



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2019-274  
**Type:** Ordinance  
**File created:** 1/23/2019  
**Status:** Passed  
**In control:** City Council  
**Final action:** 3/13/2019  
**Title:** Zoning Reclassification Map No. 5-G at 1740-1742 N Milwaukee Ave and 2144-2146 W Wabansia Ave - App No. 19921T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-G  
**Attachments:** 1. O2019-274 (V1).pdf, 2. O2019-274.pdf

Date	Ver.	Action By	Action	Result
3/13/2019	1	City Council	Passed	Pass
2/28/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/23/2019	1	City Council	Referred	

## ORDINANCE

### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-G in the area bounded by

a line 124.72 feet northwest of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 99.72 feet northwest of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; a line 100 feet west of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the north right-of-way line of West Wabansia Avenue and perpendicular thereto; West Wabansia Avenue; the alley next south west of and parallel to North Milwaukee Avenue,

to those of a C1-3 Neighborhood Commercial 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.

Common address of property: 1740-42 North Milwaukee Avenue and  
2144-46 West Wabansia Avenue

## **FINAL FOR PUBLICATION**

### **NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT -1740-1742 N. MILWAUKEE AVENUE/**

The current zoning of the parcel is M1-2 Limited Manufacturing Business Park District. The zoning amendment is required to change the zoning of the parcel to C1-3 Neighborhood Commercial District. The zoning change is needed to permit a retail use on the 1<sup>st</sup> Floor, office use on the 2d floor and an artist's live/work space (dwelling unit) use on the 3d floor in an existing 3 story brick building.

**Lot Area: FAR:**

**Building Area: Density/Dwelling Unit: Off Street Parking Spaces: Front Setback:**

**(Existing) Rear Setback: (Existing) Sideyard (East): (Existing) Sideyard (West):**

**(Existing) Rear Yard Open Space: Building Height:**

3,165 sq. ft. 3.0

9,495 sq. ft. 1055sq.ft

-0- spaces\*

0'- 0"

0'-0".

0' - 0"

0' -.0"

(None required) 44 ft. (existing)

After rezoning, the property shall be used for retail use on the first floor, office use on the second floor and an artist's live/ work space (dwelling unit) use on the third floor, unit)

\* The applicant shall seek a variation to reduce the additional required parking spaces which are the result of the new 3<sup>rd</sup> floor dwelling unit use.

**FINAL FOR PUBLICATION**

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