



City of Chicago



O2020-4456

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/9/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 11-L at 4301 N Milwaukee Ave - App No. 20467T1

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 B3-1 Community Shopping District symbols and indications as shown on Map No. 11-L in the area bounded by

A line beginning at a point along the northeasterly line of North Milwaukee Avenue, 35 feet northwesterly of West Cullom Avenue and ending at a point along the west line of the alley next east of North Milwaukee Avenue, 112.64 feet north of West Cullom Avenue; the alley next east of North Milwaukee Avenue; West Cullom Avenue; and North Milwaukee Avenue.

to those of a B3-2 Community Shopping District and a corresponding uses 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 Property: 4301 North Milwaukee Avenue, Chicago, Illinois

Report for Publication

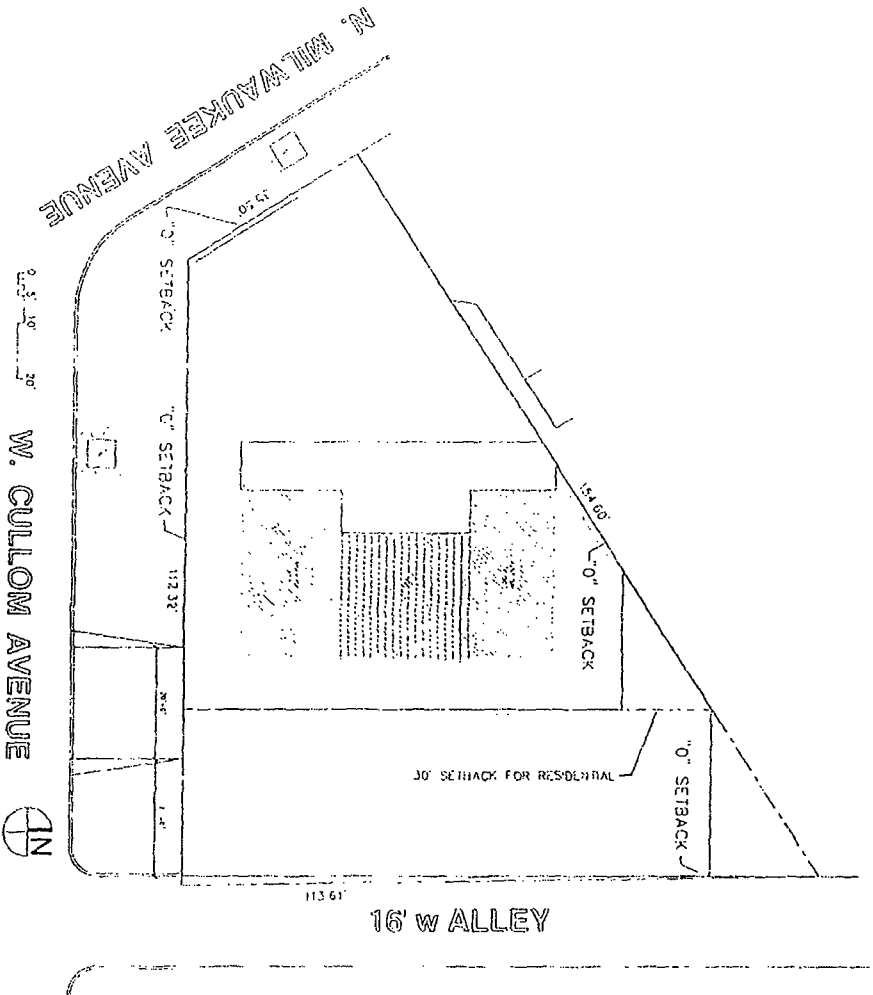
**NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

AT
4301 N. Milwaukee Avenue, Chicago, Illinois
45th Ward

The Applicant intends to change the zoning from the existing B3-1 to B3-2 for a proposed redevelopment of vacant land to a mixed-use development with 9 apartments and first floor commercial space. This establishment is described as follows:

<u>Lot Area:</u>	9,113 SF
<u>Zoning:</u>	B3-2 Community Shopping District
<u>Minimum Lot Area Per Dwelling Unit:</u>	1,012.56 sq. ft.
<u>Floor Area Ratio:</u>	2.20
<u>Building Area:</u>	20,048.60 sq. ft. maximum
<u>Off-Street Parking:</u>	14 parking spaces
<u>Front Setback:</u>	0'
<u>Rear Setback*:</u>	0' / 30' on floors containing residential dwelling units
<u>Side Setback:</u>	0'
<u>Building Height:</u>	49'

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PROPOSED SITE PLAN

4301 NORTH MILWAUKEE AVENUE

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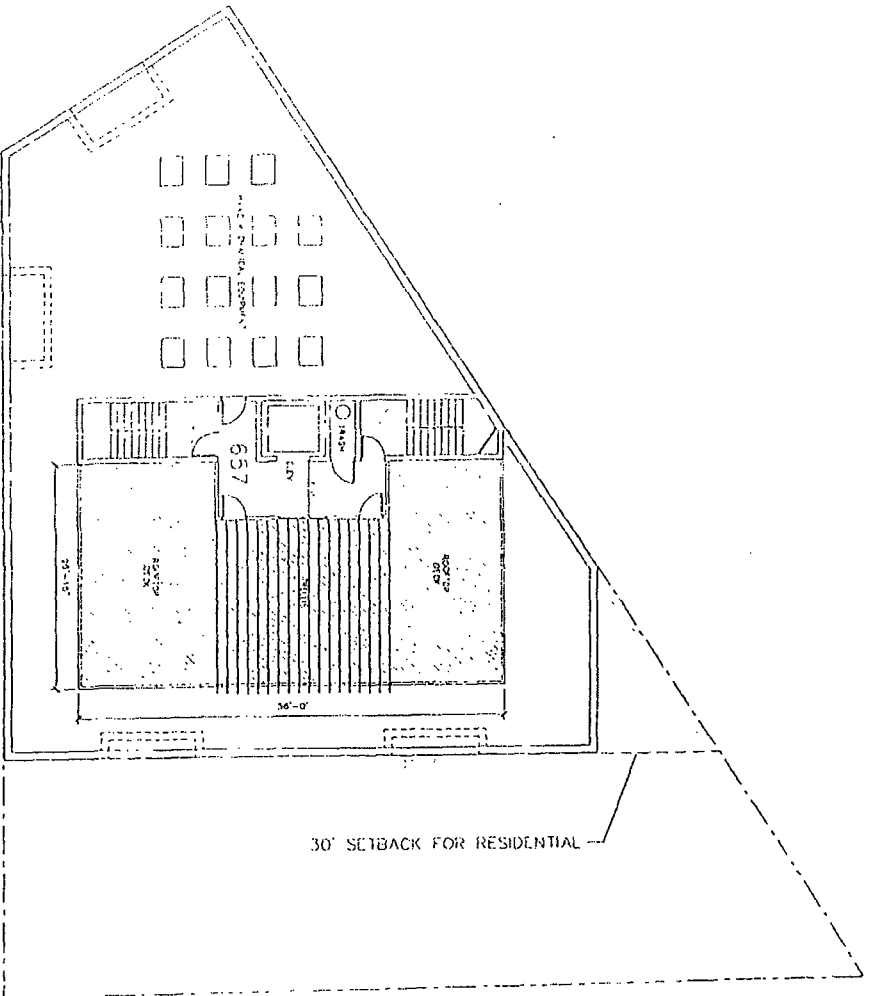
PROPOSED GROUND FLOOR PLAN

PROPOSED TYPICAL FLOOR PLAN

4301 NORTH MILWAUKEE AVENUE



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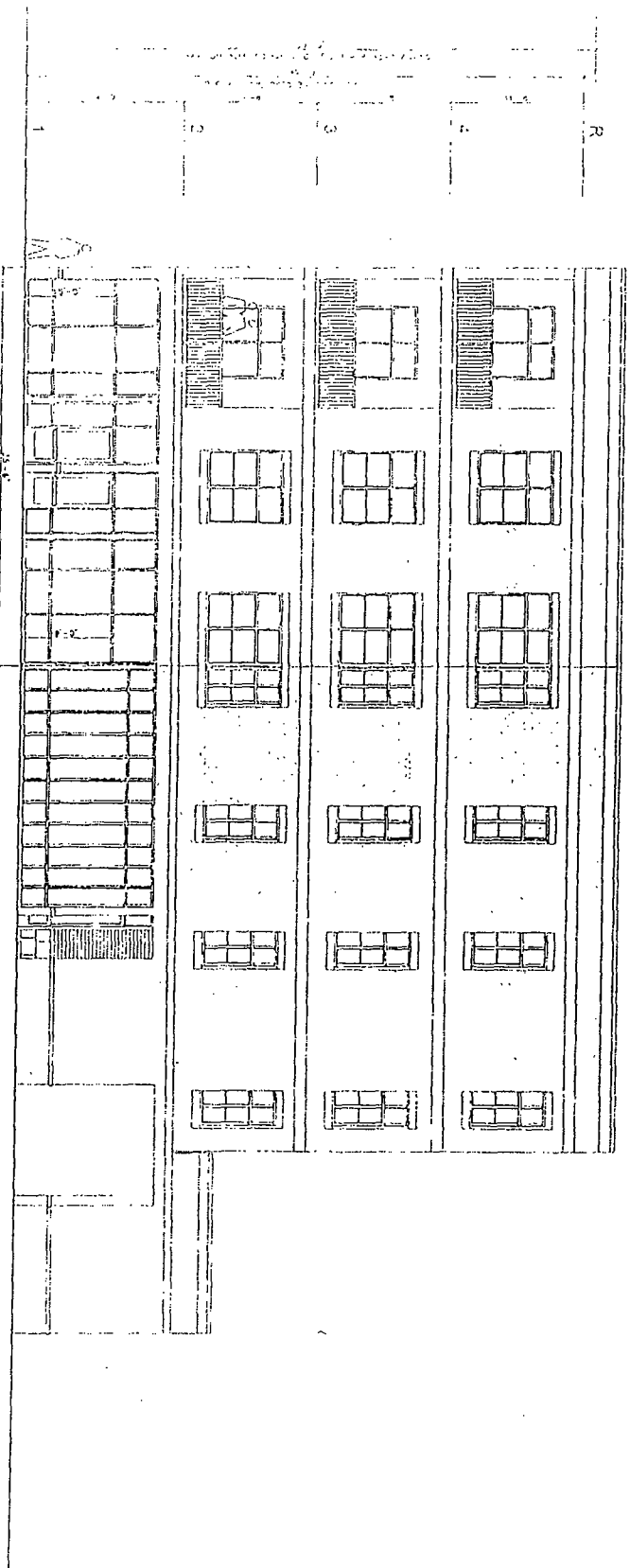


0 5 10 20'



PROPOSED ROOFTOP DECK PLAN

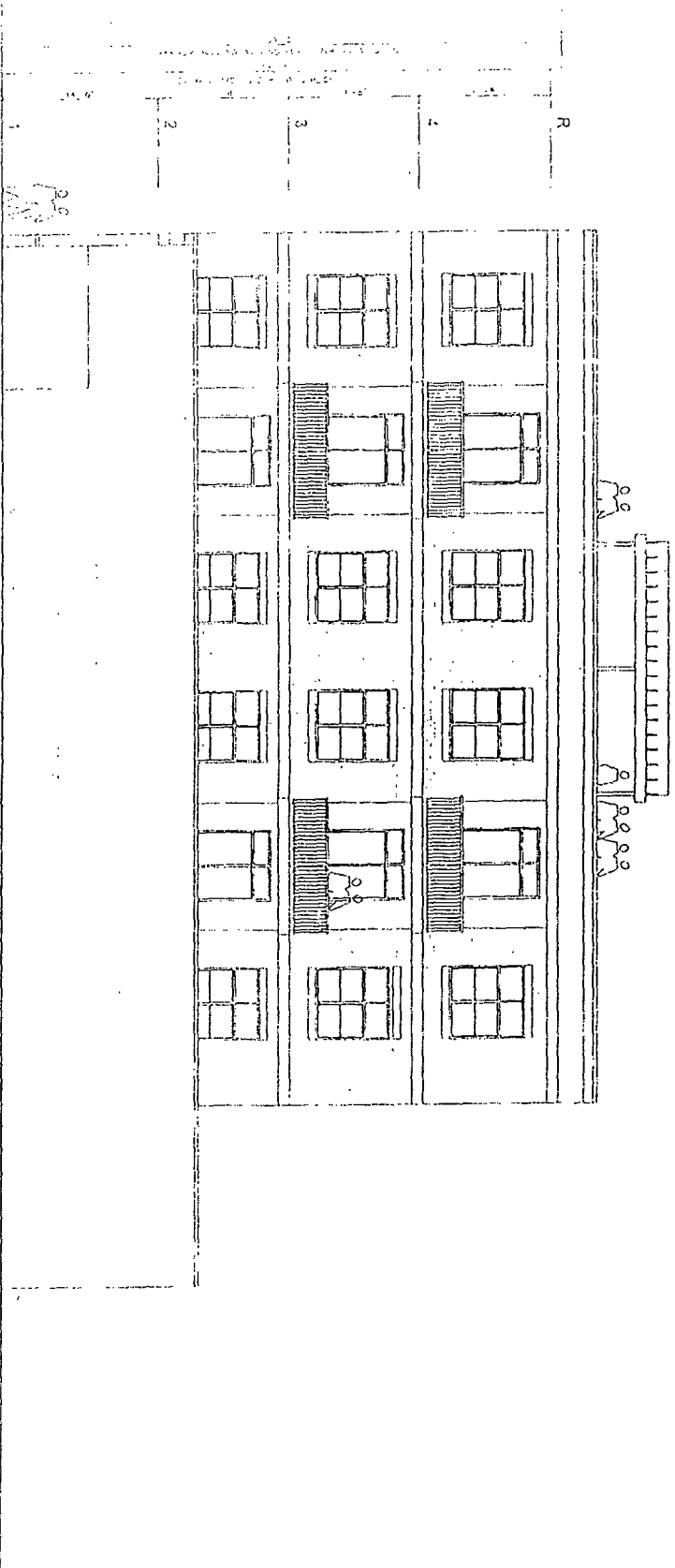
4301 NORTH MILWAUKEE AVENUE



PROPOSED WEST ELEVATION
(MILWAUKEE AV)

4301 NORTH MILWAUKEE AVENUE

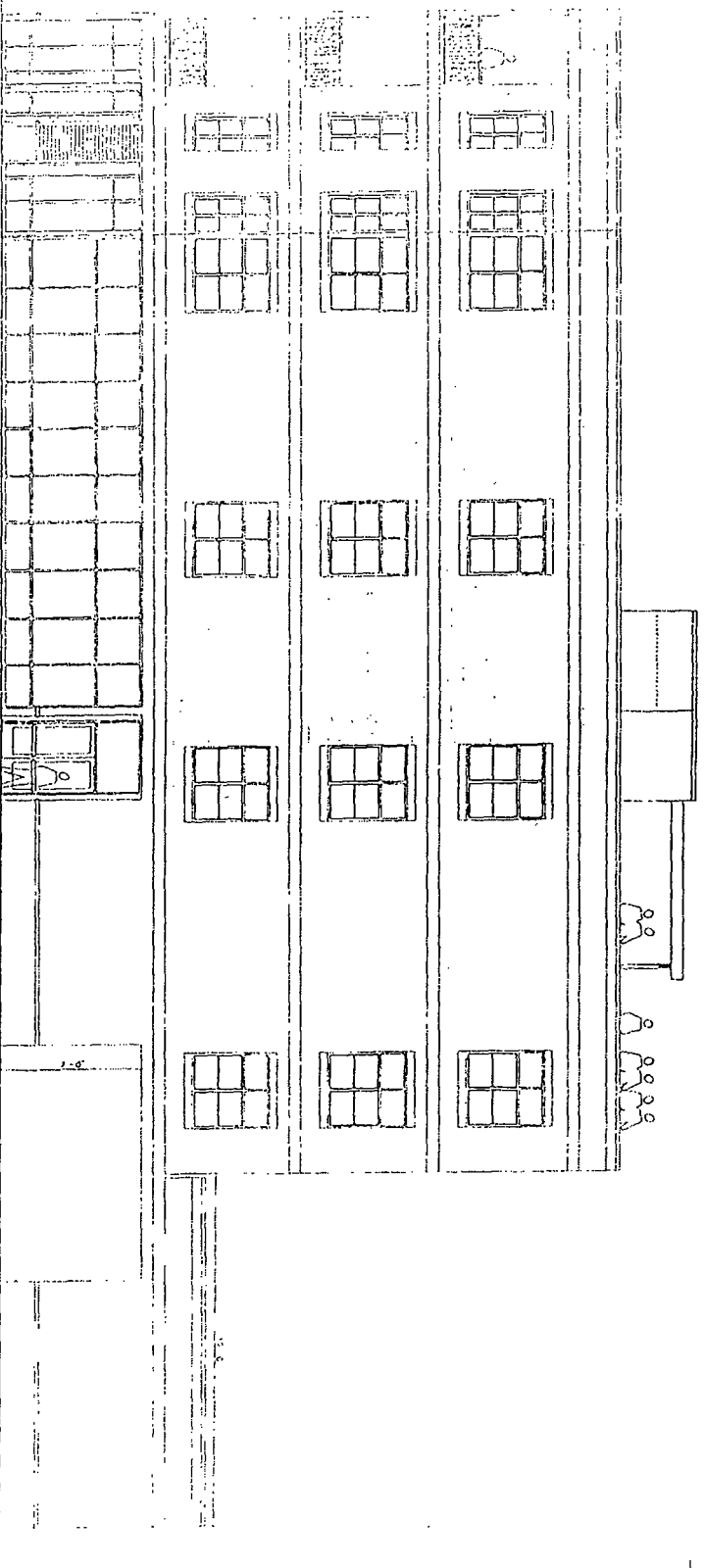
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4301 NORTH MILWAUKEE AVENUE

PROPOSED EAST ELEVATION
(ALLEY)

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PROPOSED SOUTH ELEVATION
(CULLOM AV)

4301 NORTH MILWAUKEE AVENUE