



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2017-5511, Version: 1

ORDINANCE

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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 MI-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 9-K in the area bounded by

North Milwaukee Avenue; a line 140.97 feet north of and parallel to the north line of West Waveland Avenue; a line 125.00 feet west of and parallel to the west line of North Milwaukee Avenue; and a line 198.97 feet north of and parallel to the north line of West Waveland Avenue

to those of a B2-2 Neighborhood Mixed-Use District.

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

Address: 3696-3700 North Milwaukee Avenue, Chicago, Illinois

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C(I) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 3696-3700 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS ZONING: B2-2

NEIGHBORHOOD MIXED-USE DISTRICT LOT AREA: 7,250 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A TWO-STORY BRICK BUILDING. THE PROPERTY WILL BE REDEVELOPED WITH A DAYCARE USE ON THE GROUND FLOOR AND A TOTAL OF ONE DWELLING UNITS ON FLOOR TWO. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED WITHIN 1,320 FEET OF A METRA RAIL STATION ENTRANCE.

- A) FLOOR AREA RATIO: 1.52; TOTAL FLOOR AREA IS 10,959 SQUARE FEET
- B) DENSITY (LOT AREA PER DWELLING UNIT): 7,250 SQUARE FEET
- C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND WILL PROVIDE 2 BIKE PARKING SPACES.
- D) SETBACKS:
 - A. FRONT SETBACK: 0 FEET 0 INCHES (EXISTING)

- B. REAR SETBACK: 0 FEET 0 INCHES (EXISTING)
- C. SIDE SETBACKS: 0 FEET 0 INCHES (EAST) (EXISTING) AND 0 FEET 0 INCHES (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 25 FEET 4 INCHES (EXISTING)