



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2014-6797, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 9-K in the area bound by

North Milwaukee Avenue; a line perpendicular to North Milwaukee Avenue lying 84.47 feet northwest of West Addison Street as measured along the southwest right-of-way line of North Milwaukee Avenue; West Addison Street; a line perpendicular to West Addison Street lying 222.93 feet west of North Milwaukee Avenue as measured along the north right-of-way line of West Addison Street; and a line perpendicular to North Milwaukee Avenue lying 184.47 feet northwest of West Addison Street as measured along the southwest right-of-way line of North Milwaukee Avenue

to those of a C1-2 Neighborhood Commercial District and a corresponding uses 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.

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Common address of property: 3616-3622 North Milwaukee Avenue / 4328-4336 West Addison Street

SUBSTITUTE NARRATIVE

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

3616-3622 North Milwaukee Avenue / 4328-4336 West Addison Street

Proposed Zoning: C1-2 Neighborhood Commercial District Lot Area:

11,287.1 sq. ft.

The applicant seeks a zoning change to locate and establish artist work and sales space on the ground floor with two residential dwelling units proposed for the second floor. The ground floor will contain 9,350 square feet of commercial space, with two on-site parking spaces. The building height will remain at 29'-10".

- a) Floor area ratio: 1.34 FAR (15,100 sq. ft.)
- b) Lot Area Per Dwelling Unit: 5,643.55 sq. ft. per D.U. (2 D.U.'s)
- c) The amount of off-street parking: 2
- d) Setbacks:
 - a. Front Setback: 0'
 - b. Rear Setback: 0'
 - c. Side Setbacks:
 - Northwest Side: 0'
 - Southeast Side: 0'
- (e) Building Height: 29'-10"
- (f) Loading: 0 ft².

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