



Office of the City Clerk

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Legislation Text

File #: SO2019-5552, Version: 1

Final for Publication

SUBSTITUTE 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, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.5-H in the area bounded by

A line 128 feet southeast of the intersection of North Oakley Avenue and North Milwaukee Avenue as measured at the northeast right-of-way line of North Milwaukee Avenue and perpendicular thereto, the alley next northeast of and parallel to North Milwaukee Avenue; a line 194.18 feet southeast of the intersection of north Oakley Avenue and North Milwaukee Avenue as measured at the northeast right-off way line of North Milwaukee Avenue and perpendicular thereto; and 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: 1843-1845 North Milwaukee Avenue

17-13-0303-C (1) Narrative Zoning Analysis -SUBSTITUTE NARRATIVE AND PLANS

1843-1845 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 6,617 square feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the physical expansion of the existing one-story commercial-retail (yoga studio) building, which will include the erection of a three-story lateral addition and a four-story rear addition, at the site commonly identified as 1843-1845 North Milwaukee Avenue. Part of the proposal calls for the demolition of the existing one-story industrial building (automobile repair shop), to the south of the existing yoga studio building. The plan also calls for the erection of a new four-story addition, at the rear of the existing yoga studio building, as well as the erection of a new three-story lateral addition, in the place of the auto shop building. All of the additional space, which will be contained within the proposed additions, will be for the exclusive use and operations of the existing yoga studio. The proposed expansion plan also features multiple levels of outdoor amenity and practice space, for the yoga studio. The subject property is located within 1,320 linear feet of the entrance to the Milwaukee-Western Avenue CTA Train Station, and -therefore, the expansion plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there is and will remain no vehicular off-street parking, at the site. The existing buildings, and the proposed new additions, are and will be masonry and steel in construction. The existing yoga studio building, with proposed four-story rear addition, will measure 51 feet-9 inches in height.

- A) The Project's Floor Area Ratio: 17,007.36 square feet (approx.) (2.6 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): Not Applicable -No dwelling units
- C) The amount of off-street parking: 0 vehicular parking spaces
**The subject site is located within 1,320 square feet of the entrance to the Milwaukee-Western CTA Station, and - therefore, qualifies for a reduction in parking. The Applicant will seek any additional required relief - i.e. Special Use, that may be required to reduce the amount of required parking to zero (0).*
- D) Setbacks: a. Front Setback: 0 feet-0 inches

- b. Rear Setback: 0 feet-0 inches
- c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches

E) Building Height:

51 feet-9 inches

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