

SUBSTITUTE ORDINANCE

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

SECTION 1. Chapter 17-7 of the Municipal Code of Chicago is hereby amended by adding a new Section 17-7-1500, as follows:

17-7-1500 Milwaukee Avenue Special Character Overlay District.

17-7-1501 Boundaries. The Milwaukee Avenue Special Character Overlay District generally consists of all lots adjacent to Milwaukee Avenue, between Western Avenue on the south and Ridgeway Avenue on the north, except that the overlay district shall not apply to Planned Developments approved prior to July 1, 2024, Parks and Open Space zoning districts, or areas, districts, places, buildings, structures, or works of art designated as Chicago Landmarks.

17-7-1502 Purpose. The purpose of the Milwaukee Avenue Special Character Overlay District is to preserve the unique and distinctive character of the Milwaukee Avenue commercial corridor and provide design guidelines for the rehabilitation of existing buildings and new construction. The distinctive character of the Milwaukee Avenue commercial corridor includes a diagonal street layout resulting in unique patterns and lot configurations, one- and two-part commercial block, enframed window wall, false front, freestanding, two-part vertical block, and residential building types, as well as Romanesque Revival, Queen Anne, Italian Renaissance, Tudor Revival, Beaux-Arts Classicism, Late Classical Revival, Neoclassical, Spanish Revival, Art Deco, Mid-Century Modern, and Commercial Vernacular architectural styles.

17-7-1503 Publication. Any *building* built, added, altered, or rehabilitated within the Milwaukee Avenue Special Character Overlay District must be consistent with the Milwaukee Avenue Urban Identity Design Guidelines published by the Department of Planning and Development (“Guidelines”). These Guidelines shall be published by ordinance and made available for view online on the Department of Planning and Development website. The Guidelines shall be applicable to:

1. New construction or exterior modifications to existing buildings requiring a building permit application.
2. New construction or exterior modifications requiring applications for Zoning Map Amendments.

17-7-1504 District-specific Guidelines. Design guidelines for rehabilitation, additions, alterations, and new construction in the Milwaukee Avenue Special Character Overlay District are detailed in the Guidelines. The Guidelines address various aspects of design for existing buildings and new construction. Proposed projects must be consistent with the Guidelines.

1. For existing *buildings*, these Guidelines set requirements for:
 - (a) Masonry repair or replacement
 - (b) Architectural metal cladding repair or replacement
 - (c) Storefronts
 - (d) Canopies
 - (e) Building lighting

- (f) Exterior facade repair or replacement
- (g) Entrances/doors to upper floors
- (h) Windows
- (i) Roofs/rooflines/cornices
- (j) Siting
- (k) Scale
- (l) Design and compatibility
- (m) Materials

2. For new construction, these Guidelines set requirements for:

- (a) Parking and services areas
- (b) Building setback and orientation
- (c) Height and scale
- (d) Massing
- (e) Building width
- (f) Materials
- (g) Ground floor entries and storefronts
- (h) New or replacement canopies
- (i) Building lighting
- (j) Articulation at upper floor facades and rooflines

17-7-1505 Administrative Adjustments. In addition to the *administrative adjustments* authorized by Section 17-13-1000, the Zoning Administrator or their designee is authorized to approve an administrative adjustment to waive or modify any district-specific guideline specified in Section 17-7-1504. Such an administrative adjustment may be approved only when the Zoning Administrator or their designee determines that the proposed adjustment meets the following criteria:

1. The proposed adjustment results in a development quality equal to or better than what would have been required without the adjustment; and
2. The proposed adjustment will be in keeping with the established character of the Milwaukee Avenue Special Character Overlay District; and
3. The proposed adjustment meets the general approval criteria of Section 17-13-1007-B.

17-7-1506 Prohibited Uses. The following uses are expressly prohibited within the boundaries of the Milwaukee Avenue Special Character Overlay District:

1. *Strip centers*;
2. *Drive-through facilities*;
3. *Vehicle sales and service* uses involving any outdoor storage of vehicles or goods or car washes;
4. *Gas stations*; and

6. Residential storage warehouses.

17-7-1507 Character Buildings. Character buildings are buildings that have been identified as having a unique historical, architectural, or other impact on the district environment. Rehabilitation of identified Character Buildings is a priority in accordance with Section 17-7-0601-A. For the purposes of this Section, the following buildings have been identified as Character Buildings. The Appendix to the Guidelines may provide additional information regarding Character Buildings identified in this Section.

Building Address
1950-1956 N Milwaukee Ave
1958 N Milwaukee Ave
1960 N Milwaukee Ave
1965 N Milwaukee Ave
2016-2030 N Milwaukee Ave
2040-2044 N Milwaukee Ave
2043 N Milwaukee Ave
2046-2048 N Milwaukee Ave
2066 N Milwaukee Ave
2092 N Milwaukee Ave
2094 N Milwaukee Ave
2100 N Milwaukee Ave
2101 N Milwaukee Ave
2122-2124 N Milwaukee Ave
2165-2171 N Milwaukee Ave
2206 N Milwaukee Ave
2208 N Milwaukee Ave
2214 N Milwaukee Ave
2226 N California Ave
2280 N Milwaukee Ave
2300-2302 N Milwaukee Ave
2301-2313 N Milwaukee Ave
2315 N Milwaukee Ave
2317-2319 N Milwaukee Ave
2320-2322 N Milwaukee Ave
2323 N Milwaukee Ave
2327 N Milwaukee Ave
2332 N Milwaukee Ave
2333 N Milwaukee Ave
2337 N Milwaukee Ave
2339 N Milwaukee Ave
2341 N Milwaukee Ave
2344 N Milwaukee Ave
2345 N Milwaukee Ave

2349 N Milwaukee Ave
2351 N Milwaukee Ave
2355 N Milwaukee Ave
2357 N Milwaukee Ave
2363 N Milwaukee Ave
2367 N Milwaukee Ave
2381-2385 N Milwaukee Ave
2392 N Milwaukee Ave
2403 W Homer St
2410-2414 N Milwaukee Ave
2413 N Milwaukee Ave
2417 N Milwaukee Ave
2418 N Milwaukee Ave
2419 N Milwaukee Ave
2421 N Milwaukee Ave
2423 N Milwaukee Ave
2427 N Milwaukee Ave
2432 N Milwaukee Ave
2441 W Armitage Ave
2443-2447 N Milwaukee Ave
2449-2451 N Milwaukee Ave
2451 N Sacramento Ave
2453 N Milwaukee Ave
2455-2457 N Milwaukee Ave
2471-2475 N Milwaukee Ave
2515 N Milwaukee Ave
2521 N Milwaukee Ave
2523 N Milwaukee Ave
2525 N Milwaukee Ave
2529-2531 N Milwaukee Ave
2620 N Milwaukee Ave
2624 N Milwaukee Ave
2628 N Milwaukee Ave
2630 N Milwaukee Ave
2636-2656 N Milwaukee Ave
2639-2641 N Milwaukee Ave
2643-2651 N Milwaukee Ave
2653 N Milwaukee Ave
2655 N Milwaukee Ave
2664-2718 N Milwaukee Ave
2715-2729 N Milwaukee Ave
2731-2739 N Milwaukee Ave
2821 N Milwaukee Ave

2822 N Milwaukee Ave
2829 N Milwaukee Ave
2831 N Milwaukee Ave
2832-2834 N Milwaukee Ave
2833-2837 N Milwaukee Ave
2839-2841 N Milwaukee Ave
2840 N Milwaukee Ave
2843-2845 N Milwaukee Ave
2854 N Milwaukee Ave
2864-2866 N Milwaukee Ave
2867 N Milwaukee Ave
2868 N Milwaukee Ave
2869 N Milwaukee Ave
2871 N Milwaukee Ave
2874 N Milwaukee Ave
2875 N Milwaukee Ave
2880 N Milwaukee Ave
2882 N Milwaukee Ave
2883 N Milwaukee Ave
2885 N Milwaukee Ave
2888 N Milwaukee Ave
2889 N Milwaukee Ave
2890 N Milwaukee Ave
2891 N Milwaukee Ave
2894-2896 N Milwaukee Ave
2898 N Milwaukee Ave
2909 N Milwaukee Ave
2912 N Milwaukee Ave
2915 N Milwaukee Ave
2918 N Milwaukee Ave
2919 N Milwaukee Ave
2922 N Milwaukee Ave
2923 N Milwaukee Ave
2924 N Milwaukee Ave
2928 N Milwaukee Ave
2930 N Milwaukee Ave
2934 N Milwaukee Ave
2935 N Milwaukee Ave
2943 N Milwaukee Ave
2953 N Milwaukee Ave
2955 N Milwaukee Ave
2956-2972 N Milwaukee Ave
2957 N Milwaukee Ave

2978 N Milwaukee Ave
2988 N Milwaukee Ave
3002-3010 N Milwaukee Ave
3004 N Elbridge Ave
3350 W Diversey Ave

17-7-1508 Demolition. An application for the demolition of a Character Building, shall include an affidavit certifying that the applicant has provided written notice to the local alderman at least thirty (30) days prior to filing the application. This notice shall include: (a) the street address of the existing Character Building; and (b) the name and mailing address of the applicant.

SECTION 2. The Guidelines attached to this ordinance as Exhibit A shall be incorporated as part of this ordinance.

SECTION 3. This ordinance shall be in full force and effect upon passage and approval. This ordinance shall apply only to permit and zoning map amendment applications submitted after the effective date of this ordinance.



Daniel La Spata
Alderman, 1st Ward



Carlos Ramirez-Rosa
Alderman, 35th Ward