Legislation Details (With Text)

File #:	O2019-9341		
Type:	Ordinance	**Status:**	Passed
File created:	12/18/2019	**In control:**	City Council
		Final action:	1/15/2020
Title:	Zoning Reclassification Map No. 5-H at 1891 N Milwaukee Ave - App No. 20290T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 5-H		
Attachments:	1. O2019-9341.pdf (V1), 2. O2019-9341.pdf		

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Council	Passed	Pass
1/14/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

Hna! for Publication

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 the Ml-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-H in the area bounded by

> The alley next northeast of and parallel to North Milwaukee Avenue; a line 248 feet northwest of the intersection of North Oakley Avenue and North Milwaukee Avenue as measured at the northeast right-of-line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; and a line 314 feet northwest of the intersection of North Oakley Avenue and North Milwaukee Avenue as measured at the northeast right-of-way line of North Milwaukee Avenue and perpendicular thereto,

to those of a Bl-1 Neighborhood Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

1891 North Milwaukee Avenue

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17-13-0303-C (1) Narrative Zoning Analysis

1887-1891 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: Bl-1 Neighborhood Shopping District Lot Area: 6,600

square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the location and establishment of a children's day care facility, within the existing two-story building, at the subject site. Although the proposal calls for the establishment of an outdoor recreational area, at and above the roof of the existing building, the plan does not call for the physical expansion of the exterior footprint or envelope of the existing building. There is, and will remain, no (zero) off-street vehicular parking, at the site. *[The subject property is located within 7,320 linear feet of the entrance to the Western/Milwaukee CTA Train Station, and - therefore, the proposal qualifies for up to a 100% reduction in the required vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance.] The existing building is masonry in construction and measures 21 feet-0 inches (approximately) in height.

A) The Project's Floor Area Ratio: 7,771 square feet (approximately) (1.2 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units proposed

C) *The amount of off-street parking: 0 vehicular parking spaces *The subject property is located within 1,320 linear feet of the entrance to the Western/Milwaukee CTA Train Station, and - therefore, the proposal qualifies for up to a 100% reduction in the amount of required vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. [17-10-0102(B)(2)] The Applicant will seek any additional necessary Administrative Relief required to permit the reduction in parking to zero.*

D) Setbacks: a. Front Setback: 0 feet-0 inches

b. Rear Setback: 18 feet-8 inches

c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches

E) Building Height:
27 feet-4 inches

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