



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-5520
Type: Ordinance
File created: 7/24/2019
Status: Passed
In control: City Council
Final action: 9/9/2020
Title: Zoning Reclassification Map No. 3-G at 1162 N Milwaukee Ave - App No. 20073T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2019-5520.pdf, 2. SO2019-5520.pdf

Date	Ver.	Action By	Action	Result
9/9/2020	1	City Council	Passed as Substitute	Pass
9/8/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

* ' **SUBSTITUTE 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 and indications as shown on Map No. 3-G in an area bound by

North Milwaukee Avenue; West Haddon Avenue; the public alley next southwest of and parallel to North Milwaukee Avenue; And a line 27 feet west of and parallel to West Haddon Avenue

to those of a B2-3, Neighborhood Shopping District.

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

Common Address of Property: 1162 North Milwaukee Avenue

SUBTUTIVE NARRATIVE & PLANS

1162 North Milwaukee Avenue - B3-2 to B2-3

The applicant wishes to rezone the property in order to establish a transit-served location to allow the construction of a proposed 4-story, 14 dwelling unit (6 efficiency dwelling units, 8 dwelling units) mixed-use building with 1 ground floor commercial space and basement. The applicant will seek relief, as necessary, for any non-conforming conditions at the subject property.

FAR	3.59***
Lot Area	3,284.74 Square Feet
Minimum Lot Area Per Efficiency	200 Square Feet****
Minimum Lot Area Per Unit	300 Square Feet *
Building Area	11,775 Square Feet
Building Height	51 Feet 9!4 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	5 Feet 0 Inches*****
North side Setback	0 Feet 11% Inches
South side Setback	0 Feet 0 Inches
Parking	0 Parking Spaces **

* The applicant will seek to establish a transit-served location in order to reduce the required MLA under 17-3-0402-B

** The applicant will seek to establish a transit-served location in order to waive 100% of the required on-site parking.

*** The applicant will seek to establish a transit-served location in order to increase the FAR requirement from 3.0 to 3.585

****The applicant is looking to increase the number of efficiency units from 20% to 43% *****The applicant will seek relief as necessaiy for the reduced rear setback

Publication

Final for Publication