



# Office of the City Clerk

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## Legislation Text

File #: SO2017-3797, Version: 1

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### ORDINANCE

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

SECTION J. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 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 528 feet north of and parallel to the north line of West Moffat Street; the alley next southwest of North Milwaukee Avenue; and a line 550 feet north of and parallel to the north line of West Moffat Street

to those of a C1-2 Neighborhood Commercial District.

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

1912 North Milwaukee Avenue, Chicago, Illinois  
SUBSTITUTE NARRATIVE AND PLANS

#### **17-13-0303-C (1) NARRATIVE ZONING ANALYSIS**

SUBJECT PROPERTY: 1912 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS ZONING: C1-2

NEIGHBORHOOD COMMERCIAL DISTRICT LOT AREA: 2,200 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A VACANT TWO-STORY BRICK BUILDING FRONTING ON NORTH MILWAUKEE AVENUE AND A VACANT ONE-STORY BRICK BUILDING ATTACHED AT THE REAR. THE PROPERTY WILL BE REDEVELOPED WITH RETAIL COMMERCIAL USES ON THE GROUND FLOOR AND A TOTAL OF TWO DWELLING UNITS ON FLOOR TWO. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED WITHIN 1,320 FEET OF A CTA RAIL STATION ENTRANCE.

- A) FLOOR AREA RATIO: 1.67; TOTAL FLOOR AREA IS 3,666 SQUARE FEET
- B) DENSITY (LOT AREA PER DWELLING UNIT): 1,100 SQUARE FEET

- C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND WILL PROVIDE 2 BIKE PARKING SPACES.
- D) SETBACKS:
- A. FRONT SETBACK: 0.0 FEET (EXISTING)
- B. REAR SETBACK: 13 FEET 9 INCHES (EXISTING)
- C. SIDE SETBACKS: 0 FEET (EAST) (EXISTING) AND 0 FEET (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 28 FEET 1 INCH (TO TOP OF PARAPET WALL)

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