



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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