



Office of the City Clerk

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Legislation Text

File #: SO2019-6873, Version: 1

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 7-1 in the area bounded by

beginning at a line 259.40 feet northwest of the intersection of North Milwaukee Avenue and West Fullerton Avenue as measured at the southwest right-of-way of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 109.40 feet northwest of the intersection of North Milwaukee Avenue and West Fullerton Avenue as measured at the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; a line 121.60 feet west of the intersection of West Fullerton Avenue and North Milwaukee Avenue as measured at the north right-of-way line of West Fullerton Avenue and perpendicular thereto; West Fullerton Avenue; the easterly right-of-way line of the Chicago Transit Authority Elevated Tracks; and the alley next east of and parallel to North Sacramento Avenue,

to those of a C1-5 Neighborhood Commercial District and a corresponding use 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.

2418-2428 North Milwaukee Avenue

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

2418-2428 North Milwaukee Avenue, Chicago, Illinois

Proposed Zoning: C1-5 Neighborhood Commercial District Lot Area:

19,113 square feet

Proposed Land Use: The Applicant is seeking a Zoning Change in order to allow for the rehabilitation and reuse of the existing five-story (with basement) industrial-storage building, as well as to permit the erection of a new five-story (with basement) lateral addition onto said building, at the subject site. The existing five-story storage building will be preserved, while the existing one-story commercial building will be razed, to allow for the proposed new improvements (addition). Upon completion, the newly rehabilitated and expanded building will contain occupiable space for retail, commercial and office uses - on and divided between the Lower Level (basement) thru 5th Floor. No residential units or uses are intended or proposed. The plan also calls for the provision of off-street parking, for sixteen (16) vehicles, within the interior of the 1st Floor. *[The subject property is located on a Pedestrian Street, within 2,640 linear feet of the entrance to the California CTA Train Station, and - therefore, the proposal qualifies for up to a 50% reduction in the required vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance - as of right.] The existing building, with the proposed new addition, will be masonry in construction and will measure 66 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 79,868 square feet (4.18 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units are intended or proposed
- C) The amount of off-street parking: 16 vehicular parking spaces
- 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:
66 feet-0 inches

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