

To those of a B2-3, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 878-80 North Milwaukee Ave., Chicago IL.

Application Number 19088 TI

**NARRATIVE FOR TYPE 1 REZONING FOR 878-80
NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS**

The subject property is currently vacant. The Applicant intends to build a new 5 story, mixed-use building with a retail unit on the ground floor and 8 dwelling units on the upper floors. The zoning change is needed to comply with the minimum lot area and the maximum floor area requirement and also to allow FAR increase for Transit-Served Location from 3.0 to 3.27. The subject property is located within 1,320 feet of a CTA or METRA rail station entrance.

Project Description:	Zoning Change from a C1-2 Neighborhood Commercial Zoning District to a B2-3 Neighborhood Mixed-Use Zoning
Use:	Mixed-use building with a retail unit on the ground floor and 8 dwelling units on the upper floors
Floor Area Ratio:	3.27 (FAR Increase for Transit-Served Location)
Lot Area:	5,880 square feet
Building Floor Area:	19,240 square feet
Density:	735 square feet per DU
Off- Street parking:	Parking spaces: 8
Set Backs:	Front: 6 inches Side: 0 feet ^ Rear setback: Floors 2 nd -5 th : 30 feet First Floor: 1 foot
Building height:	\W 55 feet
18' PUBLIC ALLEY	

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