



Office of the City Clerk

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

Legislation Text

File #: O2022-1976, Version: 1

ORDINANCE

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

SECTION 1. That 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 as shown on Map Number 5-H in the area generally bounded by:

North Milwaukee Avenue; a line 330 feet northwest of and parallel to the northwesterly line of West Moffat Street; the public alley next southwest of and parallel to North Milwaukee Avenue; and a line 396 feet northwest of and; parallel to West Moffat Street,

to those of a B 1-1 Neighborhood Shopping District in accordance with the attached narrative and plans.

SECTION 1. This Ordinance shall take effect and be in force from and after its passage and due publication.

Common Address: 1894-1896 North Milwaukee Avenue, Chicago, Illinois

for Publication

NARRATIVE ZONING ANALYSIS AND PLANS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 1894 NM, LLC

Property	Location:	1894-1896	North	Milwaukee	Avenue	Proposed
Zoning:	Bl-1	Neighborhood	Shopping	District	Lot	Area: 6,600 square feet

1894 NM, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the. subject property located at 1894-1896 North Milwaukee Avenue from the MI-1 Limited Manufacturing/Business Park District to the BI-1 Neighborhood Shopping District in order to authorize the establishment and operation of a day care ("Proposed Day Care") within the existing building at the subject property.

The site is bounded by Milwaukee Avenue to the northeast, multi-story mixed-use buildings to the northwest and southeast, and a 16'-wide public alley, CTA Blue Line tracks and a CTA station platform to the rear. The subject property contains 6,600 square feet of net site area and is improved with an existing, approximately 6,155 square-foot single-story commercial building. The Proposed Day Care will occupy the entire existing building. An approximately 875 square-foot mezzanine area is proposed to be constructed within the existing building. The total FAR will be approximately 1:07 and the total commercial space will be approximately 7,030 square feet.-

The subject property does not contain any off-street vehicular parking as the existing building occupies substantially all of the site area. The subject property abuts the Western/Milwaukee CTA Blue Line Station and the Western Avenue CTA bus line corridor roadway segment. A transit-served location parking reduction will be requested.

NARRATIVE ZONING ANALYSIS

6,600 square feet 7,030 square feet

LI N/A

*The subject property is located within 1,320 linear feet of the Western/Milwaukee CTA Blue Line Station and the Western Avenue CTA bus line corridor, and, therefore, the proposal qualifies for; up to a 100% reduction in the amount of required vehicular parking, pursuant to the Transit Oriented Development Ordinance [17-10-0102(B)(2)]. The Applicant will seek any

- a) Floor Area and Floor Area Ratio:
 - i. Lot Area:
 - ii. Total Floor Area:
 - iii. FAR:
- b) Density (Lot Area Per Dwelling Unit):
- c) Amount of off-street parking:

(d) Setbacks:

- ii. **Side setback:**
- iii. **Side setback:**
- i; Front setback (north):**
- iv. Rear setback (south):**

-(e) - Building height: (f) Off-street Loading:
additional necessary administrative relief required to permit the reduction in parking to zero.

0 feet 0 feet

5 feet 4 inches 22 feet 0 spaces

* The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Air Quality Ordinance should such provision(s) be determined as applicable.

N. MILWAUKEE AVE.

TWO-WAY TRAFFIC

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16"
SITE PLAN
1/16"=;1'-0"

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SITE/LANDSCAPE PLAN 06/03/22
BARNETTE ACADEMY
1894 N MILWAUKEE AVE. CHICAGO, IL 60647
ARCHITECT'S PROJECT NO. 2212

Present Future Architects
1147 WROHFO. STREET #504, CHICAGO, il 60642 (312)961-1292
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N. MILWAUKEE AVE.
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TWO-WAY TRAFFIC

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GROUND FLOOR AREA = 6,155 SF MEZZANINE AREA = B75 SF

TOTAL AREA = 7,030 SF

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<•■ ■ 1/16" = 1'-0" CTA ELEVATED STATION & PLATFORM

FIRST FLOOR PLAN

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BARNETTE ACADEMY

1894 N MILWAUKEE AVE. CHICAGO, IL 60647

ARCHITECT'S PROJECT NO. H12
Present Future
Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642 (312)961-1292

Final for
Publication

66' -1"

GROUND FLOOR AREA = 8,155 SF MEZZANINE AREA • 875 SF

TOTAL AREA = 7,030 SF

BARNETTE ACADEMY

1894 N MILWAUKEE AVE. CHICAGO, IL 60647

ARCHITECTS PROJECT NO. 2212

Present; Architects

1147 W OHIO STREET #504; CHICAGO, IL 80642 (312)881-1292

A II NORTH ELEVATION

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EXIST. CLAY TILE COPING EXIST. CMU.BLOCK

EXIST. 3-STORY
(N.I.C.)

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PAINTED TO PROVIDE CONSISTENCY IN COLOR
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■•65*:-10" VIF

18' - 8""®

MEZZANINE ^

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SOUTH ELEVATION

1/16"= r-o?

ELEVATIONS 06/06/22

BARNETTE ACADEMY

1894 N MILWAUKEE AVE. CHICAGO, IL 60647

ARCHITECTS PROJECT NO. 2212

Present Architects

1147 W OHIO STREET #S04, CHICAGO, IL 60642 (312)961-1292