



City of Chicago



SO2017-5511

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-K at 3696-3700 N Milwaukee Ave - App No. 19318T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19318 T1

INTRO. DATE:

JULY 26, 2017

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 9-K in the area bounded by

North Milwaukee Avenue; a line 140.97 feet north of and parallel to the north line of West Waveland Avenue; a line 125.00 feet west of and parallel to the west line of North Milwaukee Avenue; and a line 198.97 feet north of and parallel to the north line of West Waveland Avenue

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address: 3696-3700 North Milwaukee Avenue, Chicago, Illinois

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C(1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 3696-3700 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS

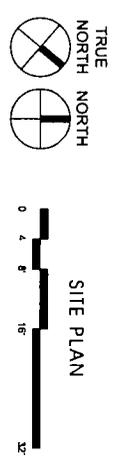
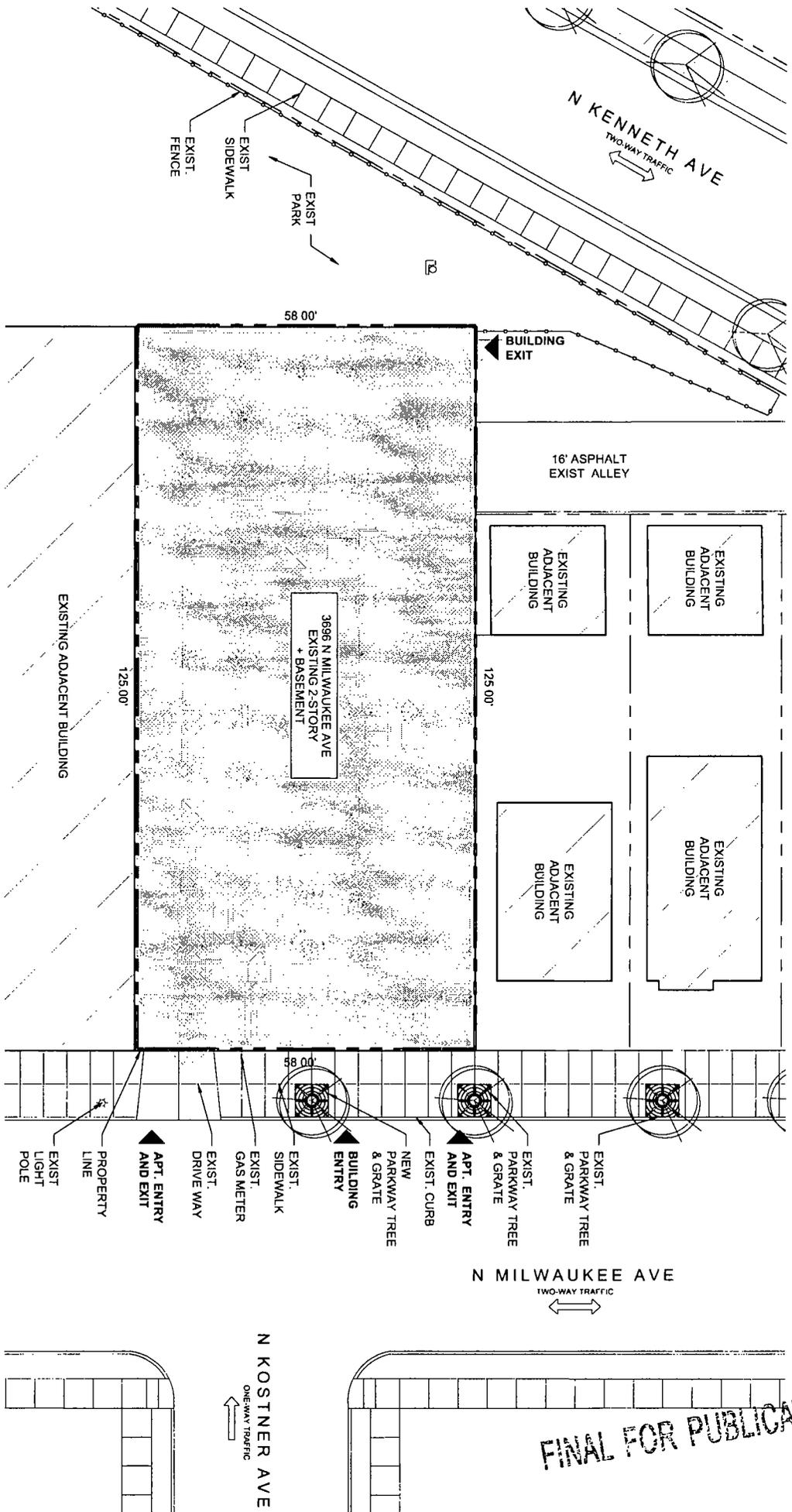
ZONING: B2-2 NEIGHBORHOOD MIXED-USE DISTRICT

LOT AREA: 7,250 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A TWO-STORY BRICK BUILDING. THE PROPERTY WILL BE REDEVELOPED WITH A DAYCARE USE ON THE GROUND FLOOR AND A TOTAL OF ONE DWELLING UNITS ON FLOOR TWO. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED WITHIN 1,320 FEET OF A METRA RAIL STATION ENTRANCE.

- (A) FLOOR AREA RATIO: 1.52; TOTAL FLOOR AREA IS 10,959 SQUARE FEET**
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 7,250 SQUARE FEET**
- (C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND WILL PROVIDE 2 BIKE PARKING SPACES.**
- (D) SETBACKS:**
 - A. FRONT SETBACK: 0 FEET 0 INCHES (EXISTING)**
 - B. REAR SETBACK: 0 FEET 0 INCHES (EXISTING)**
 - C. SIDE SETBACKS: 0 FEET 0 INCHES (EAST) (EXISTING) AND 0 FEET 0 INCHES (WEST) (EXISTING)**
- (E) BUILDING HEIGHT: 25 FEET 4 INCHES (EXISTING)**

FINAL FOR PUBLICATION

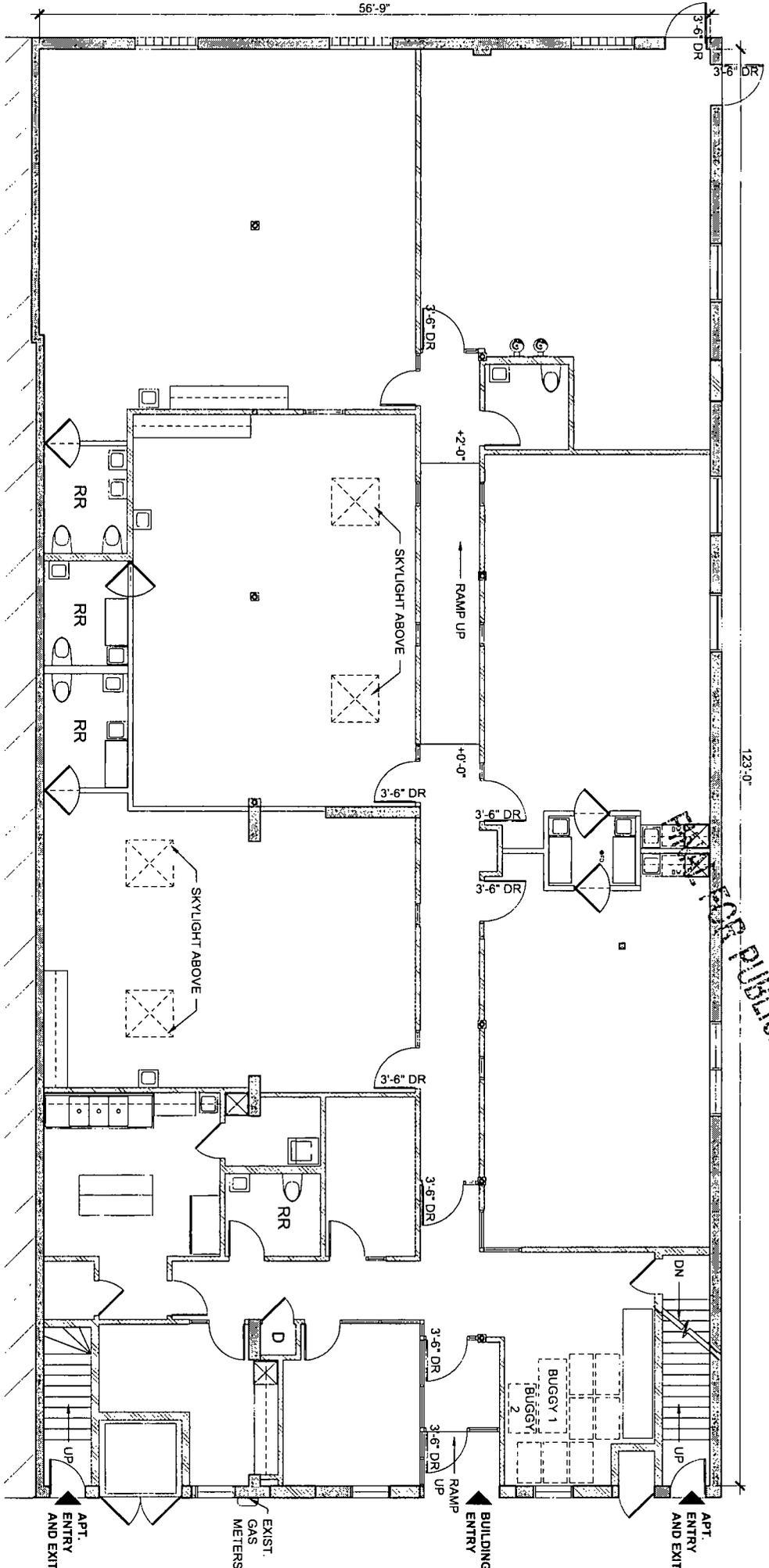


3696 N MILWAUKEE AVE
CHICAGO, IL 60641

**SULLIVAN
GOULETTE
& WILSON**

ARCHITECTS
CORPORATION
1111 N. LEXINGTON
CHICAGO, ILLINOIS 60610-3111
TEL: 312.329.7000
WWW.SGAWILSON.COM

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NORTH

0 2 4 8 16

1ST FLOOR PLAN

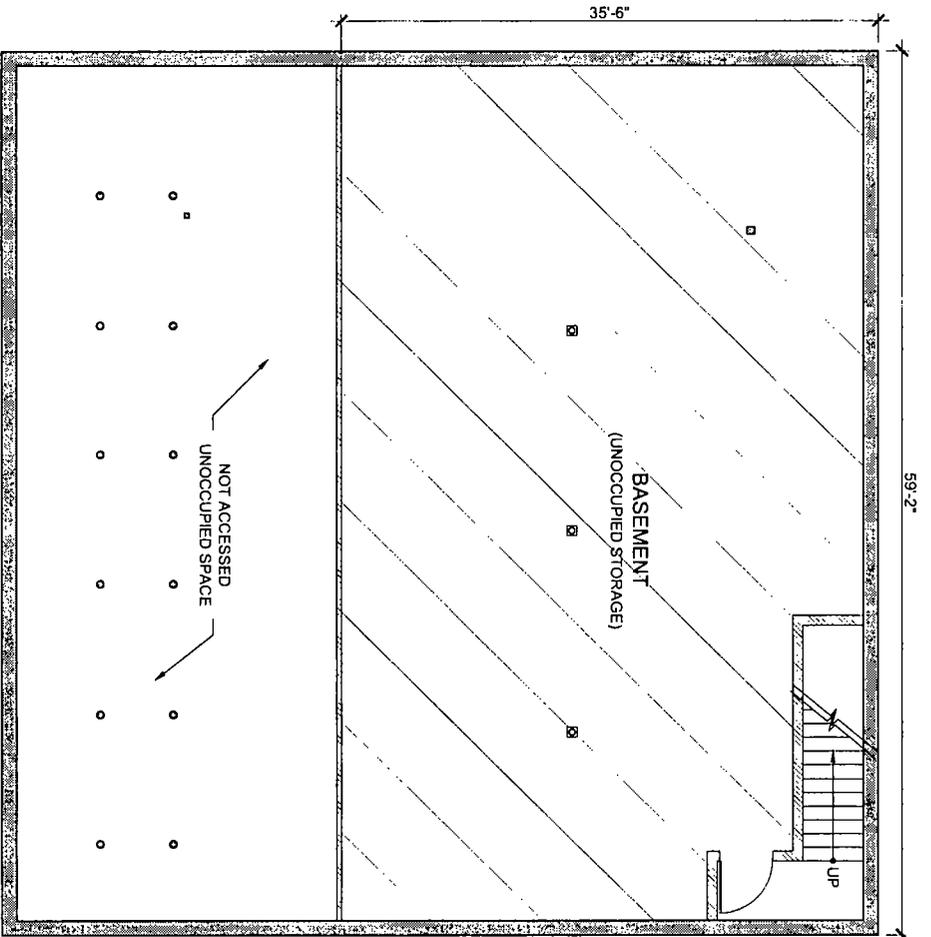
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A R C H I T E C T S

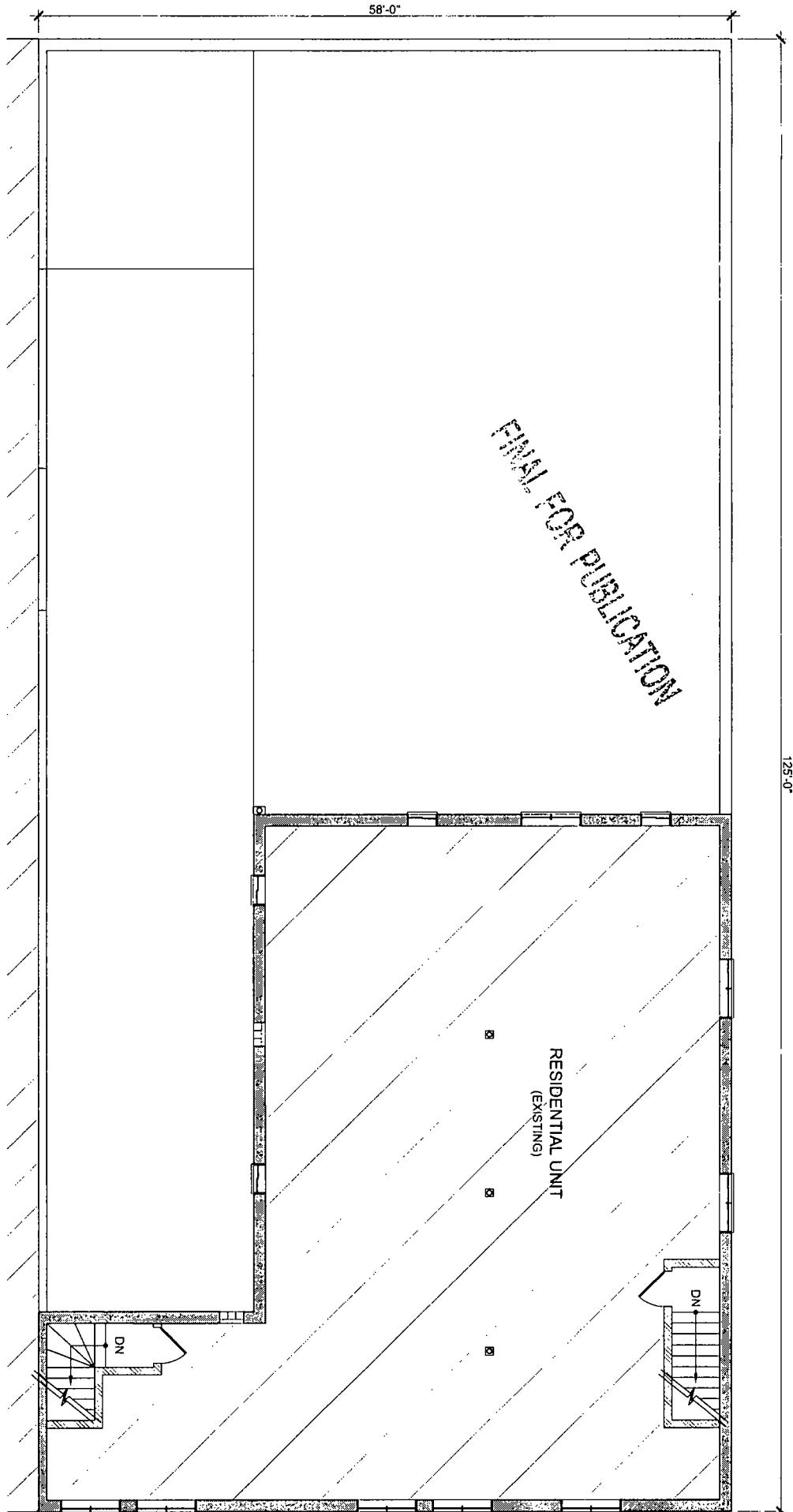
P O R T F O L I O

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3696 N MILWAUKEE AVE
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125'-0"

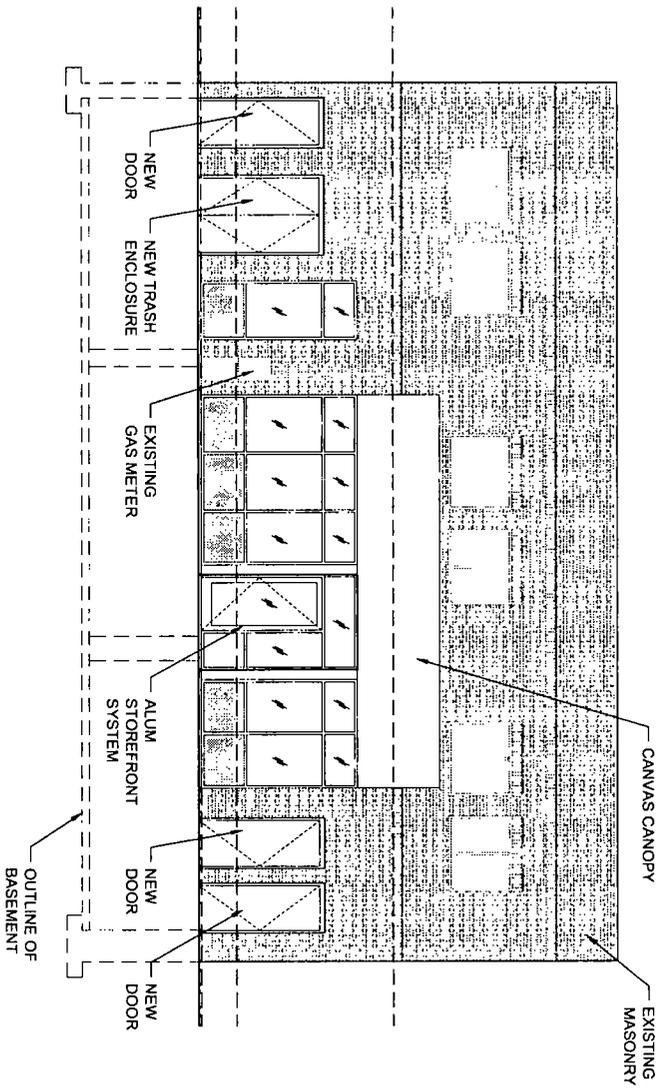
58'-0"



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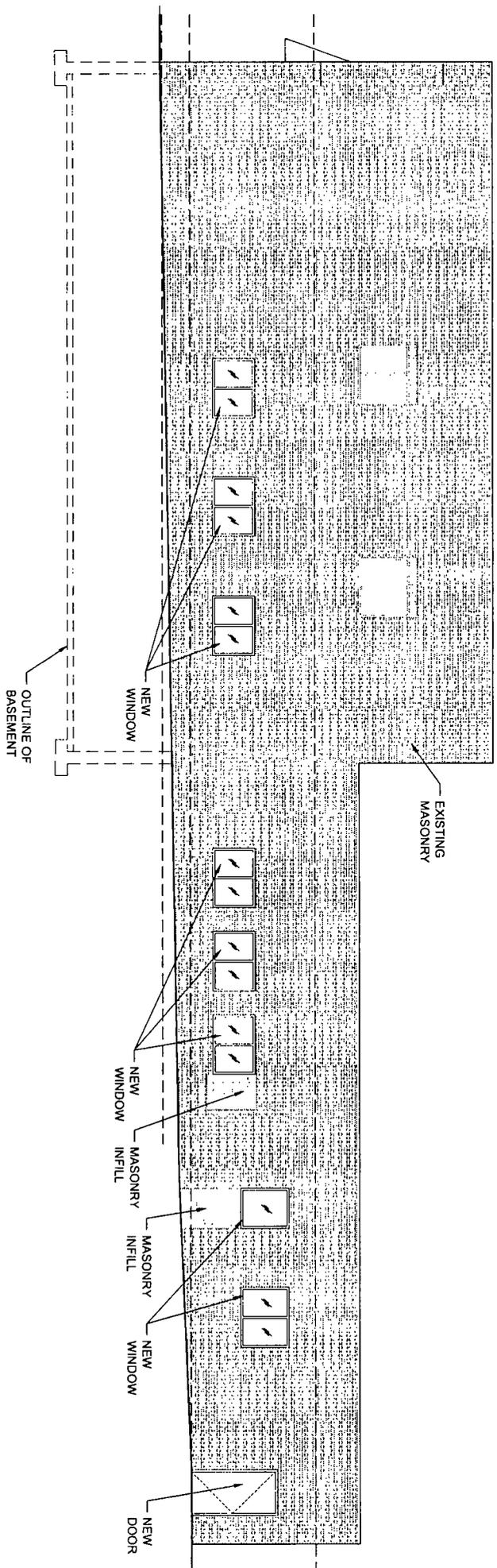


3696 MILWAUKEE, LLC
DEVELOPER/OWNER
SEPTEMBER 14, 2017

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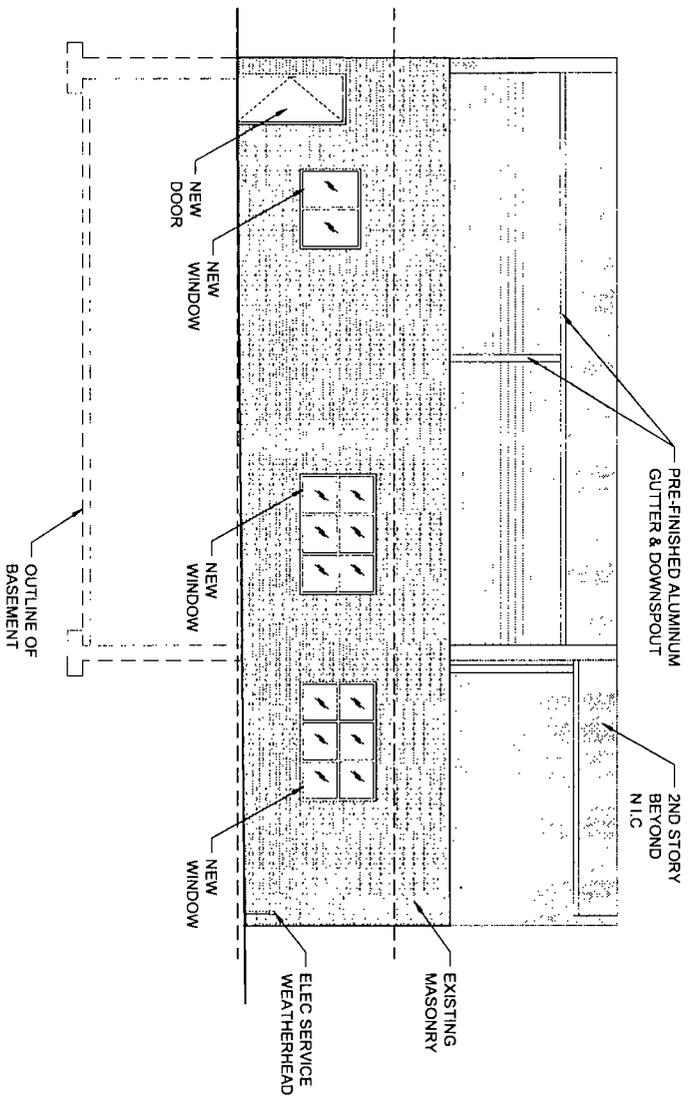


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CORPORATE DESIGN SOLUTIONS
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3696 N MILWAUKEE AVE
CHICAGO, IL 60641

SULLIVAN
& WILSON
ARCHITECTS
220 N LA SALLE ST. 11TH FLOOR CHICAGO, IL 60610-3902
TEL: 312.467.1000 FAX: 312.467.1001
WWW.SULLIVANANDWILSON.COM