



Office of the City Clerk

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

Legislation Text

File #: SO2016-7298, Version: 1

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map No. 5-H in the area bounded by:

A line 212.50 feet south of West Wabansia Avenue as measured along the northeasterly¹ line of North Milwaukee Avenue; the public alley next northeast of North Milwaukee Avenue; a line 260.50 feet south of West Wabansia Avenue as measured along the northeasterly line of North Milwaukee Avenue; and North Milwaukee Avenue

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

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

Property Address: 1665-67 North Milwaukee Avenue

SUBSTITUTE NARRATIVE AND PLANS

1665-67 North Milwaukee Avenue TYPE I
REGULATIONS

Current Zoning: B3-3 Community Shopping District. Proposed Zoning:
B3-5 Community Shopping District.

Narrative: The subject property includes 4,823 square feet of land, and is currently a vacant lot. The Applicant proposes to construct a new mixed-use residential and retail building consisting of 32 residential efficiency units*, approximately 2,334 square feet of ground floor retail space, three automobile parking spaces*, 32 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches.*

FAR: 4.25

MLA: 150.72

FLOOR AREA: 20,498 square feet

Residential Efficiency Units: 32*

Height: 60 feet 6 inches*
Of feet
2 feet at grade; 7 feet on residential floors** Of feet 0 feet

Setbacks:

Front setback (Milwaukee Ave.) Line: Rear setback (alley) Line: Southeast setback Line:
Northwest Property Line:

Automobile Parking Spaces: Three *

Bicycle Parking Spaces: 32

Loading Berth: None

* Pursuant to TOD ordinance ** Applicant will seek a variation

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16'-0" PUBLIC ALLEY

46'-0" (OVERALL BUILDING DIMENSION)
3 CAR COVERED
PARKING

48.00'

LINE OF UPPER ■ FLOODS

> 70

> 70

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CD >

T
1665-67 NORTH MILWAUKEE AVENUE
£2 1663 NORTH
MILWAUKEE AVE § 1 STORY CONCRETE O BLOCK BUILDING O 3
5 STORY 32 UNIT MIXED USE BUILDING
/Vc?/?7/Y MILWAUKEE AVENUE (two my TRAFFIC)

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COVERALL BUILDING DIMENSION)

COMMERCIAL RESIDENTIAL ENTRANCE ENTRANCE

FIRST FLOOR PLAN - 3.886 SF

3/32" . 1-0*

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Jonathan SPL,TTT *rchil"cti ltd

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ib'-C (OVERALL BUILDING DIMENSION)

3/32" - 1'-0"

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(OVERALL BUILDING DIMENSION)
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ROOF PLAN- 575 SF

3/32" • 1'-0"

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p T Cj. MIKECHAU- DEVELOPMENT NE WOODSBY LAKEN lls N MILWAUKEE AVE CHICAGO, IL

* origltem lrethldt

PENTHOUSE FLOOR W - (,"

5th FLOOR CLG. HGT + 50' - 10"

-WALL lu/METAL SIDING t ALUMINUM WINDOWS BEHIND FRONT BRICK WALL

■ RECESSED " BALCONIES BEHIND FRONT BRICK WALL

■ FACE BRICK

+ iq¹ - 4"

2nd FLOOR HEIGHT

■ ALUMINUM , STOREFRONT WINDOWS

+ 0' - 0"

GRADE

MILWAUKEE AVE ELEVATION

3/32' ■ 1'-0"

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a"

LEVATOR OVERRUN + 63' - 8"
PENTHOUSE CLG. HGT + 62' - 0"
ARCHITECTURAL 8x16 BLOCK METAL SIDING
PENTHOUSE FLOOR + 60' - 6"
5th FLOOR CLG HGT SO' - 10"
■ALUMINUM WINDOWS

+ 40'
4th FLOOR HEIGHT

4*

+ 21' - 10"
3rd FLOOR HEIGHT

- ARCHITECTURAL 8x16 BLOCK
- OPENINGS FOR COVERED PARKING

GRADE

NORTHEAST ELEVATION
3/32' - r-o"

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