



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-3846
Type: Ordinance
File created: 5/24/2017
Status: Passed
In control: City Council
Final action: 6/28/2017
Title: Zoning Reclassification Map No. 3-H at 1351-1355 N Milwaukee Ave - App No. 19247T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2017-3846 (V1).pdf, 2. O2017-3846.pdf

Date	Ver.	Action By	Action	Result
6/28/2017	1	City Council	Passed	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
5/24/2017	1	City Council	Referred	

ORDINANCE

/J 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 B1-2 Neighborhood Mixed-Use District symbols and indications as shown on Map No.3-H in the area bounded by

a line 408 feet northwest of the intersection of North Milwaukee Avenue and North Paulina Street as measured at the northeasterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; the alley next northeast of and parallel to North Milwaukee Avenue; North Milwaukee Avenue; and a line 360 feet northwest of the intersection of North Milwaukee Avenue and North Paulina Street as measured at the northeasterly right-of-way line of North Milwaukee Avenue and perpendicular thereto,

to those of a B3-3 Community Shopping District and a corresponding uses 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.

1351 -55 North Milwaukee Avenue

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17-13-0303-C (1) Narrative Zoning Analysis - 1351-1355 N. Milwaukee Ave.

Proposed Zoning: B3-3 Lot Area: 4,944 square

feet

Proposed Land Use: The Applicant is proposing to establish a mixed-use building with retail uses at grade and eight (8) residential units above. The existing masonry building will remain and will be adapted to accommodate the proposed residential units. The building height will remain at 38 feet 5/4 inches. The subject property is located within 1,585 feet of the Ashland Blue Line Station and pursuant to the Transit Oriented Development Ordinance zero (0) onsite parking spaces will be provided.

- a) The Project's floor area ratio: 2.91
- b) The project's density (Lot Area Per Dwelling Unit): 618 square feet
- c) The amount of off-street parking: 0
- d) Setbacks (all existing conditions):

Front Setback: 0 feet North Side Setback: 0

feet South Side Setback: 0 feet Rear

Setback: 0 feet

- e) Building Height: 38 feet 5Vi inches

*17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

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CONVERSION OF EXISTING 3 STORY 2 D.U. BLDG. TO 8 D.U. AT 1355 N. MILWAUKEE AVE.
CHICAGO, IL 60622

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