



# City of Chicago



O2021-449

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 1/27/2021

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 7-J at 2901 N Milwaukee Ave - App No. 20612T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 7-J in the area bounded by

The public alley next northeast of and parallel to North Milwaukee Avenue; North Allen Avenue; North Milwaukee Avenue; A line 39.80 feet northwest of and parallel to North Allen Avenue running for a distance of 91.84 feet and then northwesterly for 5.70 feet; a line 96 feet northeast of and parallel to North Milwaukee Avenue; And a line 53.50 feet northwest of and parallel to North Allen Avenue

to those of a B2-3 District Neighborhood Mixed-Use District.

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

Common Address of Property: 2901 N Milwaukee

# PROJECT NARRATIVE AND PLANS

## TYPE 1 ZONING AMENDMENT

### 2901-03 N. Milwaukee

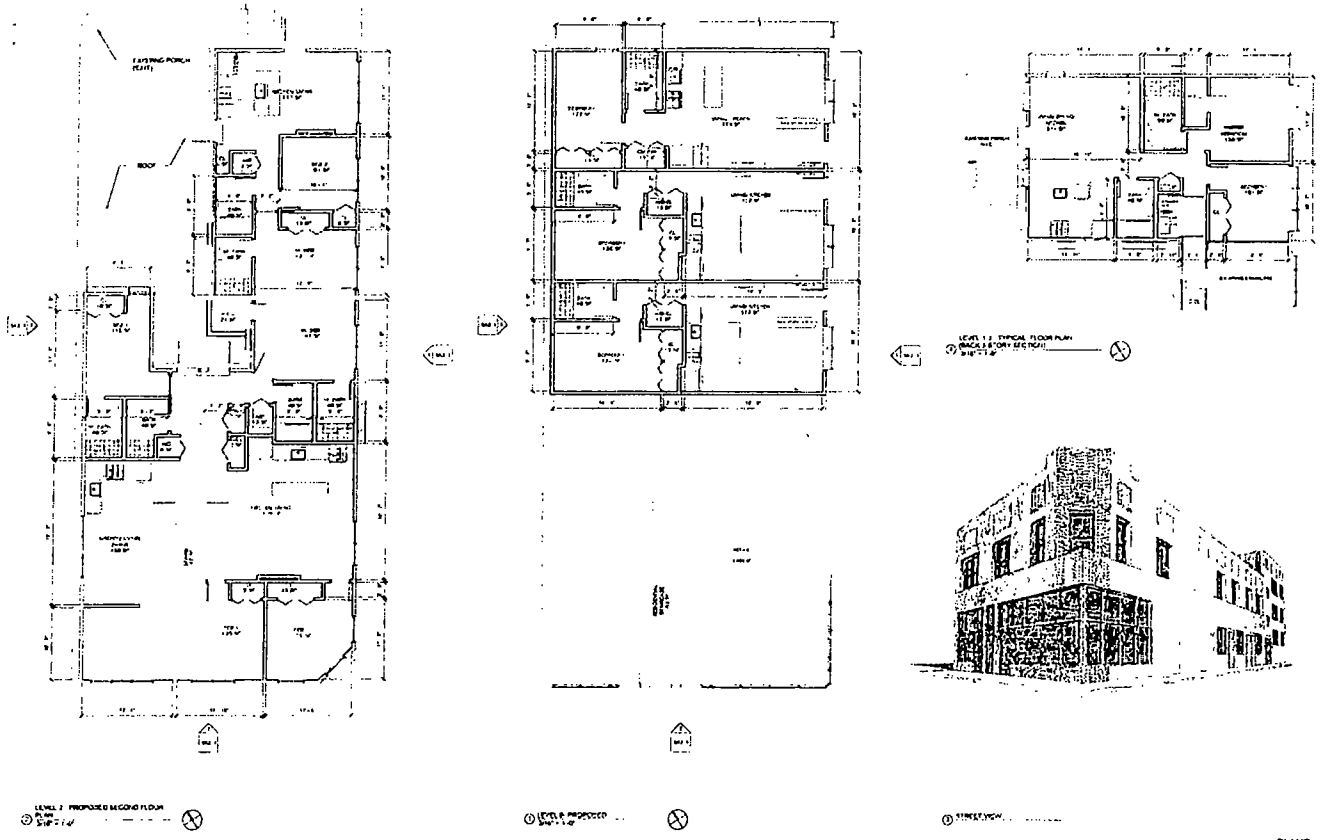
#### B2-3 Neighborhood Mixed Use District

The applicant is requesting a zoning amendment from a B2-2 Neighborhood Mixed Use District to a B2-3 Neighborhood Mixed Use District to establish a Type 1 Zoning Map Amendment to adaptively reuse an existing mixed use building to add three dwelling units to an existing six dwelling unit mixed use building for a total of nine dwelling units. There will be 1,500 square feet of commercial space provided at the ground floor. The property is located on a pedestrian street and within 2,660 feet of the Logan Square Blue Line CTA Station. There will be no parking spaces provided.

	PROPOSED
Lot Area	5,351 SF
MLA	594.55
Parking	0
Rear Setback	0' (same as existing)
South Setback	0' (same as existing)
North Setback	0' (same as existing)
Front Setback	0' (same as existing)
FAR	1.93
Building Height	36'7"

\*Seeking (TSL) Transit Served Location relief as a Type 1 submission

CONSTRUCTION

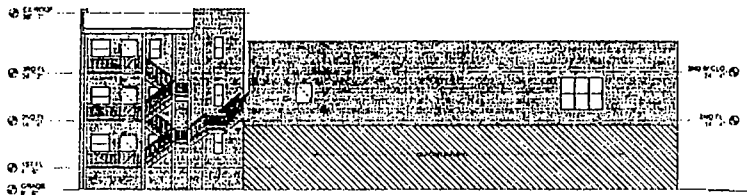


B

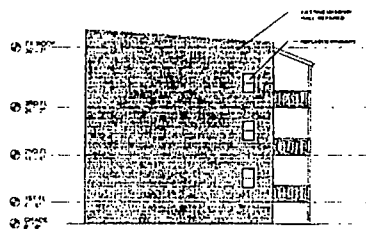
INTERIOR/EXTERIOR RENOVATIONS TO EXISTING MASONRY BUILDING  
 2011 N. Dearborn Ave. Chicago, IL 60618  
 11.25.2020

PLANS  
 SK1.1

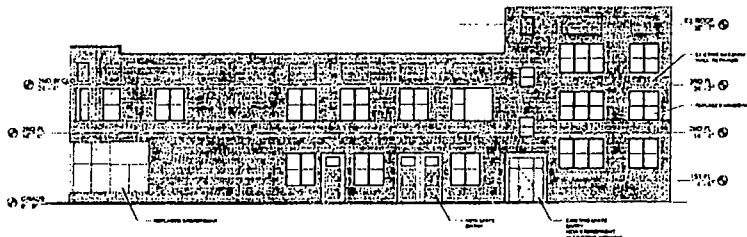
DATE: 11/11/11



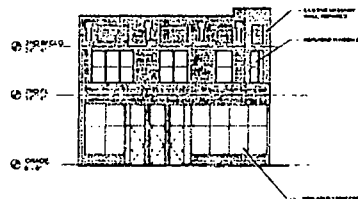
① NORTHWEST ELEVATION  
1/4" = 1'-0"



② NORTHEAST ELEVATION  
1/4" = 1'-0"



③ SOUTHEAST ELEVATION  
1/4" = 1'-0"



④ SOUTHWEST ELEVATION  
1/4" = 1'-0"

ELEVATIONS  
11/11/11 SK2 1

B

INTERIOR/ EXTERIOR RENOVATIONS TO EXISTING MASONRY BUILDING  
780 N. Milwaukee Ave. Chicago, IL 60614  
11.11.2011