



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2015-2594
Type: Ordinance **Status:** Passed
File created: 4/15/2015 **In control:** City Council
Final action: 7/29/2015
Title: Zoning Reclassification Map No. 3-H at 1551 N Milwaukee Ave - App No. 18342T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. SO2015-2594.pdf, 2. O2015-2594.pdf

Date	Ver.	Action By	Action	Result
7/29/2015	1	City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
6/3/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/15/2015	1	City Council	Referred	

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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 of the B3-2, Community Shopping District symbols as shown on Map No. 3 - H in the area bounded by:

A line 259.40 feet southeast of and almost parallel to North Damen Avenue (as measured along the northeast boundary of North Milwaukee Avenue); a public alley next northeast of and

parallel to North Milwaukee Avenue; a line 284.40 feet southeast of and almost parallel to North Damen Avenue (as measured along the northeast boundary of North Milwaukee Avenue); North Milwaukee Avenue.

To those of a B3-3, Community Shopping District

SECTION 2. This Ordinance takes effect after its passage and approval. Common

address of property: 1551 North Milwaukee Avenue, Chicago EL.

**NARRATIVE FOR TYPE 1 REZONING FOR 1551 NORTH
MILWAUKEE AVENUE, CHICAGO**

The subject property is currently improved with a commercial building. The Applicant needs a zoning change to comply with the minimum lot area requirements and the maximum floor area requirements to build a new four-story mixed use building with commercial use on the ground floor and 3 dwelling units on the upper floors (existing building will be demolished).

Zoning Change from a B3-2 to B3-3

Mixed-use building with commercial on the ground floor and 3 DU above

Lot area: 2,950 SF

Building Floor Area: SF = 8,487.9

FAR = 2.87

983 SF per DU

Parking Spaces: 3 Loading Zone: zero

Front: O'-O"

North and South: O'-O"

Rear: 22'-0" 1st fir. 30'-0"

Building height:

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25'-0'

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° °
BUILDING HEIGHT

TOP OF PARAPET «
STUDIO VILLANUEVA ARCHITECTURE, LLC
1551 MILWAUKEE JULY 13, 2015

FOURTH FLOOR CEILING