

Common address of property: 1962-1966 North Milwaukee Avenue

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Application No. 19859-T1

17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans

1962-1966 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District Lot Area: 6,416

square feet

Proposed Land Use: In and around October 2017, the Applicant obtained a Zoning Map

(A) (B)

(C) (D)

Reclassification, pursuant to a Type 1 Application, in order to permit the construction of a new five-story mixed-use building, containing sixteen (16) dwelling units, on the northern-most portion of the subject site. The Applicant is seeking to amend the previously approved Type 1 Zoning Map Reclassification Application, in order to expand the site area, to include the parcel - immediately to the south, which will similarly allow for the lateral expansion of the proposed new building, pursuant to a modified set of architectural plans. The new proposal calls for the construction of a new five-story building, which will contain retail/commercial space - at grade level, and a total of twenty-eight (28) dwelling units - above. The subject property is located within 1,320 linear feet of the Milwaukee CTA Station, and - therefore, the Applicant intends to effectuate this proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be off-street (onsite) parking - for six (6) vehicles, located at and within the rear of the site. The new proposed building will be masonry in construction and will measure 59 feet -0 inches in height.

The Project's Floor Area Ratio: 28,355 square feet (4.4 FAR)

The Project's Density (Lot Area Per Dwelling Unit): 28 dwelling units (229.14 square feet)

*The amount of off-street parking: 6 vehicular parking spaces; 28 bicycle parking spaces * The subject site is located within 1,320 linear feet of the Milwaukee CTA Station, and - therefore, the Applicant is seeking an 80%*

reduction in the required onsite vehicular parking, pursuant to the Transit Oriented Development Ordinance.

Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 10 feet-0 inches
- c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches

**The Applicant will seek Variations for any deviations from the required setbacks, for the new proposed building.*

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Building Height:

- 59 feet-0 inches (5th Floor Ceiling)
- 69 feet-11 inches (Rooftop Access Structure)

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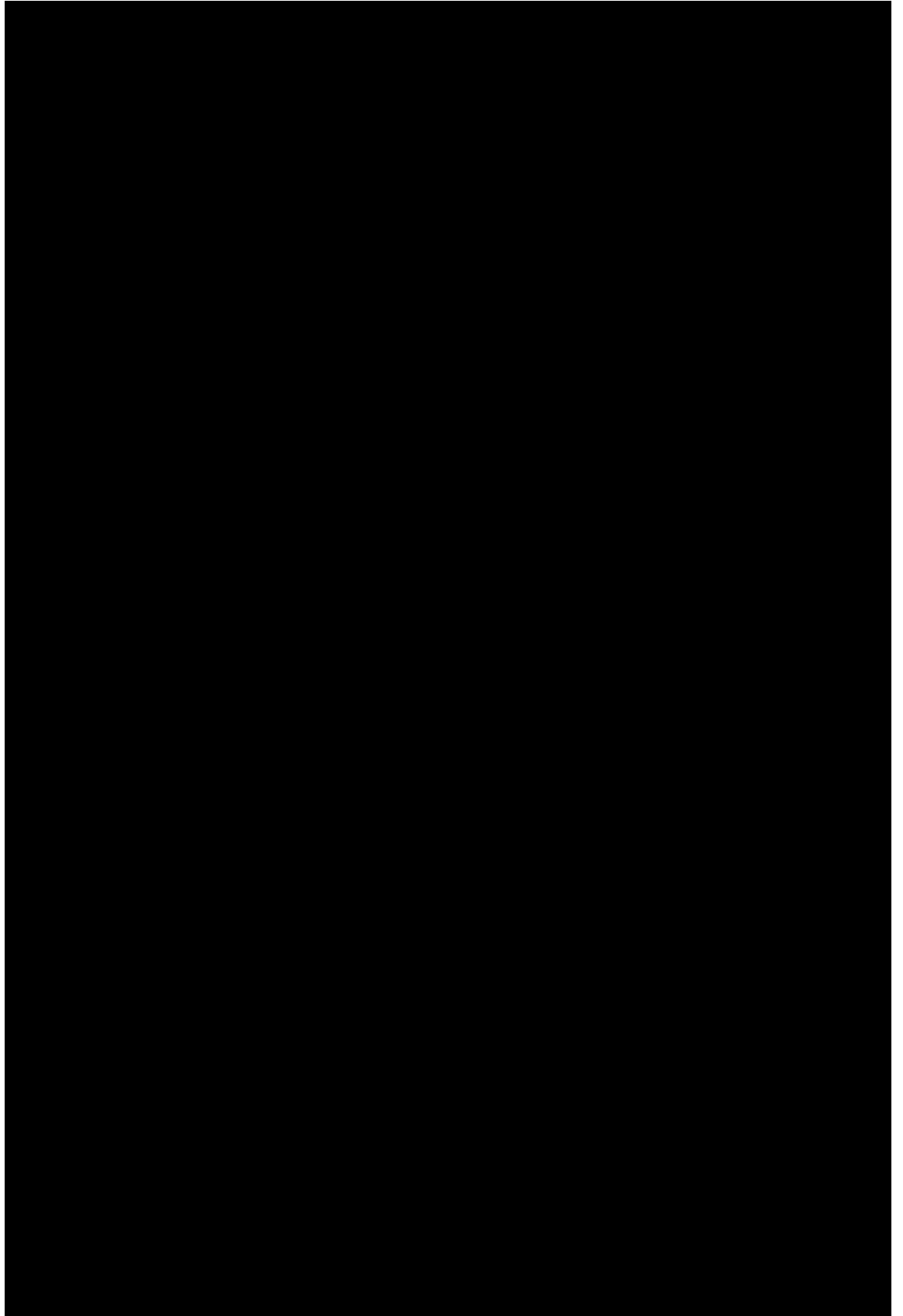
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