



Office of the City Clerk

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Legislation Text

File #: O2019-9342, Version: 1

Final for Publication

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 MI-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-G in the area bounded by

West Huron Street; North Milwaukee Avenue; a line from a point 50 feet southeast of the intersection of West Huron Street and North Milwaukee Avenue as measured at the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; and a line 27.2 feet west of the intersection of North Milwaukee Avenue and West Huron Street as measured at the south right-of-way line of West Huron Street and perpendicular thereto,

to those of a C1-3 Neighborhood Commercial District.

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

Common Address of. Property: 694 North Milwaukee Avenue

17-13-0303-C (1) Narrative Zoning Analysis

694 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: C1-3 Neighborhood Commercial District Lot Area:

3,856.27 square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the location and establishment of an outdoor patio, which will operate in conjunction with a licensed tavern, occupying the existing two-story building, at the subject site. The entirety of the existing two-story building will continue to operate as a tavern, with a lounge area, service bar, and restrooms - at grade level, and an additional lounge area and small service bar - on the 2nd Floor. [A physical expansion of the existing building is proposed or required.] The proposed new outdoor patio, which will be located at grade level, will be situated at the northwest end of the existing building. There is presently, and will remain, no off-street vehicular parking, at the site. The existing building is masonry in construction and measures 27 feet-4 inches (approximately) in height.

- A) The Project's Floor Area Ratio: 1,160 square feet (approximately) (0.3 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units proposed
- C) The amount of off-street parking: 0 vehicular parking spaces
**No off-street vehicular parking is required because the total operable area, for the tavern, is less than 10,000 square feet. [17-10-0207-M]*
- D) Setbacks: a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 18 feet-8 inches
 - c. Side Setbacks: North: 30 feet-8 inches
South: 0 feet-0 inches
- (E) Building Height:
27 feet-4 inches

LU. HURON 5T.

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10 ft

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LTLT

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Service
73 SF

SI

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Occupancy - 30 people

Second Floor Plan 3/16 = 1 0
First Floor Plan 3/16 = 1 0

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