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Type 1 Zoning Map Amendment
Narrative, Analysis and Plans
2525 North Milwaukee
C2-2 District to B2-5 District (Type 1)

The Milshire Hotel LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 2525 North Milwaukee Avenue from the C2-2 Motor Vehicle-Related Commercial District to the B2-5 Neighborhood Mixed-Use District (Type 1) to redevelop the existing vacant 4-story building and allow a change of use from single-room occupancy (SRO) to residential and mixed uses.

The site is located generally in the block bounded by West Logan Boulevard on the north, North Sacramento Avenue on the east, and North Milwaukee Avenue on the south. The subject property consists of approximately 5,361 square feet of site area and is improved with a vacant 4-story building constructed in 1928. The existing building contains approximately 18,358 square feet of floor area and was previously operated as a SRO residential building known as The Milshire Hotel with 33 units. The former SRO ceased operations in approximately 2015 and has remained vacant since that time. The building occupies substantially all of the site and there are no off-street vehicular parking spaces. The property is a transit-served location based on its proximity to the CTA Blue Line station entrance at Logan Square and the Milwaukee Avenue bus line corridor.

The Applicant proposes to complete a historic rehabilitation of the existing building to upgrade aged and substandard components of the structure and convert the 1st through 4th floors to multi-unit residential use. The building will contain a total of 30 residential units (9 dwelling units and 21 efficiency units), including ground-floor residential units. The ground floor will also contain approximately 1,225 square feet of ground-floor commercial space. The building footprint will remain unchanged. The Applicant is seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

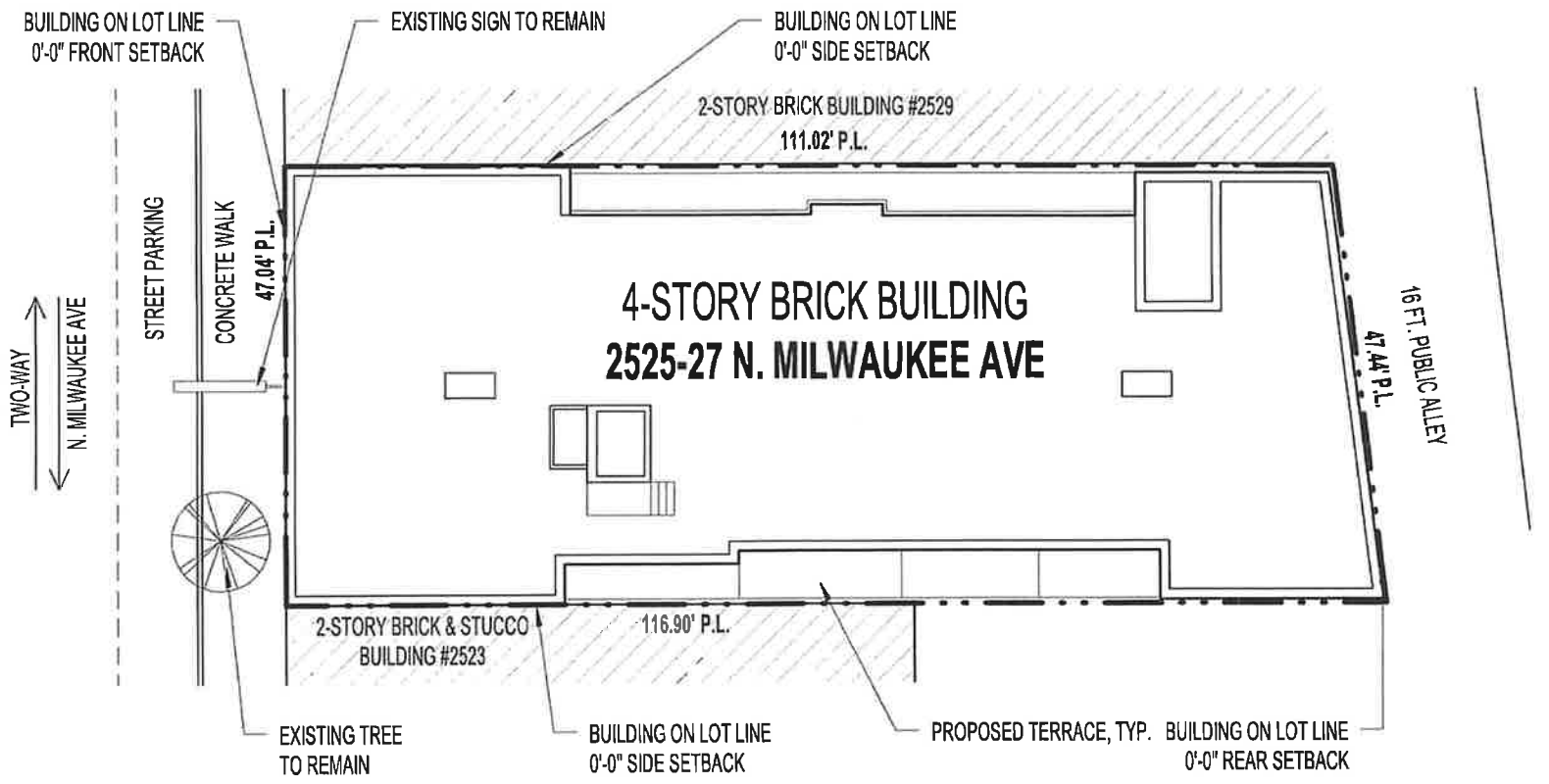
The Property is located within the Milwaukee Avenue Special Character Overlay District (the "MASCO District") and is designated as a character building within the district. The proposed rehabilitation is consistent with the MASCO District Guidelines.

Floor Area and Floor Area Ratio	
Lot Area:	5,361 square feet
Total Building Area:	18,358 square feet
FAR:	3.5
Number of Residential Units	
Dwelling Units:	9
Efficiency Units:	21
Density (Lot Area Per Unit):	178.7 square feet
Parking and Loading	
Vehicular Parking:	0 spaces*
Bicycle Parking:	0 spaces**
Loading:	0 spaces
Setbacks	
Front (South):	0 feet
Rear (North):	0 feet
Side (East):	0 feet
Side (West):	0 feet
Building Height:	38 feet and 10 inches

**The property is a transit-served location due to its proximity within 2,640 feet from the CTA Blue Line station at Logan Square and within 1,320 feet from the Milwaukee Avenue bus line corridor.*

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***Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks an administrative adjustment to reduce the required bicycle parking spaces from 9 to 0 spaces.*

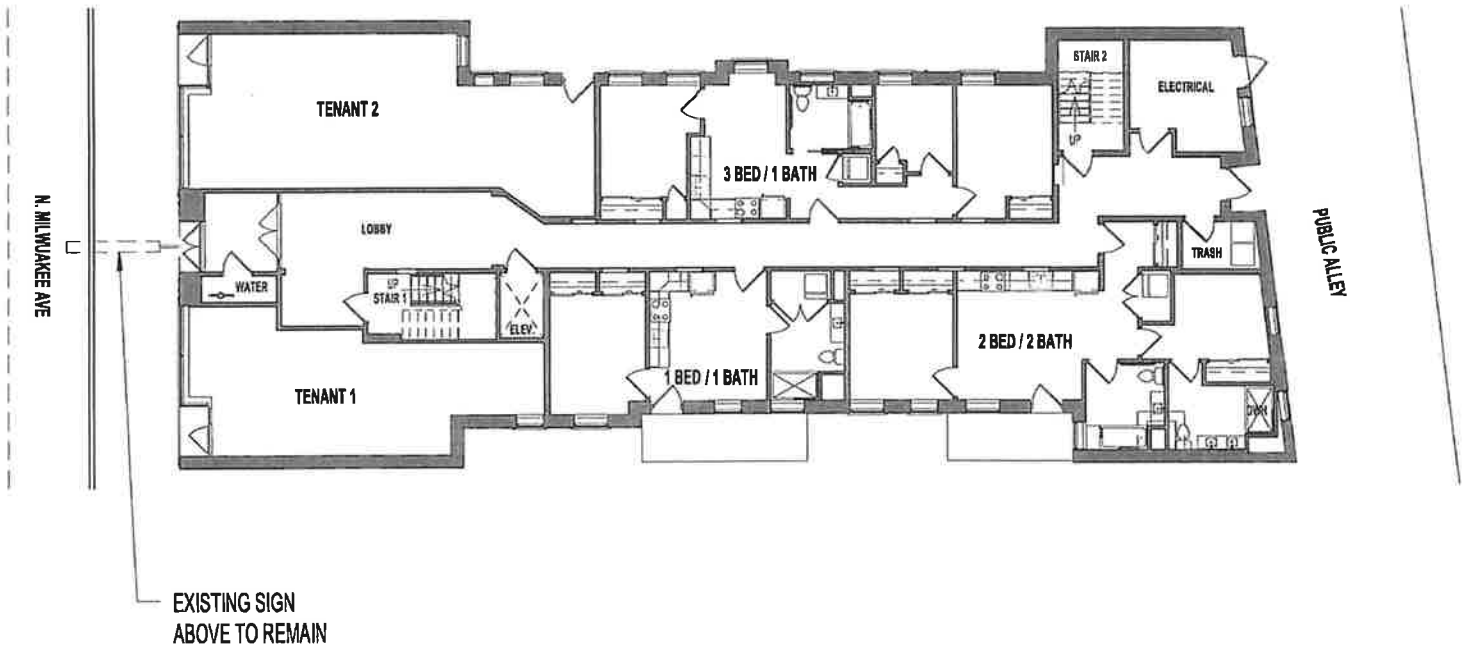


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2525 N. Milwaukee Ave.
Chicago, IL

SITE PLAN

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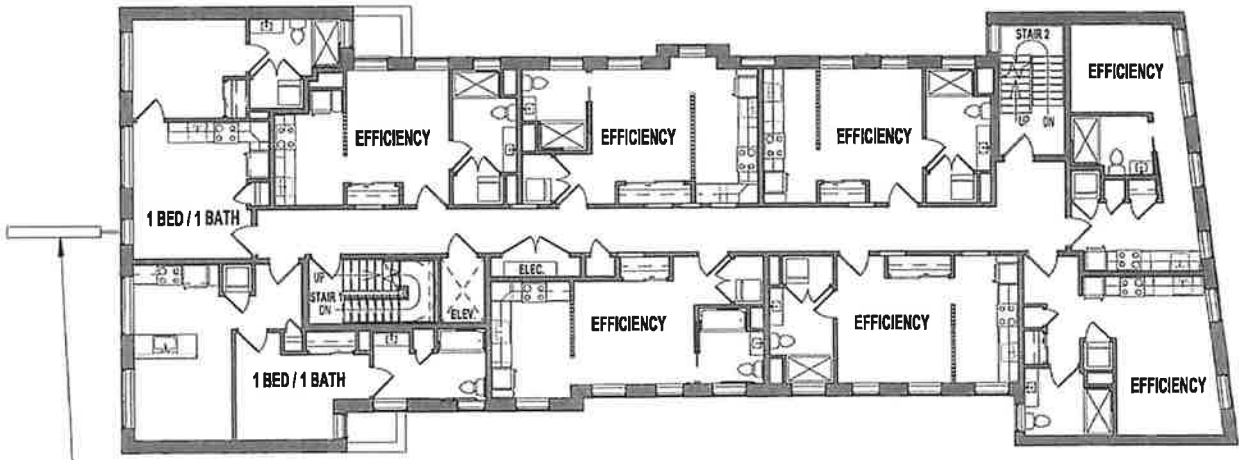


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FIRST FLOOR PLAN

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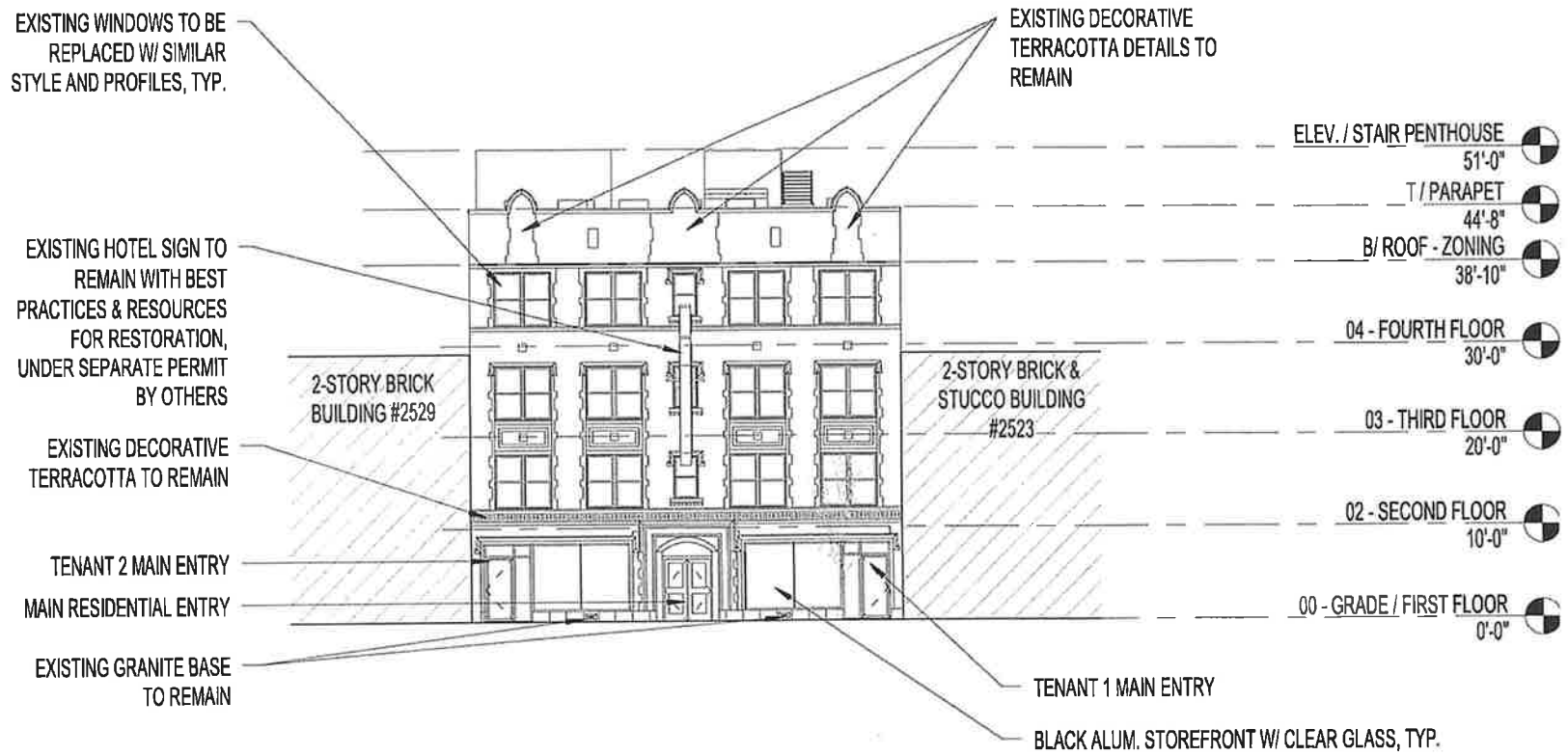


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TYP. UPPER FLOOR PLAN

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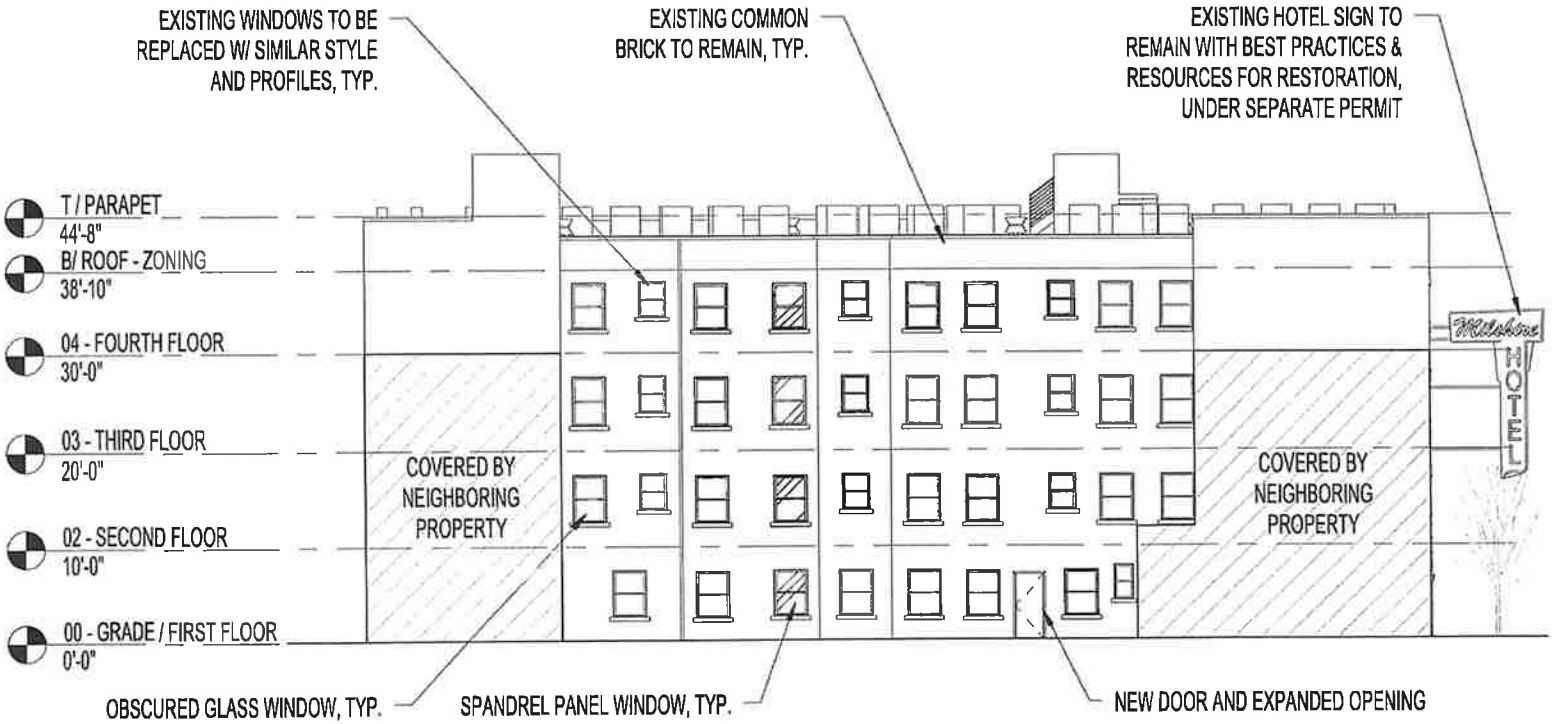


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SOUTH ELEVATION

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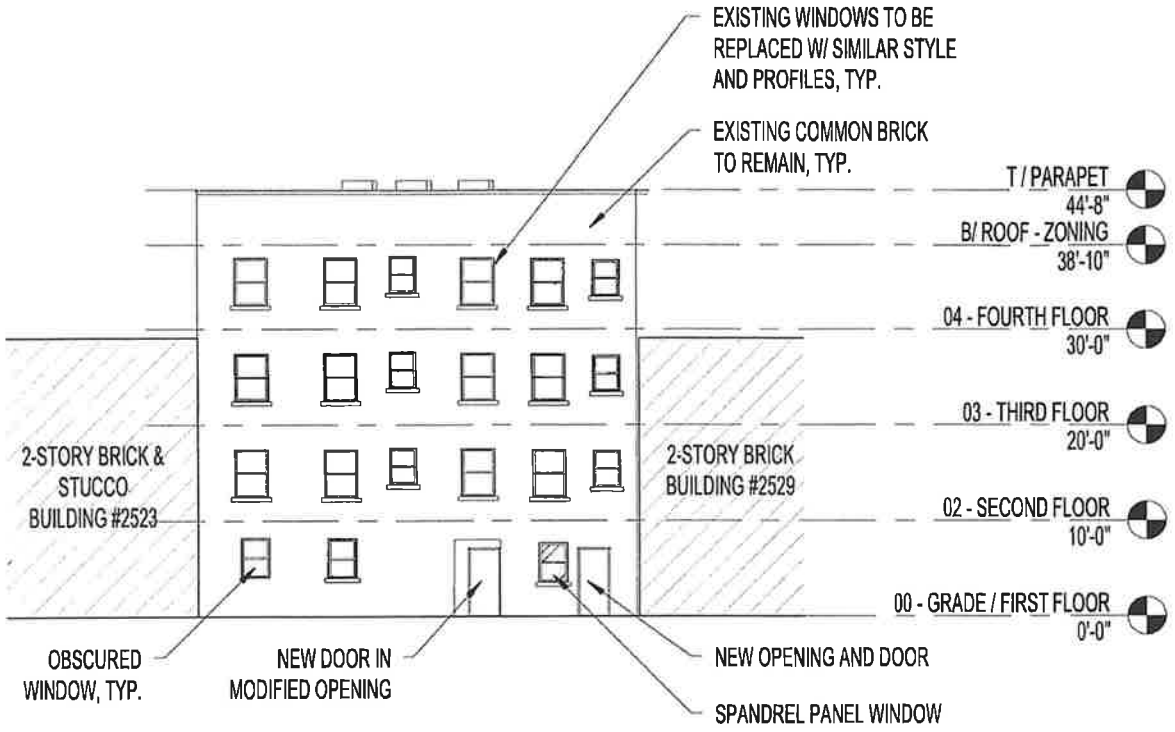


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WEST ELEVATION

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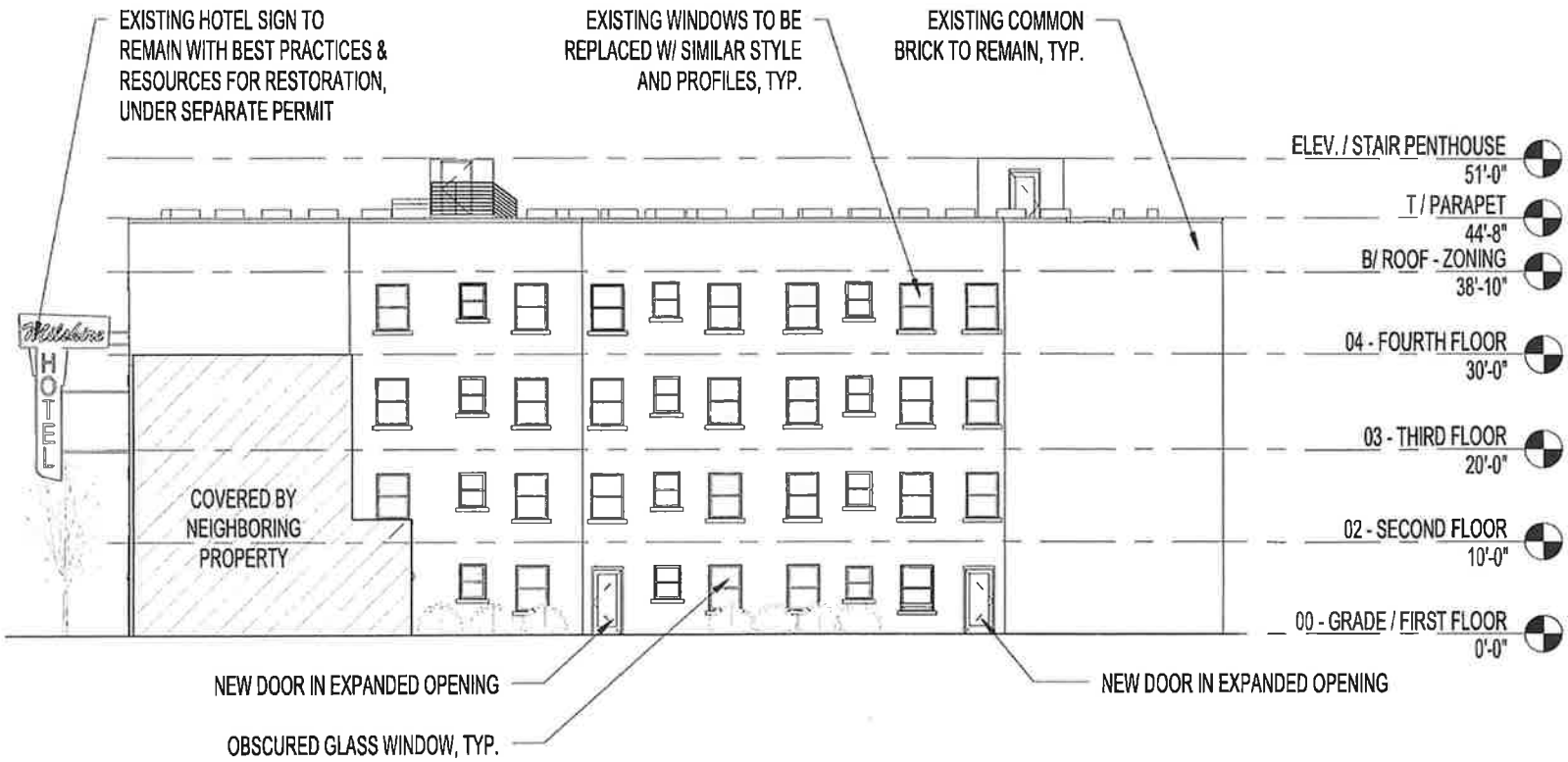


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NORTH ELEVATION

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EAST ELEVATION

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DISTANCE TO NEAREST CTA STATION: 1,248' (CTA BLUE LINE - LOGAN SQUARE)
DISTANCE TO NEAREST BUS CORRIDOR: 405' (CTA BUS LINE CORRIDOR - MILWAUKEE)



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