



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-449
Type: Ordinance
File created: 1/27/2021
Status: Passed
In control: City Council
Final action: 2/26/2021
Title: Zoning Reclassification Map No. 7-J at 2901 N Milwaukee Ave - App No. 20612T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-J
Attachments: 1. O2021-449 (V1).pdf, 2. O2021-449.pdf

Date	Ver.	Action By	Action	Result
2/26/2021	1	City Council	Passed	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/27/2021	1	City Council	Referred	

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 132

-2 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 7-J in the area bounded by

The public alley next northeast of and parallel to North Milwaukee Avenue; North Allen Avenue; North Milwaukee Avenue; A line 39.80 feet northwest of and parallel to North Allen Avenue running for a distance of 91.84 feet and then northwesterly for 5.70 feet; a line 96 feet northeast of and parallel to North Milwaukee Avenue; And a line 53.50 feet northwest of and parallel to North Allen Avenue

to those of a B2-3 District Neighborhood Mixed-Use District.

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

Common Address of Property:

PROJECT NARRATIVE AND PLANS TYPE 1

ZONING AMENDMENT 2901-03 N. Milwaukee

B2-3 Neighborhood Mixed Use District

The applicant is requesting a zoning amendment from a B2-2 Neighborhood Mixed Use District to a B2-3 Neighborhood Mixed Use District to establish a Type 1 Zoning Map Amendment to adaptively reuse an existing mixed use building to add three dwelling units to an existing six dwelling unit mixed use building for a total of nine dwelling units. There will be 1,500 square feet of commercial space provided at the ground floor. The property is located on a pedestrian street and within 2,660 feet of the Logan Square Blue Line CTA Station. There will be no parking spaces provided.

	PROPOSED
Lot Area	5,351 SF
MLA	594.55
Parking	0
Rear Setback	0' (same as existing)
South Setback	0' (same as existing)
North Setback	0' (same as existing)
Front Setback	0' (same as existing)
FAR	1.93
Building Height	36'7"

'Seeking (TSL) Transit Served Location relief as a Type 1 submission