



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2015-4624  
**Type:** Ordinance **Status:** Passed  
**File created:** 6/17/2015 **In control:** City Council  
**Final action:** 9/14/2016  
**Title:** Zoning Reclassification Map No. 5-H at 1868-1878 N Milwaukee Ave - App No. 18404T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. SO2015-4624.pdf, 2. O2015-4624.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed as Substitute	Pass
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
8/24/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/17/2015	1	City Council	Referred	

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### SUBSTITUE 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 the B2-2 Neighborhood Mixed-Use District and B3-3 Community Shopping District symbols and indications as shown on Map No.5-H in the area bounded by

a line 220.26 feet north west of and parallel to West Moffat Street as measured along the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 88 feet northwest of and parallel to West Moffat Street as measured along the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; and the alley next southwest of and parallel to North Milwaukee Avenue,

to those of a B3-3 Community Shopping District is hereby established in the area above described.

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

Common address of property: 1868-1878 North Milwaukee Avenue

*17-13-0303-C (1) Narrative Zoning Analysis                      Substitute Narrative, Plans & Ordinance*  
1868-78 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District Lot Area:  
13,226 square foot (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building. The new proposed building will contain two commercial/retail spaces (1,955 square feet and 1,833 square feet) - fronting Milwaukee Avenue, at grade level - with 44 dwelling units (apartments), above (2<sup>nd</sup> thru 6<sup>th</sup> Floors). Due to its close proximity to the CTA Station, the new development will provide onsite parking for a total of 21 vehicles -with 8 of those spaces located within the interior (1<sup>st</sup> Floor) of the building, and the remaining thirteen (13) spaces located outside -along the rear of the building. The proposed new building will measure 76 feet -5 inches in height and be masonry in construction, with glass and wood accents.

- A) The Project's Floor Area Ratio:  
52,503 square feet (3.97 FAR)  
*\*The Applicant intends to provide 100% of the required ARO units - onsite, and therefore, is seeking an increase in the maximum allowable FAR (from 3.00 to 3.97), pursuant to the Transit Oriented Development (TOD) Ordinance.*
  
- B) The Project's Density (Lot Area Per Dwelling Unit): 300.6 square feet

- C) The amount of off-street parking:  
21 parking spaces; 1 loading berth  
*\* The Applicant is seeking a parking reduction (54%), pursuant to the Transit Oriented Development (TOD) Ordinance.*
  
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  
  - b. Rear Setback: 20 feet-0 inches  
*\* The Applicant will be seeking a Variation to reduce the required rear yard setback at the 2<sup>nd</sup>-6<sup>th</sup> floors (residential levels).*
  
  - c. Side Setbacks:
    - Northwest: 0 feet-0 inches
  
    - Southeast: 0 feet-0 inches ^
  
- E) **Building Height: 76 feet-5 inches \S^^ \*17-13-0303-C(2) Plans Attached. ^j^^^**

## FINAL FOR PUBLICATION

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**Written Notice, Form of Affidavit: Section 17-13-0107**

May 15, 2016

Honorable Daniel Solis Chairman,  
Committee on Zoning 121 North LaSalle  
Street Room 304-City Hall ' Chicago,  
Illinois 60602

To Whom It May Concern:

The undersigned, Sara K. Barnes, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending amended written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was or will be sent by USPS First Class Mail no more than 30 days before filing the application.

**That the undersigned certifies that the amended notice contained the address of the property sought to be rezoned as 1868-78 North Milwaukee Avenue, Chicago, Illinois; a statement of intended use of said property; the name and address of the Applicant/Owner; and a statement that the Applicant filed an application for a change in zoning on approximately June 9, 2015.**

That the undersigned certifies that the Applicant/Owner has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

**Sara**

By:

Subscribed and Sworn to before me

### AMENDED PUBLIC NOTICE

Via USPS First Class Mail May 15, 2016

Dear Sir or Madam:

**In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about June 9, 2015, the undersigned, filed an application for a change in zoning from a B3-3 Community Shopping District and B2-2 Neighborhood Shopping District to a B3-5 Community Shopping District, and that on or about May 15, 2016, sent this Amended Public Notice, in order to advise of a change in the zoning to a unified B3-3 Community Shopping District, pursuant to the Transit Oriented Development (TOD) Ordinance, and to advise of other changes to the development proposal, as referenced herein, on behalf of the Applicant/Owner, Michael Cordaro, for the property located at 1868-78 North Milwaukee Avenue, Chicago, Illinois.**

The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, with commercial space and parking at grade level and dwelling units above. The new proposed building will contain two commercial/retail spaces - at grade level, with forty-four dwelling units (apartments) - above (2<sup>nd</sup> thru 6<sup>th</sup> Floors). There will also be garage parking for eight (8) vehicles located within the rear (grade level) of the proposed new building and thirteen (13) exterior parking spaces, located at the rear of the building - for a total of twenty-one (21) on-site parking spaces. The proposed new building will measure 76 feet -5 inches in height and be masonry in construction, with glass and wood accents.

The Applicant/Owner, Michael Cordaro, is located at 440 South LaSalle Street, Chicago, Illinois.

The contact person for this application is Sara K. Barnes. My address is 221 North LaSalle Street, Chicago, Illinois. My telephone number is 312-782-1983.

Yours,

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Saf«Ji-<Oarnes  
*Attorney for Applicant*

**\*\*\*Please note that the Applicant is not seeking to purchase or rezone your property.**

**\*\*\*The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed zoning amendment.**