



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2016-6361, Version: 1

ORDINANCE

1742-1762 N. Milwaukee Avenue

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 M1-2 Limited Manufacturing/Business Park. District symbols and indications as shown on Map No 5-H in the area bounded by:

North Milwaukee Avenue; a line starting at a point 219.70 feet southeast of North Leavitt Street, perpendicular to North Milwaukee Avenue, travelling 99.83 feet in a southwesterly direction to the 16.0 foot public alley next southwest of and parallel to North Milwaukee Avenue; the 16.0 foot public alley next southwest of and parallel to North Milwaukee Avenue; and North Leavitt Street

To those of a B3-2 Community Shopping District and an accompanying use district is hereby established in the area described above.

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

Common Address of the Property: 1742-1762 N. Milwaukee Avenue

SUBSTITUTE PROJECT NARRATIVE AND PLANS

1742-1762 N. Milwaukee Avenue

Applicant seeks a change from the current M1-2 Limited Manufacturing/Business Park district to the proposed B3-2 Community Shopping District at 1742-1762 N. Milwaukee Avenue to permit an approximately 16,965 square foot Sports and Recreation, Participant in an existing structure, which is currently 16,510 square feet and approximately 20 feet tall. Applicant also seeks to add an approximately 2,305 square foot roof deck and stair/elevator enclosure to the existing building. The site is a transit served location, as it is no more than 1,320 square feet away from an entrance to the Chicago Transit Authority Blue Line train stop at Damen, and as such, will need to provide only 50% of the required parking for the use. Applicant will also seek a further reduction from the required parking ratio by way of Administrative Adjustment to 0 parking spaces. The site will have 31 bicycle parking spaces.

Lot Size	17,393 square feet
Floor Area Ratio	1.0 FAR
Building Area	16,965 square feet
Number of Dwelling Units	0
Off-Street Parking	0 parking spaces
Off-Street Loading	1 Loading space
Bicycle Parking	31 bicycle parking spaces
Setbacks:	
Front:	0 feet
Side (cumulative)	0 feet
Side (Minimum One Side)	0 feet
Rear	0 feet
Building Height	20 feet, at existing building and 30 feet at stair enclosure addition on rooftop

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