



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2015-61, Version: 1

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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 MI-3, Limited Manufacturing/Business Park District symbols as shown on Map No. 1-G in the area bounded by:

North Milwaukee Avenue; a perpendicular line to North Milwaukee Avenue 33.64 feet long starting at a point 133.97 feet Southeast of the Southeast boundary line of North Morgan Street (as measured along the Southwest boundary line of North Milwaukee Avenue) and ending at a point 80 feet North of the North boundary line of West Erie Street and 120.51 feet East of the East boundary line of North Morgan Street; a line 80 feet North of and parallel to the North boundary line of West Erie Street; North Morgan Street; North Morgan Street

To those of a B2-5, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and approval

Common address of property: 670-680 North Milwaukee Avenue, Chicago EL.

Application Number 18277-T1

SUBSTITUTE NARRATIVE AND PLANS

**TYPE 1 REZONING FOR 670 - 680 NORTH
MILWAUKEE AVENUE CHICAGO,
ILLINOIS**

The Applicant needs a zoning change to allow construction of a residential building and to comply with the floor area requirements to build a new five-story mixed use building with ground floor commercial space and parking garage and 20 dwelling units on the upper floors.

PROJECT DESCRIPTION:

Zoning Change from MI-3 to B2-5

To build a new 5-story residential building with 20 DU

Lot area: 10,500.62 SF Building Floor Area: 36,796.55 FAR: 3.50

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**Off- Street parking: Loading:
37 parking spaces 1 loading berth ***

**Front: 0'-0" Side: 0*-0"
Rear: 0' (ground floor) / 30'-0" (residential floors 2nd - 5th)**

Building height:

* Will seek a variation if required

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