



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-138  
**Type:** Ordinance **Status:** Passed  
**File created:** 1/25/2017 **In control:** City Council  
**Final action:** 3/29/2017  
**Title:** Zoning Reclassification Map No. 3-G at 878-880 N Milwaukee Ave - App No. 19088T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-G  
**Attachments:** 1. O2017-138.pdf, 2. SO2017-138.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/25/2017	1	City Council	Referred	

### 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 CI-2, Neighborhood Commercial District symbols as shown on Map No. 3-G in the area bounded by:

North Milwaukee Avenue; a line 112.90 feet northwest of and almost parallel to North Racine Avenue (as measured along the southwest boundary of Milwaukee Avenue); the public alley next southwest of and parallel to North Milwaukee Avenue; a line 160.90 feet northwest of and almost parallel to North Racine Avenue (as measured along the southwest boundary of Milwaukee Avenue).

**To those of a B2-3, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 878-80 North Milwaukee Ave., Chicago IL.**

**Application Number 19088 TI**

**NARRATIVE FOR TYPE 1 REZONING FOR 878-80  
NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS**

The subject property is currently vacant. The Applicant intends to build a new 5 story, mixed-use building with a retail unit on the ground floor and 8 dwelling units on the upper floors. The zoning change is needed to comply with the minimum lot area and the maximum floor area requirement and also to allow FAR increase for Transit-Served Location from 3.0 to 3.27. The subject property is located within 1,320 feet of a CTA or METRA rail station entrance.

Project Description:	Zoning Change from a C1-2 Neighborhood Commercial Zoning District to a B2-3 Neighborhood Mixed-Use Zoning
Use:	Mixed-use building with a retail unit on the ground floor and 8 dwelling units on the upper floors
Floor Area Ratio:	3.27 (FAR Increase for Transit-Served Location)
Lot Area:	5,880 square feet
Building Floor Area:	19,240 square feet
Density:	735 square feet per DU
Off- Street parking:	Parking spaces: 8
Set Backs:	Front: 6 inches Side: 0 feet ^ Rear setback: Floors 2 <sup>nd</sup> -5 <sup>th</sup> : 30 feet First Floor: 1 foot
Building height:	\W 55 feet
18' PUBLIC ALLEY	

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