



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2015-2594  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/15/2015 **In control:** City Council  
**Final action:** 7/29/2015  
**Title:** Zoning Reclassification Map No. 3-H at 1551 N Milwaukee Ave - App No. 18342T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-H  
**Attachments:** 1. SO2015-2594.pdf, 2. O2015-2594.pdf

Date	Ver.	Action By	Action	Result
7/29/2015	1	City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
6/3/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/15/2015	1	City Council	Referred	

***5^3- tv THhS***

### 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 of the B3-2, Community Shopping District symbols as shown on Map No. 3 - H in the area bounded by:**

**A line 259.40 feet southeast of and almost parallel to North Damen Avenue (as measured along the northeast boundary of North Milwaukee Avenue); a public alley next northeast of and**

**parallel to North Milwaukee Avenue; a line 284.40 feet southeast of and almost parallel to North Damen Avenue (as measured along the northeast boundary of North Milwaukee Avenue); North Milwaukee Avenue.**

**To those of a B3-3, Community Shopping District**

**SECTION 2. This Ordinance takes effect after its passage and approval. Common**

**address of property: 1551 North Milwaukee Avenue, Chicago EL.**

**NARRATIVE FOR TYPE 1 REZONING FOR 1551 NORTH  
MILWAUKEE AVENUE, CHICAGO**

The subject property is currently improved with a commercial building. The Applicant needs a zoning change to comply with the minimum lot area requirements and the maximum floor area requirements to build a new four-story mixed use building with commercial use on the ground floor and 3 dwelling units on the upper floors (existing building will be demolished).

Zoning Change from a B3-2 to B3-3

Mixed-use building with commercial on the ground floor and 3 DU above

Lot area: 2,950 SF

Building Floor Area: SF = 8,487.9

FAR = 2.87

983 SF per DU

Parking Spaces: 3 Loading Zone: zero

Front: O'-O"

North and South: O'-O"

Rear: 22'-0" 1<sup>st</sup> fir. 30'-0"

Building height:

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25'-0'

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BUILDING HEIGHT

TOP OF PARAPET «  
STUDIO VILLANUEVA ARCHITECTURE, LLC  
1551 MILWAUKEE JULY 13, 2015

FOURTH FLOOR CEILING