

Legislation Text

File #: 02022-1976, 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 MI-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 l-1 Neighborhood Shopping District in .accordance with the attached narrative and plans.

SECTION !. 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** 1894-1896 Proposed Location: North Milwaukee Avenue Zoning: **BI-1** Neighborhood District Lot Shopping 6.600 square Area: 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 Ml-1 Limited Manufacturing/Business Park District to the Bl-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:
- iV. Rear setback (south):

i; Front setback (north):

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

Ofeet 0 feet Ofeet

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.

TWO-WAY TRAFFIC

N. MILWAUKEE AVE.

'- $v \mid |'^{7}|'| \sim$ 'Proposed Drop-Off Zone. $_{x} \mid \sim |^{*}$

SITE LEGEND

(EXIST BUILDING

t;> CONCRETE

■ rfr-,.

SIDE-ELEVATION

pipe; see'mfr
• DTLS.FOR INSTALL**

2' DIA GALV . STL PRIMED & F/AINTED

'8

FRONT ELEVATION (2) SPACE RACK '

BIKE RACK DTL

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X -LU			

- T*1 16" PUBLIC ALLEY IJ_JJ;_~



.66'-1"

-. CTA ELEVATED STATION & PLATFORM

1/16" = i;-o~

Of 16"

SITE PLAN

1/16"=;1'-0"

SITE/LANDSCAPE PLAN 06/03/22

BARNETTE ACADEMY

1894 N MILWAUKEE AVE. CHICAGO, IL 60647

ARCHITECT'S PROJECT NO. .2212

Present Future Architects

N. MILWAUKEE AVE.

««- » '.' TWO-WAY TRAFFIC

 <u>EXI</u>

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. « BIKE PARKINS: CONCRETE WALK \^ WSPACES,, ...

16" PUBLIC ALLEY ' ''v ■P.L'66\'08'I(M)^r""²' P.L. 66.0'(R) / ' ,

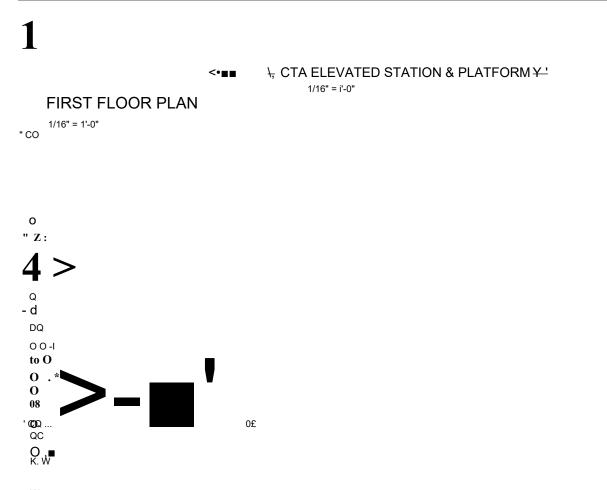
GROUND FLOOR AREA = 6,155 SF MEZZANINE AREA = B75 SF



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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 Publication

for

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

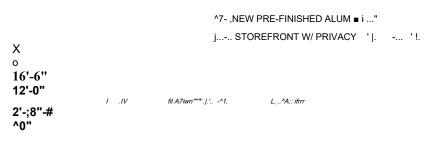
1147 W OHIO STREET #504; CHICAGO, IL 80642 (312)881-1292

A II NORTH ELEVATION

I II. 1H6" » v-cr

EXIST. CLAY TILE COPING EXIST. CMU.BLOCK

, EXIST, '3-STORY (**n.ic.**) \ \ **V** BRICK BUILDING V|\. ...MASONRY.FACADETO BE PAINTED TO PROVIDE CONSISTENCY IN COLOR GLAZING



2'-0'

EXIST. 4-STORY BRICK & CONC BLOCK BUILDING (N.I.C.)" '

T.O- PARAPET 4% 22' - 0"

18' - 8''''®

MEZZANINE ^

£LRSTJF|_00_R 0"

∎•65*:-10" VIF

SOUTH ELEVATION

1/16"= r-o?

ELEVATIONS 06/06/22

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