



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2019-333, Version: 1

ORDINANCE

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 be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 13-L in the area bounded by

a line 250 feet southeast of the intersection of West Gale Street and North Milwaukee Avenue, as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto, North Milwaukee Avenue; a line 350 feet southeast of the intersection of West Gale Street and North Milwaukee Avenue, as measured at the southwest right-of-way line of North Milwaukee Avenue and perpendicular thereto; and the alley next southwest of North Milwaukee Avenue,

to those of a B3-3 Community Shopping 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: 4900-4908 North Milwaukee Avenue

SUBSTITUTE

NARRATIVE AND PLANS

FOR THE PROPOSED REZONING AT
4900-4908 N. MILWAUKEE AVE.

The Applicant intends to change the zoning from the existing B3-2 to B3-3 to construct one four-story, 31-unit building with approximately 9,780 Square Feet, ground floor retail space, and a rooftop penthouse. The project qualifies as a Transit Serve Location, therefore only 9 parking spaces. In addition, there will be 31 bike spaces. Pursuant to Section 17-3-0403 B we will be requesting an FAR increase from 3.0 to 3.2. Additionally, this project is subject to a 20% Affordable Requirements Ordinance (ARO).

ZONING: B3-3

LOT AREA: 12,750 SF

MINIMUM LOT AREA PER DWELLING UNIT: 411 SF proposed. (400 SF allowed)

FLOOR AREA RATIO: 3.2 proposed (Increase from 3 to 3.5 allowed for transit-served locations)

BUILDING AREA: 40,871 SF total proposed OFF-STREET PARKING: 9

spaces, 31 bike spaces proposed FRONT SETBACK: 0 feet 0 inches

REAR SETBACK: 18 feet 0 inches, variation from required 30 foot setback to be applied for SIDE

SETBACK: 3 feet 0 inches on both sides, 6 feet 0 inches total BUILDING HEIGHT: 55 feet 0 inches proposed

Building material will be primarily face brick with some areas of siding. Set of plans are attached.

Final for Publication

NORTH MILWAUKEE AVENUE

NORTH MILWAUKEE AVENUE

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