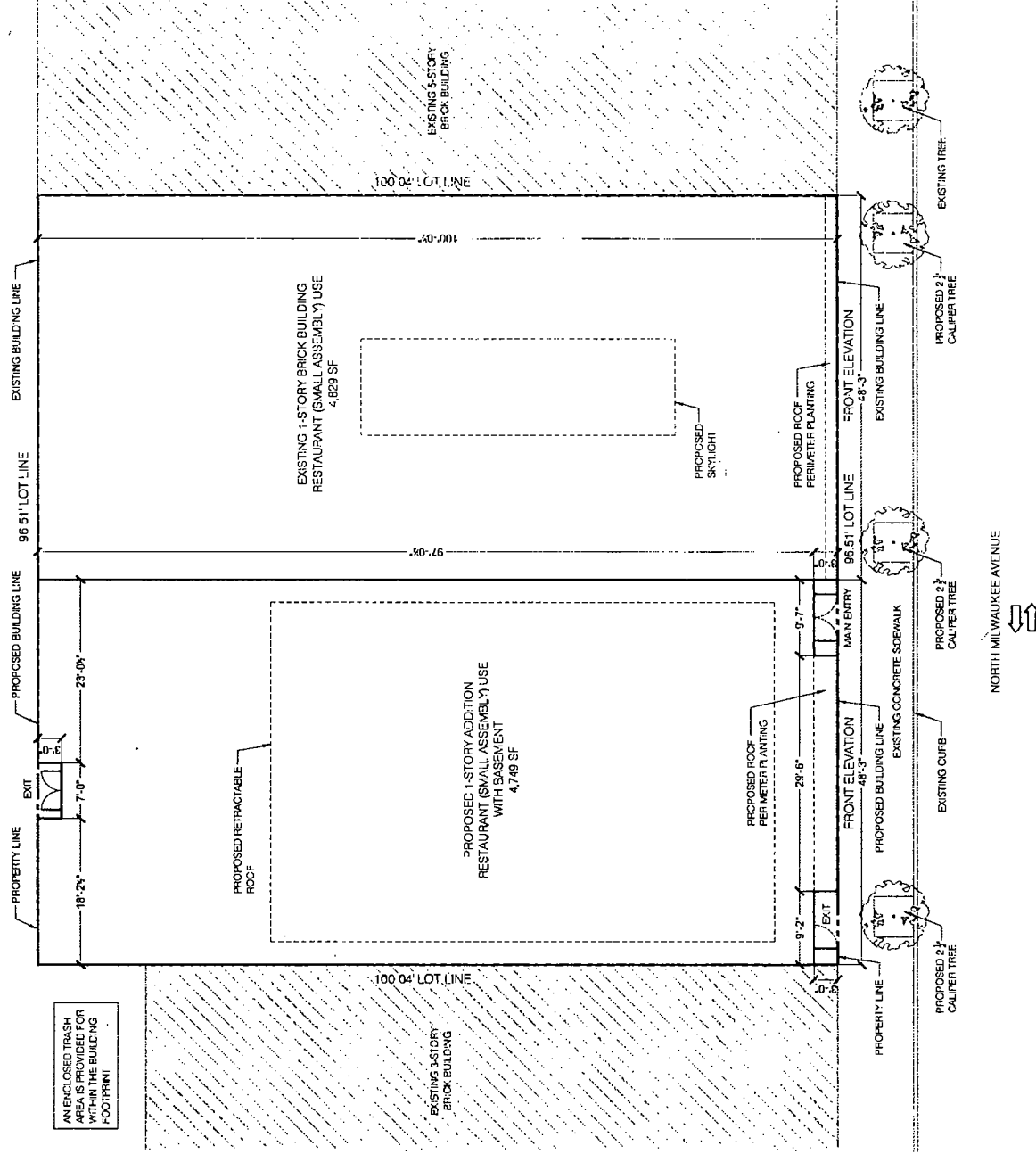
Southeasterly Side: 0 feet

Rear (alley): 0 feet

A set of plans is attached.

* No automobile or bicycle parking spaces are required under the proposed zoning district.

** No loading spaces are required for a building of the proposed size.



HOGSALT:

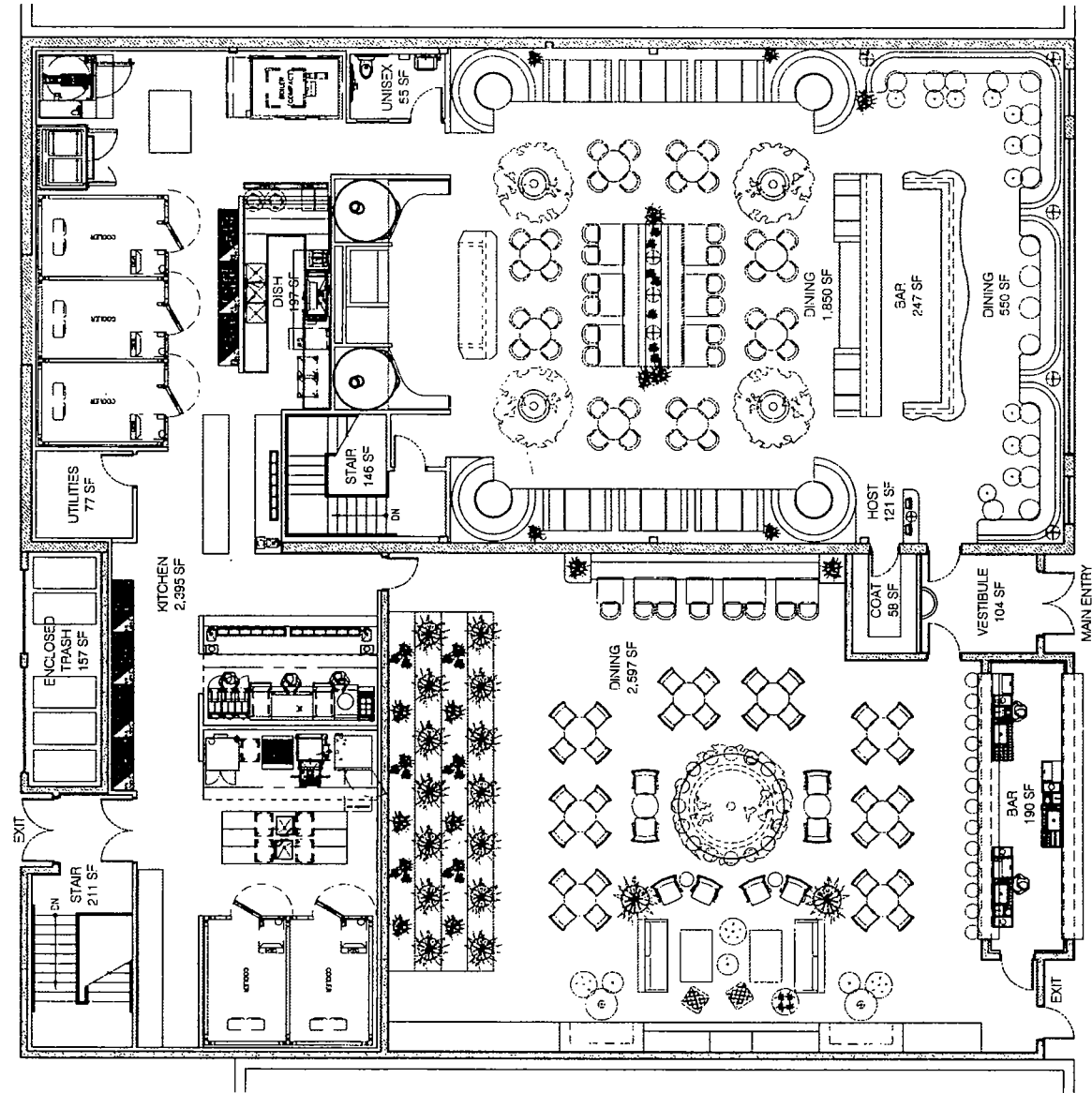
PROPOSED SITE AND LANDSCAPING PLAN

LEO LEO
1661 N MILWAUKEE AVE
CHICAGO, IL 60647

A-1

SCALE:	1:250	DATE ISSUED:	11/06/19
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HOGSALT

PROPOSED GROUND FLOOR PLAN

LEO LEO
1661 N MILWAUKEE AVE
CHICAGO, IL 60647

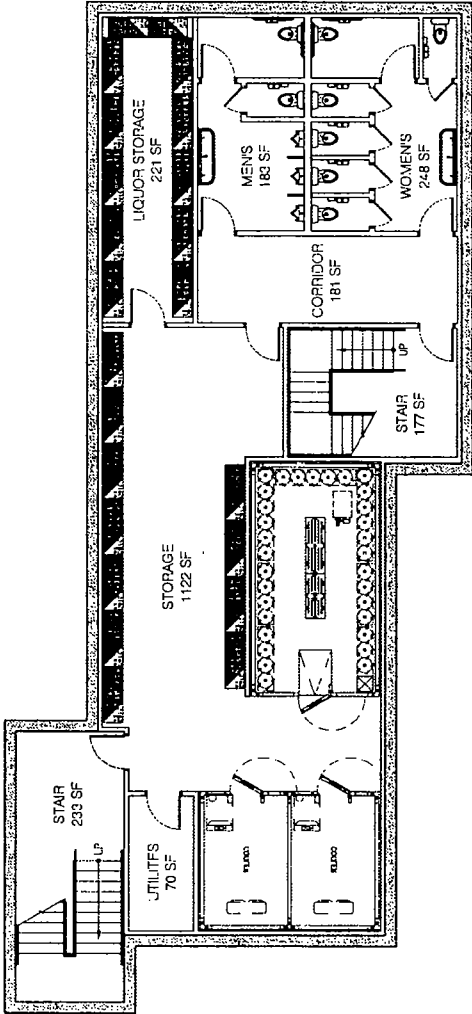
A-2a

SCALE:

1"=20'

DATE ISSUED:

11/06/19



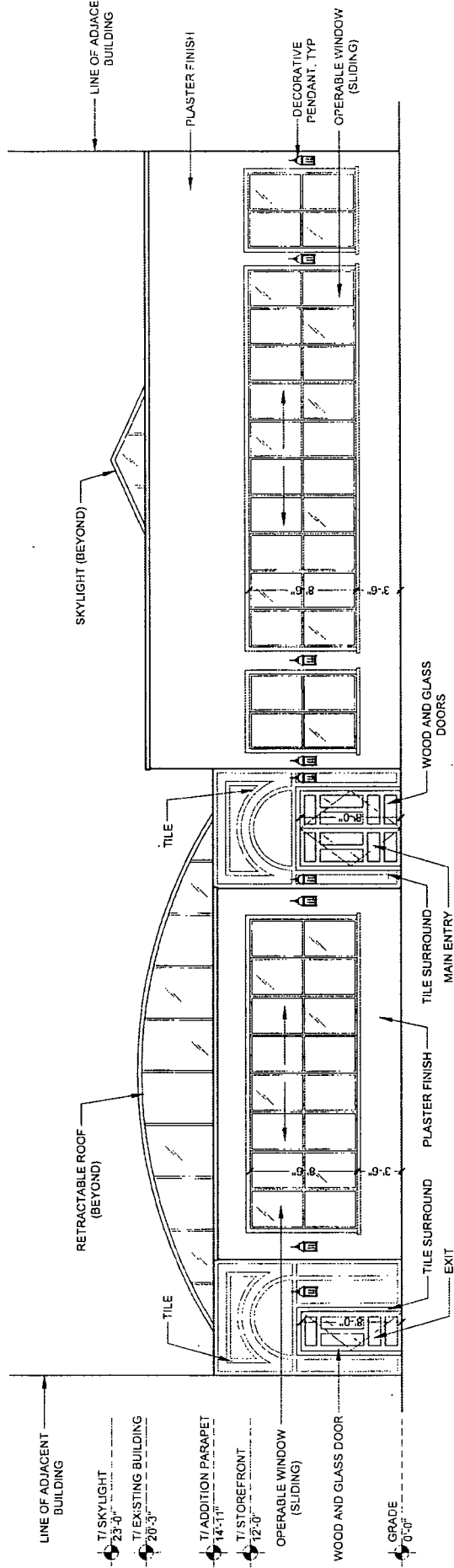
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PROPOSED BASEMENT PLAN

LEO LEO
1661 N MILWAUKEE AVE
CHICAGO, IL 60647

A-2b

SCALE: 1"=200' DATE ISSUED: 11/06/19



FRONT ELEVATION (NORTH)
FACES N MILWAUKEE AVE

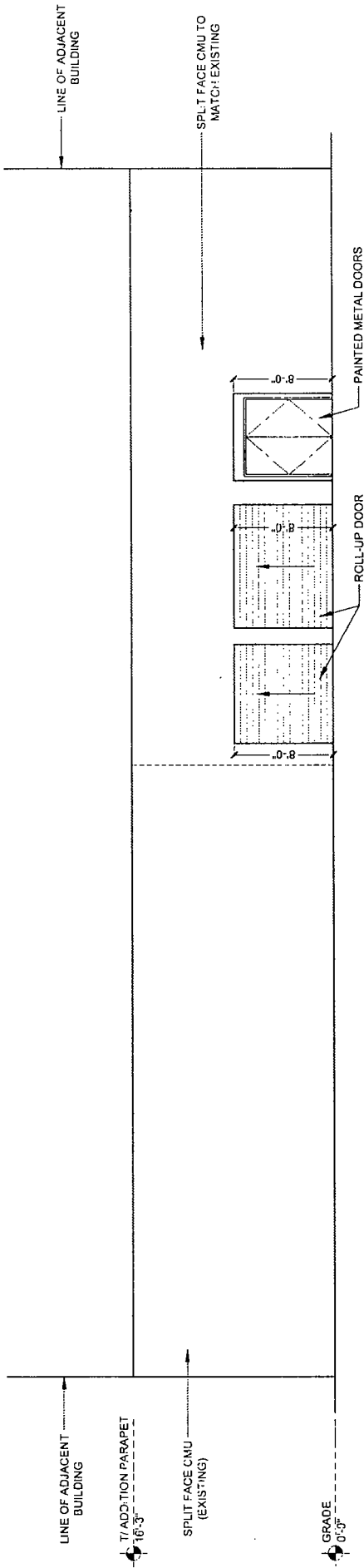
HOGSALT

PROPOSED EXTERIOR ELEVATION

LEO LEO
1661 N MILWAUKEE AVE
CHICAGO, IL 60647

A-3

SCALE: 1"=10' DATE ISSUED: 11/06/19



REAR ELEVATION (SOUTH)

HOGSALT

PROPOSED EXTERIOR ELEVATION

LEO LEO
1661 N MILWAUKEE AVE
CHICAGO, IL 60647

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