



Office of the City Clerk

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Legislation Text

File #: SO2016-4783, Version: 1

SUBSTITUTE 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 be amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No 1 -G in the area bounded by

the alley next south of and parallel to West Chicago Avenue; North Morgan Street; North Milwaukee Avenue; a line 61.73 northwest of and parallel to North Morgan Street; and a line 77.15 feet west of and parallel to North Morgan Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding use 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: 727 North Milwaukee Avenue
17-13-0303-C (1) Narrative Zoning Analysis Substitute Plans, Narrative and Ordinance

727 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: DX-5 Downtown Mixed-Use District Lot Area:

7,470 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new two-story (with roof deck) mixed-use building at the subject site. The existing one-story building will be razed to allow for the new development. The new proposed building will contain retail space (3,746 square feet) - at grade-level, with additional

office and/or retail space (3,515 square feet) - above (2nd floor). The Applicant also intends on locating a roof deck, above the 2nd floor, for the exclusive use of the building's tenants. No onsite parking is required or intended for the proposed building. The new building will be masonry and glass in construction and measure 47 feet-0 inches in height.

- A) The Project's Floor Area Ratio:
9,296 square feet (1.24 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): No residential units
- C) The amount of off-street parking:
Zero (0)
- D) Setbacks:
 - a. Front Setback: 5 feet-2 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches
- E) Building Height:
47 feet-0 inches

**FINAL FOR
PUBLICATION**

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