



Office of the City Clerk

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

Legislation Text

File #: O2019-274, Version: 1

ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-G in the area bounded by

a line 124.72 feet northwest of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 99.72 feet northwest of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; a line 100 feet west of the intersection of North Milwaukee Avenue and West Wabansia Avenue as measured at the north right-of-way line of West Wabansia Avenue and perpendicular thereto; West Wabansia Avenue; the alley next south west of and parallel to North Milwaukee Avenue,

to those of a C1-3 Neighborhood Commercial District is hereby established in the area above described.

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

Common address of property: 1740-42 North Milwaukee Avenue and
2144-46 West Wabansia Avenue

FINAL FOR PUBLICATION

NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT -1740-1742 N. MILWAUKEE AVENUE/

The current zoning of the parcel is M1-2 Limited Manufacturing Business Park District. The zoning amendment is required to change the zoning of the parcel to C1-3 Neighborhood Commercial District. The zoning change is needed to permit a retail use on the 1st Floor, office use on the 2^d floor and an artist's live/work space (dwelling unit) use on the 3^d floor in an existing 3 story brick building.

Lot Area: FAR:

Building Area: Density/Dwelling Unit: Off Street Parking Spaces: Front Setback:

(Existing) Rear Setback: (Existing) Sideyard (East): (Existing) Sideyard (West):

(Existing) Rear Yard Open Space: Building Height:

3,165 sq. ft. 3.0

9,495 sq. ft. 1055sq.ft

-0- spaces*

0'- 0"

0'-0".

0' - 0"

0' -.0"

(None required) 44 ft. (existing)

After rezoning, the property shall be used for retail use on the first floor, office use on the second floor and an artist's live/ work space (dwelling unit) use on the third floor, unit)

* The applicant shall seek a variation to reduce the additional required parking spaces which are the result of the new 3rd floor dwelling unit use.

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