

Common Address of Property: 1327-1335 N. Milwaukee Avenue
Chicago, IL 60622

17-13-0303-C

**NARRATIVE ZONING ANALYSIS 1327-1335 N Milwaukee Ave.,
Chicago, Illinois 60622 Elective Type I Regulations**

Proposed Zoning: CI-2 Neighborhood Commercial District 1327-1333 N

Milwaukee Avenue, Chicago, IL 60622

a) Land Use: The property contains approximately 9,600 sq. ft. of land and consists of an existing three-story brick building with six commercial spaces. Currently, the building is used as a small performance arts venue. The property has no dwelling units and no parking*. There will be no changes to the building's floor area ratio, setbacks, or height.

b) Project's Floor Area Ratio (FAR): 3.0

c) Project's Density (Lot Area Per Dwelling Unit): No residential dwelling units.

d) Amount of off-street parking: *0 parking spaces (100% reduction)

**The Applicant will be utilizing Transit Oriented Development Ordinance, as amended, to reduce the amount of required off-street parking by filing an application for an administrative adjustment.*

e) Setbacks

Front Setback: 0'-0" Rear Setback: 0'-0" Side

Setbacks:

North: 0'-0"

South: 0'-0"

f) Building Height: 50'-0"

1335 N Milwaukee Avenue, Chicago, IL 60622

a) Land Use: The property contains approximately 2,400 sq. ft. of land and consists of an existing two-story brick building with one commercial space. Currently, the building is used as a small performance arts venue. The property currently has no dwelling units and no parking*. There will be no changes to the building's floor area ratio, setbacks, or height.

b) Project's Floor Area Ratio (FAR): 2.0

c) Project's Density (Lot Area Per Dwelling Unit): No residential dwelling units.

d) Amount of off-street parking: *0 parking spaces (100% reduction)

**The Applicant will be utilizing Transit Oriented Development Ordinance, as amended, to reduce the amount of required off-street parking by filing an application for an administrative adjustment.*

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(e) Setbacks

Front Setback: 0'-0" Rear Setback: 0'-0"

Side Setbacks:

North: 0'-0"

South: 0'-0"

(f) Building Height: 33'-6"

Proposed Land Use:

The subject property contains approximately a total of 12,000 sq. ft. of land, which is improved with two buildings—a three-story brick building on the south and a two-story brick building on the north. The Applicant proposes to remodel the two buildings in order to combine them into one space as one medium-size performance arts venue with an expected capacity of approximately 600 patrons. The property currently has no dwelling units and no parking*. Due to its proximity to the Division and Damen (Blue Line) CTA Stations, and pursuant to the Transit Oriented Development Ordinance, as amended, the Applicant will seek an administrative adjustment for the reduction in required parking. There will be no changes to the building's floor area ratio, setbacks, or height.

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