



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2017-3805  
**Type:** Ordinance      **Status:** Passed  
**File created:** 5/24/2017      **In control:** City Council  
**Final action:** 6/28/2017  
**Title:** Zoning Reclassification Map No. 5-H at 1665-1667 N Milwaukee Ave - App No. 19219T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. O2017-3805 (V1).pdf, 2. O2017-3805.pdf

Date	Ver.	Action By	Action	Result
6/28/2017	1	City Council	Passed	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
5/24/2017	1	City Council	Referred	

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map No. 5-H in the area bounded by:

A line 212.50 feet south of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; the public alley next northeast of North Milwaukee Avenue; a line 260.50 feet south of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; and North Milwaukee Avenue

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

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

Property Address: 1665-67 North Milwaukee Avenue

**NARRATIVE**

1665 - 67 North Milwaukee Avenue

The subject property contains 4,800 square feet of land, and is currently a vacant lot. The Applicant proposes to rezone the property to B3-5 to allow the construction of a new mixed-use residential and retail building containing 32 residential efficiency units\*, approximately 1,895 square feet of ground floor commercial space, three automobile parking spaces\*, 32 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches\*\*. t

FAR.: 4.44

MLA: 150.00

Floor Area: 21,307 square feet

Residential efficiency units: 32

Height: 60 feet 6 inches\*\*

Setbacks:

Front (Milwaukee Avenue): 0 feet

Rear (public alley): 2 feet at grade; 9 feet 8 inches on residential floors\*\*

Southeast Property Line: 0 feet

Northwest Property Line: 0 feet

Automobile Parking Spaces: Three\*

Bicycle-Parking Spaces: 32

Loading Berth: None

\* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance; Property approximately 460 feet from the entrance of the CTA Station. \*\* Applicant will seek Vacation.

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16'-0" PUBLIC ALLEY

A&'-O" (OVERALL BUILDING DIMENSION)

48.00'

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32 WALL MOUNTED BIKE RACKS

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1669-81 NORTH MILWAUKEE AVE 3 STORY BRICK BUILDING

1665-67 NORTH MILWAUKEE AVENUE 6 STORY 32 UNIT MIXED USE BUILDING

g 1663 NORTH

F MILWAUKEE AVE

§! 1 STORY CONCRETE

o BLOCK BUILDING

O 3

1 ^- LINE OF ROOF PENTHOUSE

LINE OF FIRST FLOOR-COMMERCIAL SPACE

(2) TREES w/IRON-TREE GRATES

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# NORTH MILWAUKEE AVENUE (TWO WA Y TRAEIIC)

SITE PLAN

3/32" •

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Jonathan SPLITT architect" lid.

mil" 60i  
Chicago Illinois 6061 3-2576 773 883 10171\*\*773 683 3081

J. \* 163\*

o.J. MIXED-USE DEVELOPMENT NEW CONSTRUCTION 1663 N MILWAUKEE AVE CHIC AO 0. IL

O n 05A4/17. iHutd IV REVIEW

4&'-0" (OVERALL BUILDING DIMENSION;

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MIXED-USE DEVELOPMENT NEW CONSTRUCTION 166S N MILWAUKEE AVE CHICAGO IL

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A&'-0" (OVERALL BUILDING DIMENSION)

## TYPICAL 2ND-5TH FLOOR PLAN - 3,988 SF

3/32" = 1'-0"

5 0 S 10' 20

ROOF DECK 1,265 sq.ft.

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AMENITY SPACE 611st

STORAGE LOCKERS

31'-3" ("OVERALL BLDG. DIM )

6th FLOOR/ROOF PLAN-1,137 SF

3/32" = 1'-0"

5' 0 5 10

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MIXED-USE DEVELOPMENT NEW CONSTRUCTION 166S N MILWAUKEE AVE CHICAGO. IL

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STEEL CHANNEL

ALUMINUM WINDOWS

METAL PANELS

RECESSED FACE BRICK

FACE BRICK

RECESSED FACE BRICK

METAL PANELS

STOREFRONT WINDOWS

PAINTED 8x16 BLOCK

'-0"

## MILWAUKEE AVE ELEVATION

1/16"  
10'

LEE

20'

**jSa**

Jonathan SPLITT architects ltd.

4001 north ravenwood avenue suite 601  
Chicago Illinois 60613-2576 773 883 1017 fax 773 883 3081

proj. # proj.

### description

1635

MIXED-USE DEVELOPMENT NEW CONSTRUCTION 1665 N MILWAUKEE AVE CHICAGO, IL

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MIXED-USE DEVELOPMENT NEW CONSTRUCTION 1665 N MILWAUKEE AVE CHICAGO, IL

description 05/04/17; issued for REVIEW

+ 66' - 4"

ELEV SHAFT CLG

t 65' - 4"

ELEVATOR OVERRUN + 60" - 6"

5th FLOOR HEIGHT

33' - 0"

4th FLOOR HEIGHT

+ 23'

3rd FLOOR HEIGHT

+ 14' - 0"

2nd FLOOR HEIGHT

.+ 0' - 0"

HARDIE BOARD SIDING

ALUMINUM WINDOWS

PAINTED 8x16 BLOCK

8'x16' GARAGE DOORS  
GRADE

## NORTHEAST ELEVATION

1/16" = 1'-0"

40'

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