



Office of the City Clerk

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Legislation Text

File #: SO2017-3798, Version: 1

ORDINANCE

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 M1-1 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 550 feet north of and parallel to the north line of West Moffat Street; the alley next southwest of North Milwaukee Avenue; and a line 594 feet north of and parallel to the northwest line of West Moffat Street

to those of a C1-3 Neighborhood Commercial District.

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

Address: 1914 to 1918 North Milwaukee Avenue, Chicago, Illinois

SUBSTITUTE NARRATIVE AND PLANS

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

SUBJECT PROPERTY: 1914 TO 1918 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS ZONING: C1-3

NEIGHBORHOOD COMMERCIAL DISTRICT LOT AREA: APPROXIMATELY 4,400 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A VACANT THREE-STORY BRICK BUILDING. THE PROPERTY WILL BE REDEVELOPED WITH RETAIL COMMERCIAL USES ON THE GROUND FLOOR AND A TOTAL OF NINE DWELLING UNITS ON FLOORS TWO AND THREE. 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: 3.00; TOTAL FLOOR AREA IS 13,200 SQUARE FEET
- B) DENSITY (LOT AREA PER DWELLING UNIT): 488 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 9 BIKE PARKING SPACES.
- D) SETBACKS:
 - A. FRONT SETBACK: 0.0 FEET (EXISTING)
 - B. REAR SETBACK: 0.0 FEET (EXISTING)

- C. SIDE SETBACKS: 0 FEET (EAST) (EXISTING) AND 0 FEET (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 51 FEET 6 INCHES

FINAL FOR PUBLICATION