

**SUBSTITUTE PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT AT
1868-1878 N. MILWAUKEE
CHICAGO, IL 60647
FROM B3-3 TO B3-3**

B3-3 Community Shopping District and Multi-Unit District to a B3-3 Community Shopping District to comply with the mandatory zoning map amendment to introduce a new Type-1 Zoning Map Amendment with plans.

The purpose of the rezoning is to construct a mixed-use building containing 44 dwelling units with 22 indoor parking spaces. There will be 3,520 square feet of commercial space. The height of the building will be 60 feet. The rezoning will be a Type-1 Zoning Map Amendment seeking relief to the bulk and density standards for transit served locations in a B3-3 District. Specifically, the rezoning seeks a minimum lot area reduction under Section 17-3-0402-B for transit served locations in a B-3 District that 100% of the ARO requirement is located on-site per Section 2-44-085 of the Municipal Code. In addition, the rezoning seeks a floor area ratio increase under Section 17-3-0403-B for transit served locations in a B-3 District that at least 50% of the ARO requirements is located on-site per Section 2-44-085 of the Municipal Code (in this case 100% of the ARO requirements will be provided on-site).

Finally, the project will comply with the specific criteria for transit served locations under Section 17-13-0308 that any new construction in a B District within 2640 feet of a CTA or Metra rail station entrance or exit must satisfy all the following specific criteria:

1. The project complies with the applicable standards of Section 17-10-0102-B.

1868-1878 N. Milwaukee is a transit served location within 1,330 feet of the Milwaukee Avenue Bus Line Corridor Roadway Segment and within 2,640 feet of the Western CTA Blue Line Station.

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street.

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The entire front façade of the proposed building faces Milwaukee Avenue pursuant to allow views of indoor commercial space or product display areas pursuant to Section 17-3-0504-C. The primary entrances to the proposed building face Milwaukee Avenue per Section 17-3-0504-D. The parking ratio of 22 parking spaces for 44 dwelling units complies with Section 17-3-0504-E. The parking spaces are enclosed in the rear of the building and not visible from Milwaukee Avenue to comply with Section 17-3-0504-F. Vehicles will access the lot through the alley pursuant to Section 17-3-0504-G. The ground floor commercial space will be used for retail, which is not a prohibited use under Section 17-3-0504-H or a special use under Section 17-3-0504-I.

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.

The project with within 2,640 feet of the Western CTA Blue Line Station, which is cha opportunities in the retail sector, and a secure, accessible storage area for bicycles.

4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE.

The project does not provide a number of parking spaces in excess of 50% of the Minimu

5. The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

The project complies with Chicago Department of Transportation Strategic Plan by providing safer and easier to walk in Chicago by eliminating a vacant parcel located mid-block.

	PROPOSED
Lot Area	13,200 SF
Density - MLA	300*
Off Street Parking	22**

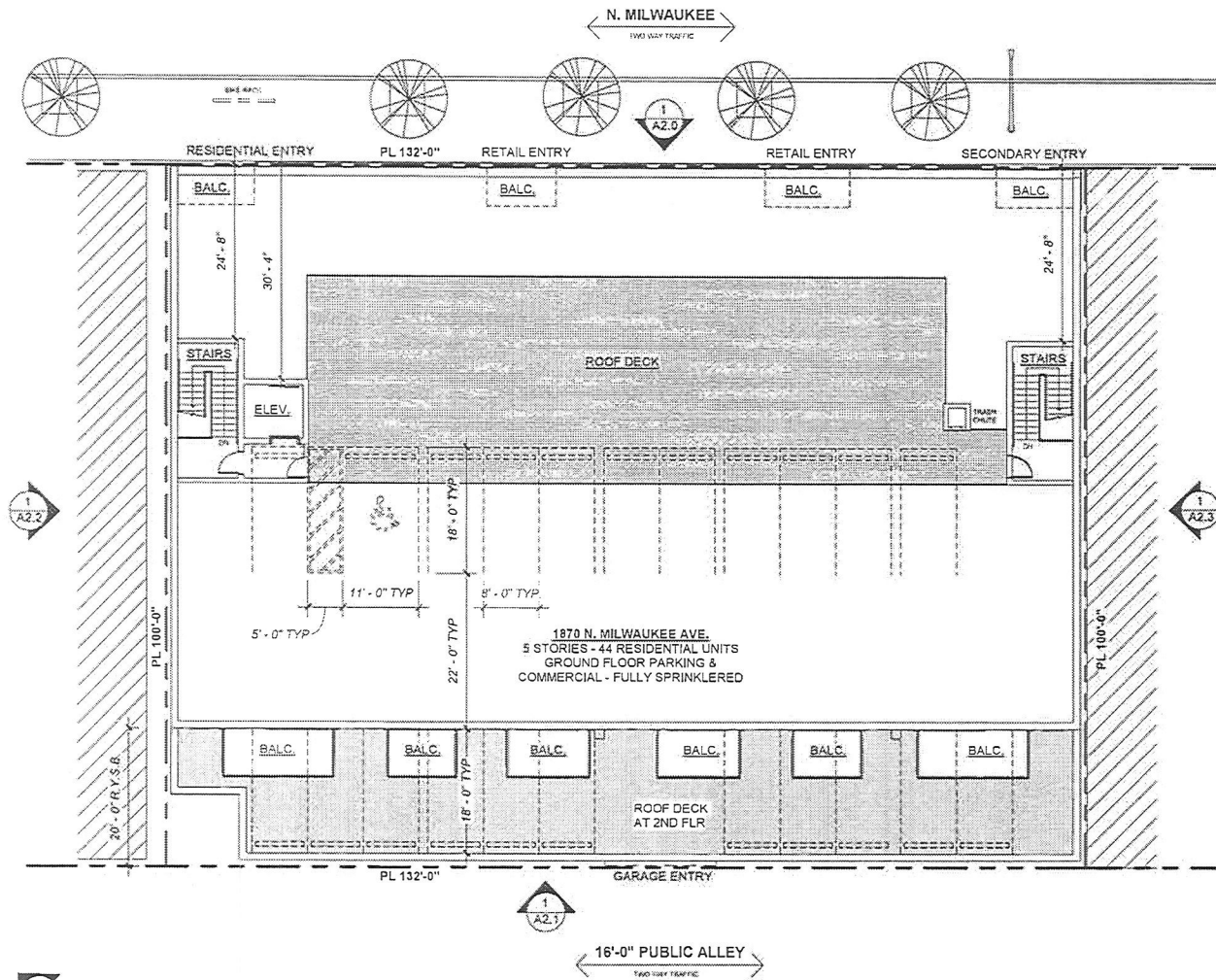
Rear Setback	0 feet on the ground floor 18 feet on floors 2-5***
Side (West) Setback	0 feet
Side (East) Setback	0 feet
Front Setback	0 foot
FAR	3.51 (max 46,331 SF)****
Building Height	60 feet

*The Applicant will locate 100% of the ARO requirements on-site per Section 2-44-085 of the Municipal Code to seek the minimum lot area reduction pursuant to Section 17-3-0402-B.

**1868-1878 N. Milwaukee is a transit served location within 1,330 feet of the Milwaukee Avenue Bus Line Corridor Roadway Segment and within 2,640 feet of the Western CTA Blue Line Station.

***The Applicant will seek relief to rear setback from 30 to 20 feet on floors containing dwelling units.

****The Applicant will locate at least 75% of the ARO requirements on-site per Section 2-44-085 of the Municipal Code to meet the floor area ration increase pursuant to Section 17-3-0403-B.



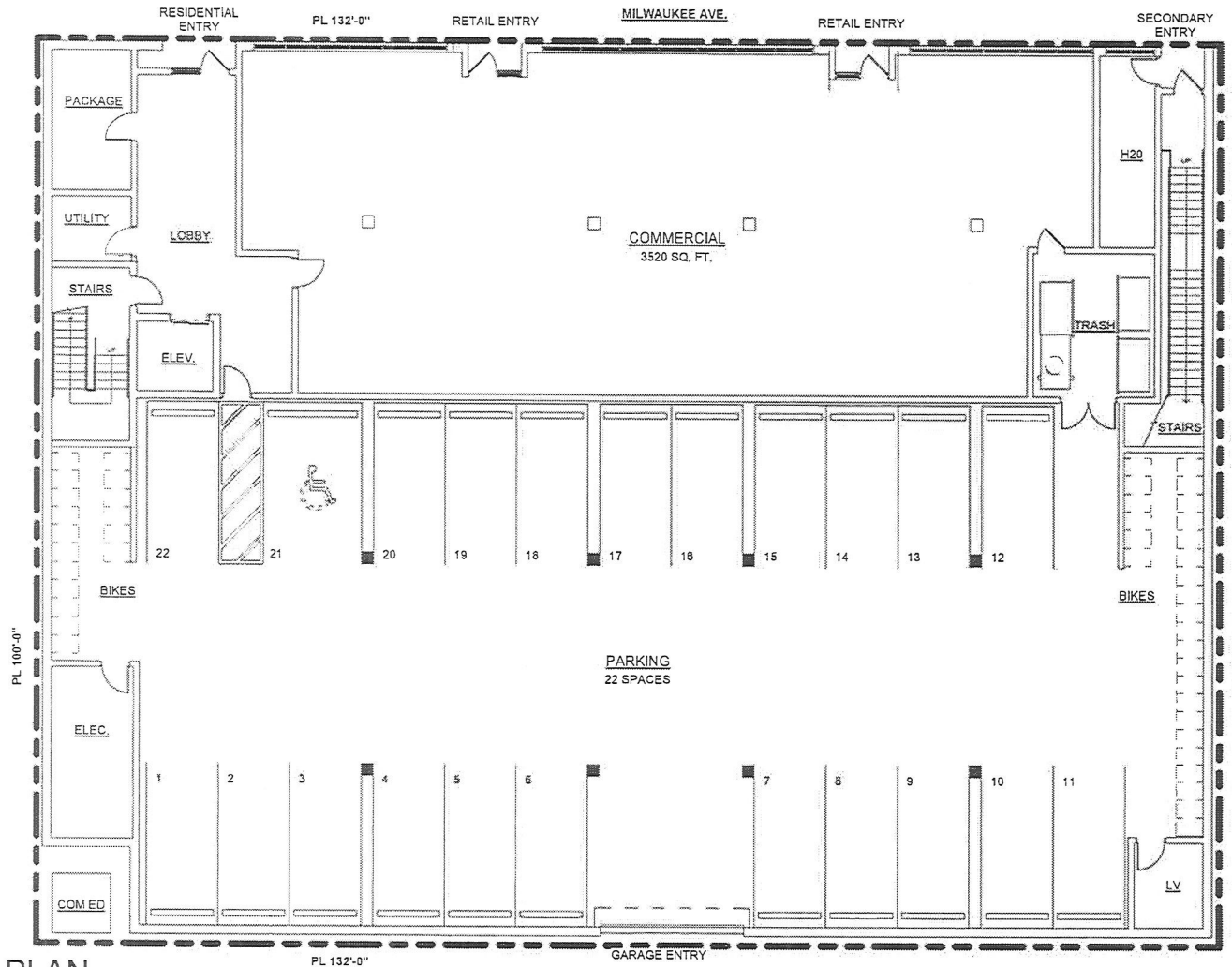
1 SITE PLAN
SCALE: 1/16" = 1'-0"



FAR CALCULATION:	
1ST FLOOR:	5,600 SQ. FT.
2ND - 5TH FLOORS:	40,700 SQ. FT.
TOTAL:	46,300 SQ. FT.
LOT AREA:	13,200 SQ. FT.
FAR:	3.51

1870 N. MILWAUKEE
CHICAGO, IL 60647

SPACE ARCHITECTS + PLANNERS
VERSION **A1.0**
05.19.23



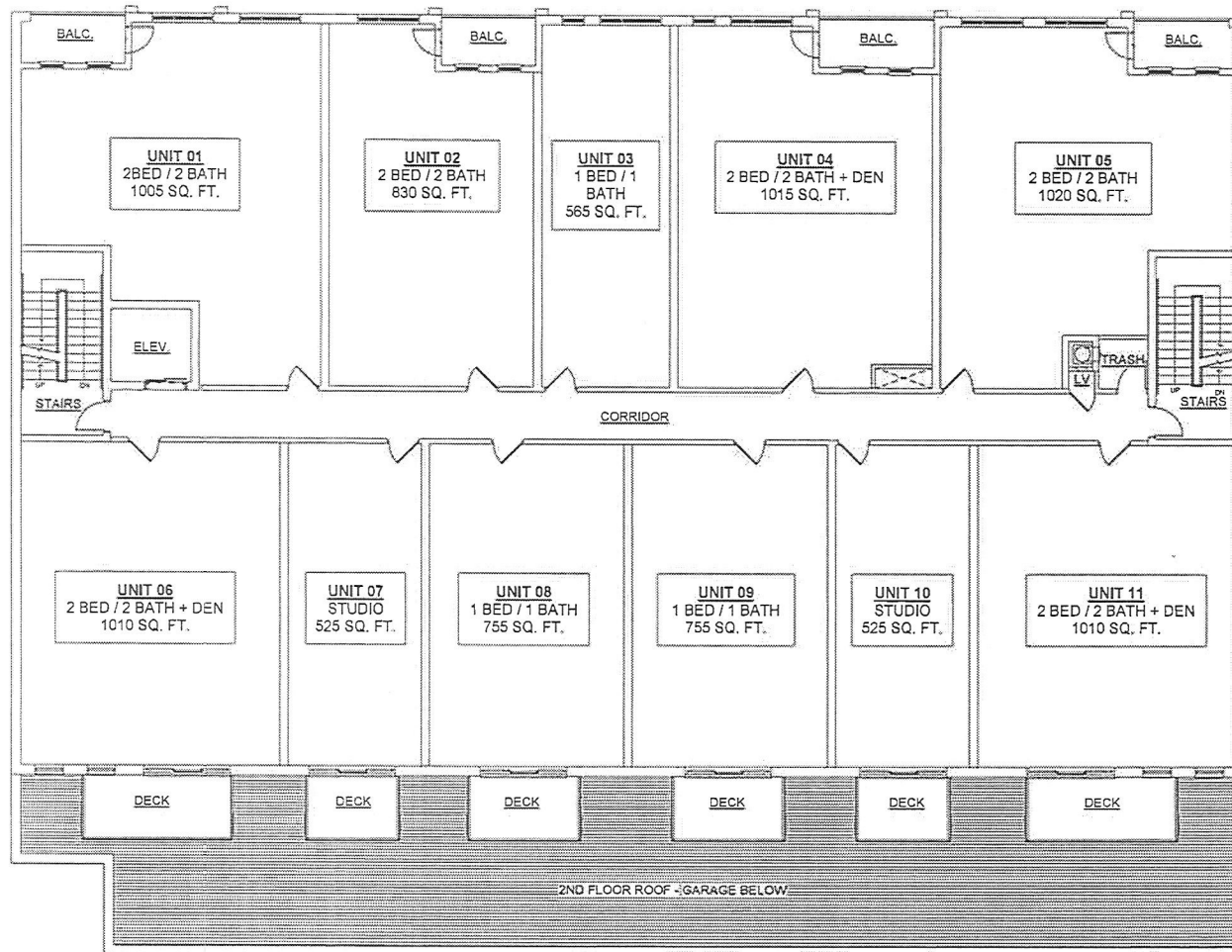
1 1ST FLOOR PLAN
SCALE : 1" = 12'-0"



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UNIT MIX: 44 TOTAL UNITS
 8 - STUDIO UNITS
 12 - 1 BED / 1 BATH UNITS
 24 - 2 BED / 2 BATH UNITS

1 2ND - 5TH FLOOR PLANS

SCALE: 1" = 12'-0"



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1 NORTH ELEVATION (MILWAUKEE AVE)

SCALE: 3/32" = 1'-0"

PEDESTRIAN STREET GLAZING:
 REQUIRED: 60% OF AREA BETWEEN 4' & 10' FROM GRADE
 TOTAL AREA BETWEEN 4'-10': 784 SQ. FT.
 TOTAL GLAZING REQUIRED: 784 SQ. FT. X 60% = 471 SQ. FT.
 TOTAL GLAZING PROVIDED: 516 SQ. FT.

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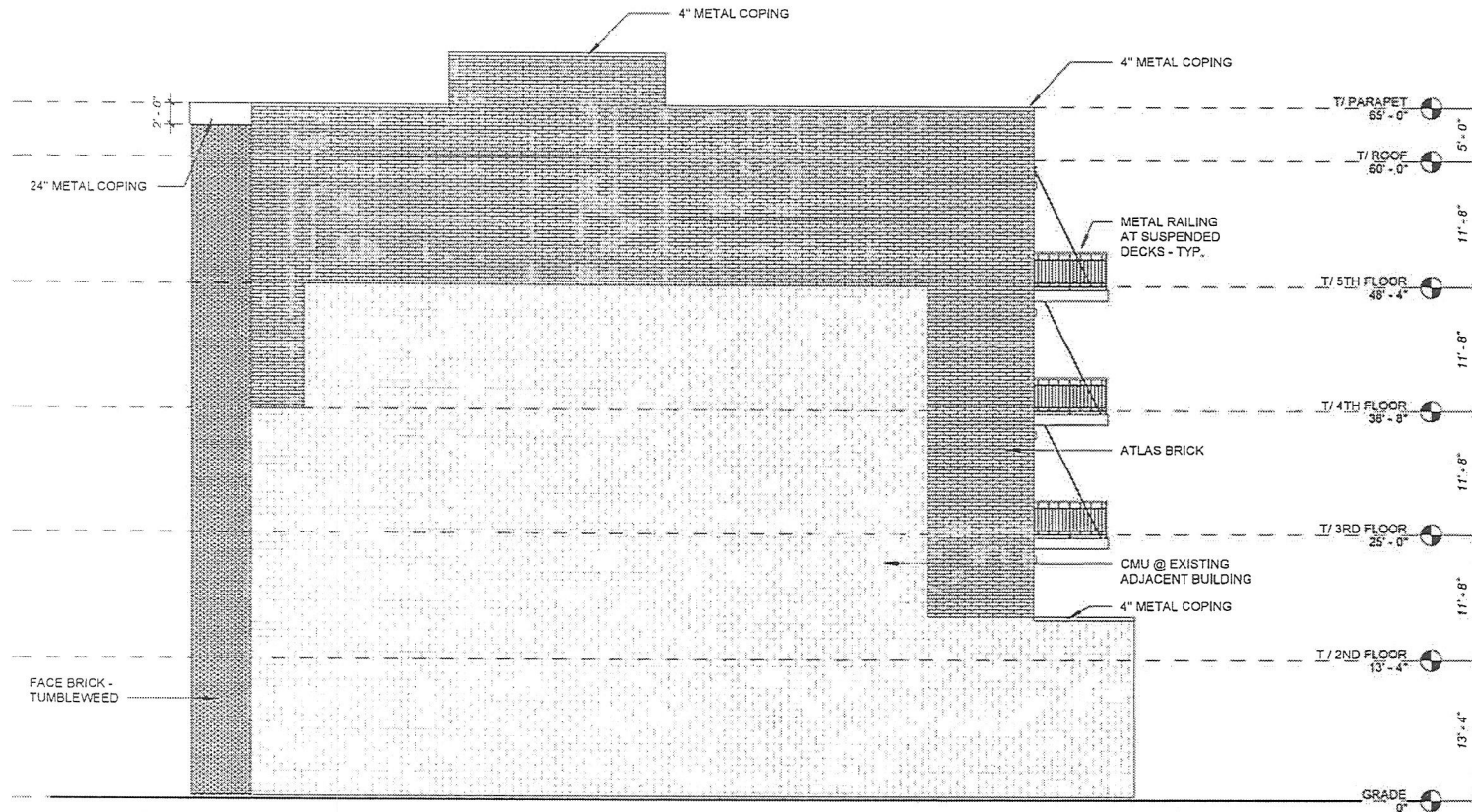


1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

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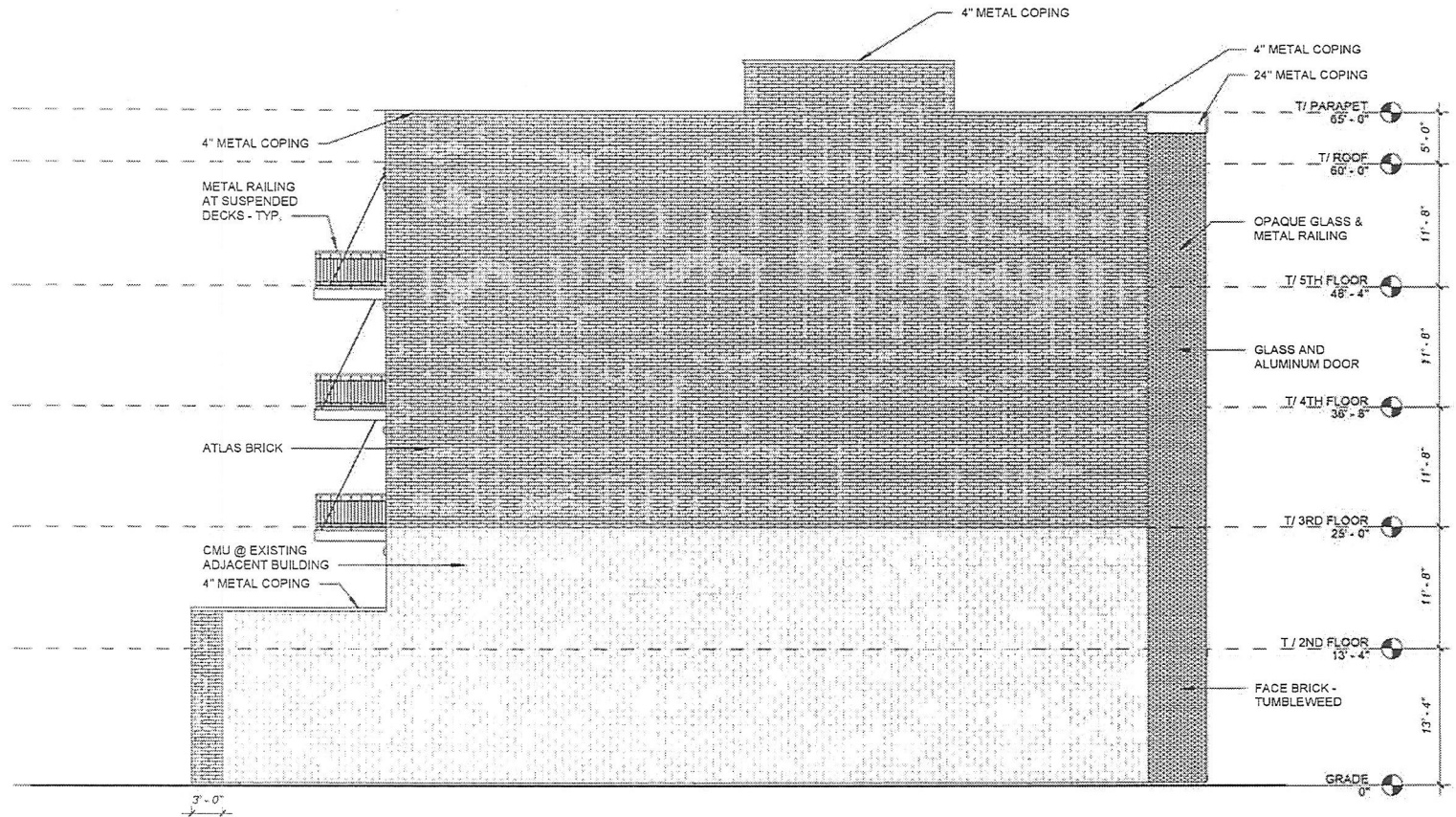


1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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1 EAST ELEVATION
SCALE : 3/32" = 1'-0"

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