17-13-0303-C(1) Type 1 Narrative & Plans – 1704 North Milwaukee Avenue, Chicago, IL

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 21,655.73 sq. ft

Proposed Land Use: The Applicant is proposing to develop the subject property with a new seven-story mixed use building containing approximately 10,763 sq. ft. of retail space at grade, garage parking on floors two (2) through three (3), and sixty (60) dwelling units on floors three (3) through seven (7). The proposed building will measure approximately 78 ft.-2 in. in height. The subject property is a Transit Served Location and will be supported by sixty-seven (67) off-street garage parking spaces. Twelve (12) of the proposed off-street garage parking spaces will be reserved for the residential dwelling units and the remaining fifty-five (55) parking spaces will non-required accessory parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking ratio for a Transit Served Location to 20% (twelve (12) parking spaces for sixty (60) residential units), reduce the rear setback for floors containing residential units to 15 ft., and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 106,279 square feet (4.91 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 360.93 square feet per D.U. (60 residential units)

(C) *The amount of off-street parking: 67 parking spaces

*The subject property is a designated Transit Served Location (Milwaukee CTA Bus Line Corridor). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required number of off-street parking spaces from 30 parking spaces (50%) to 12 parking spaces (20%). Please note, the remaining 55 parking spaces will be non-required accessory parking spaces.

(D) Setbacks:

a.	Front Setback:	0 feet
b.	Side Setbacks:	
	East Side:	0 feet
	West Side:	0 feet
c.	*Rear Setback:	15 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 ft. to 15 ft.

(E) Building Height: 78 feet-2 inches

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

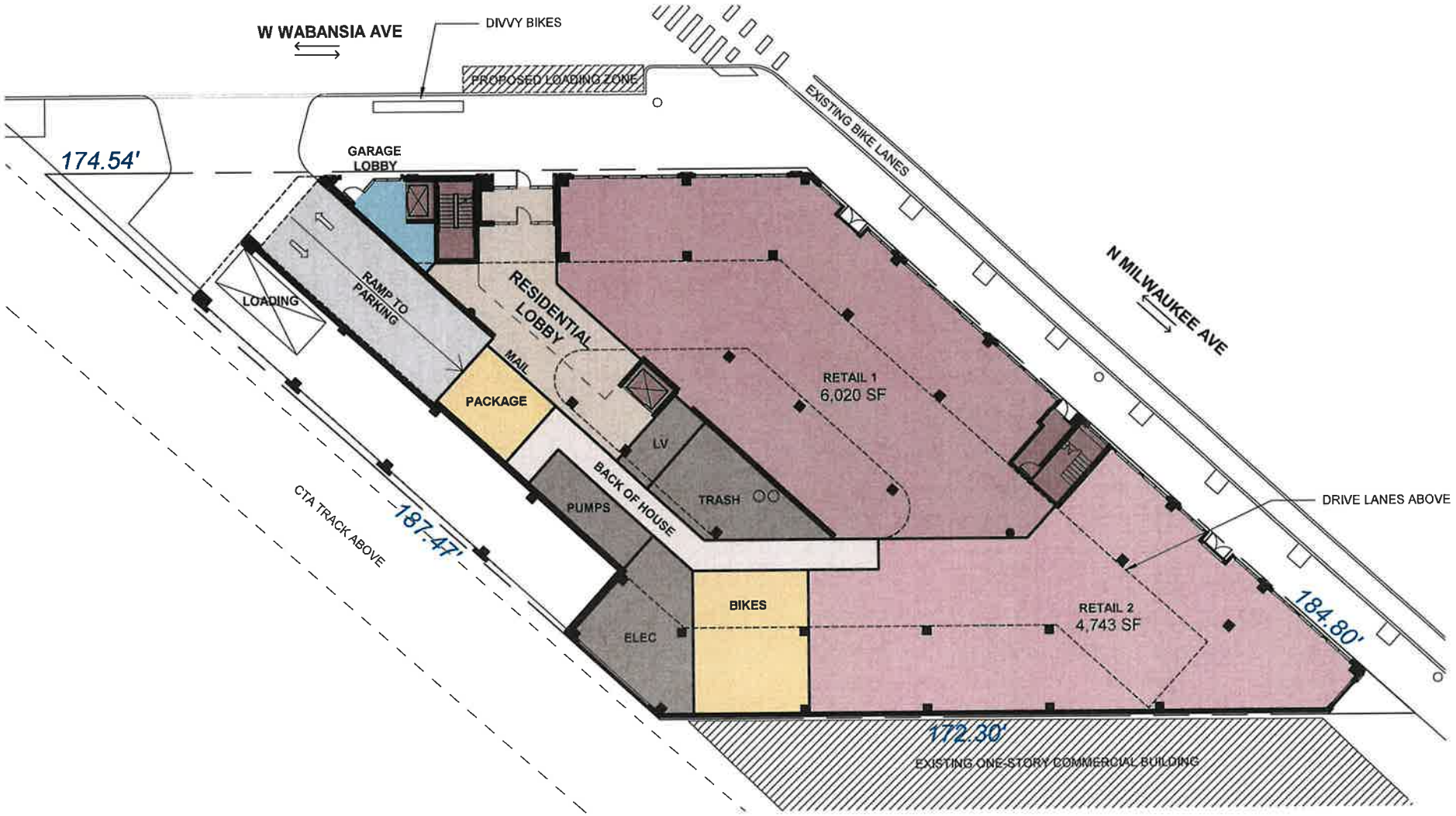
1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 404 linear feet of the Milwaukee CTA Bus Line Corridor (Route 56 at West Wabansia Avenue and North Milwaukee Avenue). The proposed mixed-use building containing approximately 10,763 sq. ft. of retail use at grade, off-street garage parking on floors two (2) through three (3), and sixty (60) residential units on floors three (3) to seven (7) will be supported by sixty-seven (67) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the number of required off-street parking spaces for the proposed residential units, from thirty (30) parking spaces to twelve (12) parking spaces. The remaining fifty-five (55) off-street garage parking spaces will be non-required accessory parking spaces.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of zero from the subject lot's front property line along North Milwaukee Avenue to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along West Wabansia Avenue and North Milwaukee Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its proximity to the Milwaukee CTA Bus Line corridor. The Applicant believes the redevelopment of an underutilized corner lot will improve conditions in the subject area for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain a total of sixty (60) residential units. Twelve (12) of the proposed units will be affordable units. The residential portion of the proposed mixed-use building will be supported by twelve (12) off-street garage parking spaces. The remaining fifty-five (55) garage parking spaces will be non-required accessory parking spaces. The Applicant is seeking administrative approval to permit the off-street parking reduction pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace an underutilized corner lot with a new multi-unit mixed-use building, which will provide new residential housing to meet multi-unit market demand. Based on the subject property's proximity to a designated CTA Bus Line corridor (Milwaukee Avenue), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

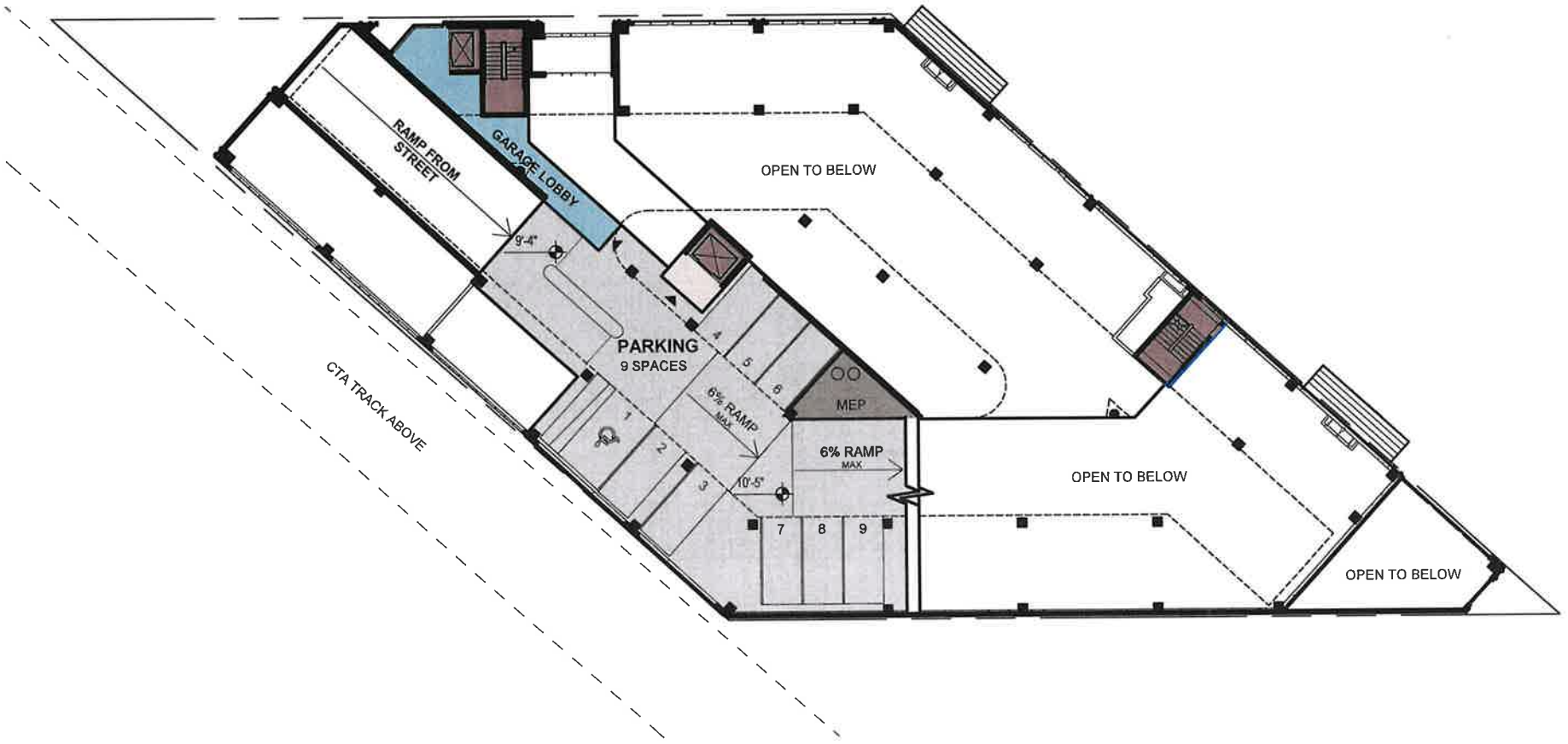


LEVEL 01

FitzGerald SENCO PROPERTIES, INC.

1704 N Milwaukee Ave 23100 PR-003

Chicago, Illinois | November 25, 2025



LEVEL 1.5

FitzGerald SENCO PROPERTIES, INC.

1704 N Milwaukee Ave 23100 PR-004

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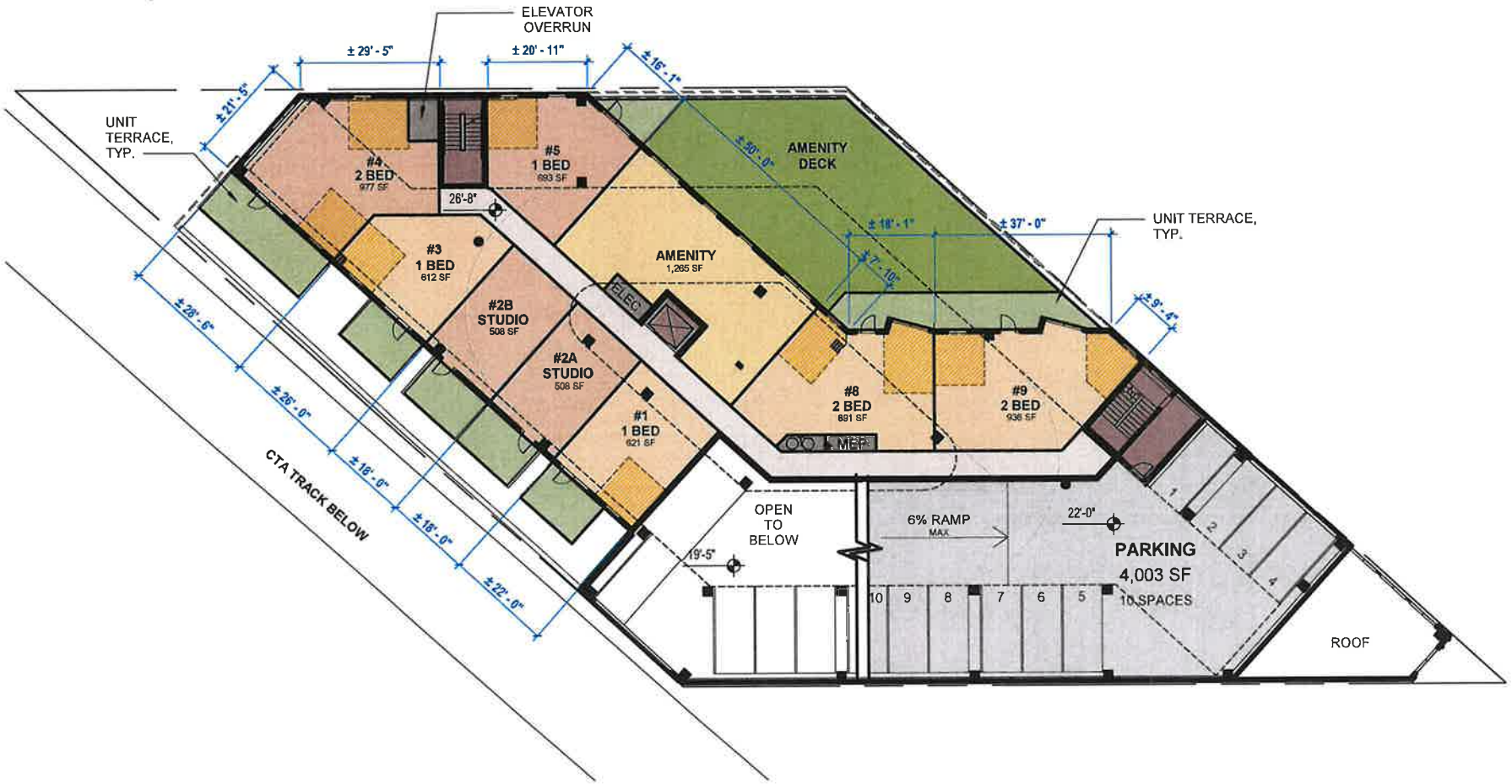


LEVEL 02

FitzGerald SENCO PROPERTIES, INC.

1704 N Milwaukee Ave 23100 PR-005

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LEVEL 03

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LEVELS 4-7

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NORTH ELEVATION



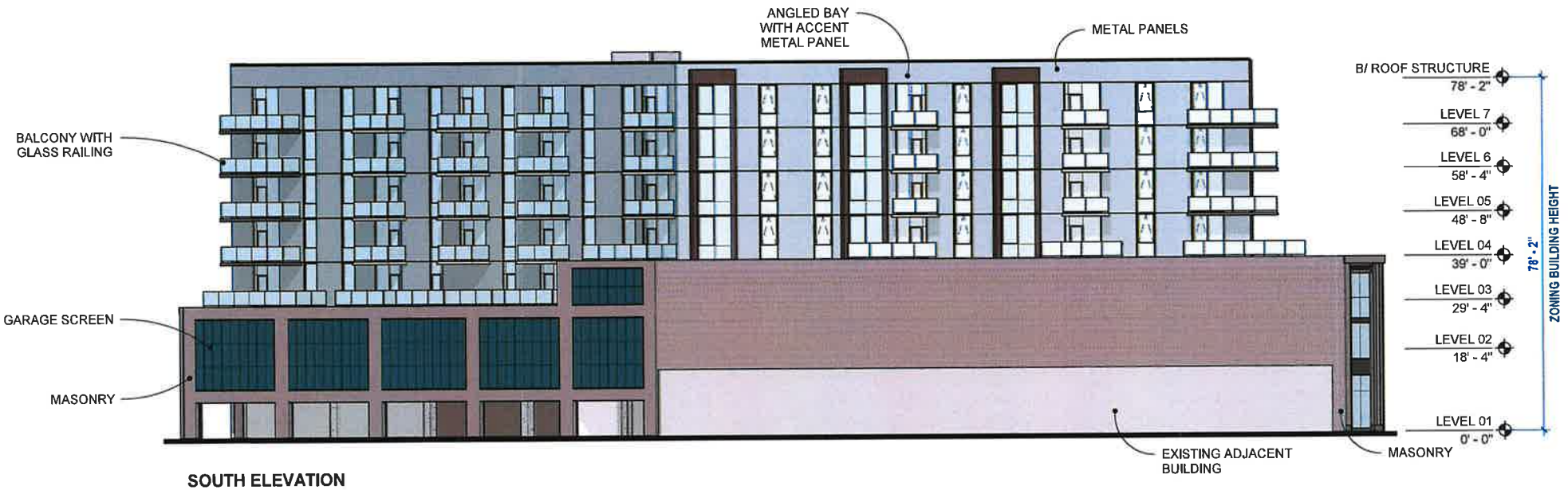
EAST ELEVATION

ELEVATIONS

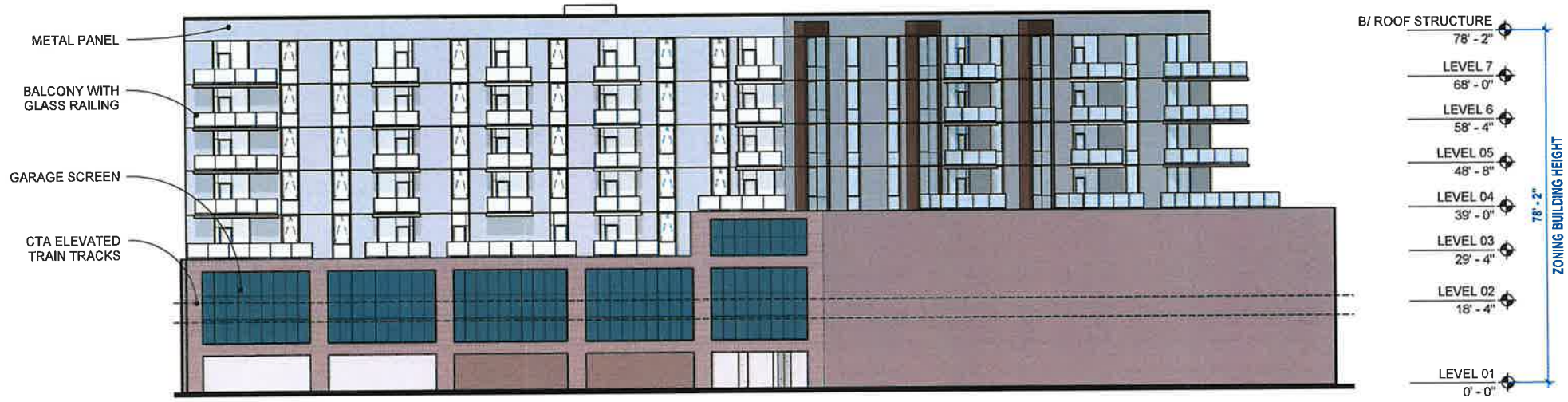
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SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

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Level	Areas								Units					Unit		Parking	
	Total		FAR				Non-FAR										
	Gross	FAR	Dwelling	Commercial	Amenity	Services	Parking	Open-Space	Studio	1 Bed	2 Bed	3 Bed	Total	Average	Unit Efficiency	Count	Floor Height
7	12,496	12,496	10,974			1,522		0		5	6	2	13	844	88%		11.92
6	12,496	12,496	10,974			1,522	0	0		5	6	2	13	844	88%		9.67
5	12,496	12,496	10,974			1,522	0	0		5	6	2	13	844	88%		9.67
4	12,496	12,496	10,974			1,522	0	642		5	6	2	13	844	88%		9.67
3	12,859	8,856	5,746		1,265	1,845	4,003	3,504	2	3	3		8	718	65%	10	9.67
2	19,652	1,220				1,220	18,432									48	11.00
1.5	5,856	1,330				1,330	4,526									9	9.00
1	17,928	16,786		10,763		6,023	1,142										9.33
	Gross	FAR	Dwelling	Commercial	Amenity	Services	Parking	Open-Space	Studio	1 Bed	2 Bed	3 Bed	Total				
Totals	106,279	78,176	49,642	10,763	1,265	16,506	28,103	4,146	2	23	27	8	60		77%	67	79.92
		without public parking			*21 sqft/unit*			*69 sqft/unit*	3.3%	38.3%	45.0%	13.3%				*1.12 Parking Ratio*	

FAR with 67 public parking 4.91

FAR without public parking 3.61