



# City of Chicago



SO2017-5182

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/28/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-K at 3652-3666 N Milwaukee Ave - App No. 19292T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 9-K in area bound by

A LINE 644.47 FEET NORTHWEST OF THE NORTH LINE OF WEST ADDISON STREET (AS MEASURED ALONG THE SOUTHWEST LINE OF NORTH MILWAUKEE AVENUE); NORTH MILWAUKEE AVENUE; A LINE 486.47 FEET NORTHWEST OF THE NORTH LINE OF WEST ADDISON STREET (AS MEASURED ALONG THE SOUTHWEST LINE OF NORTH MILWAUKEE AVENUE); A LINE 125 FEET SOUTHWEST OF AND PARALLEL TO NORTH MILWAUKEE AVENUE;

To those of a B1-3 Neighborhood Commercial District, and a corresponding use district is hereby established in the area above described.

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

FINAL FOR PUBLICATION

*Substitute* AMENDED  
ZONING AND DEVELOPMENT NARRATIVE AND PLANS  
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP  
FOR THE PROPERTY COMMONLY KNOWN AS 3652-66 NORTH MILWAUKEE AVENUE

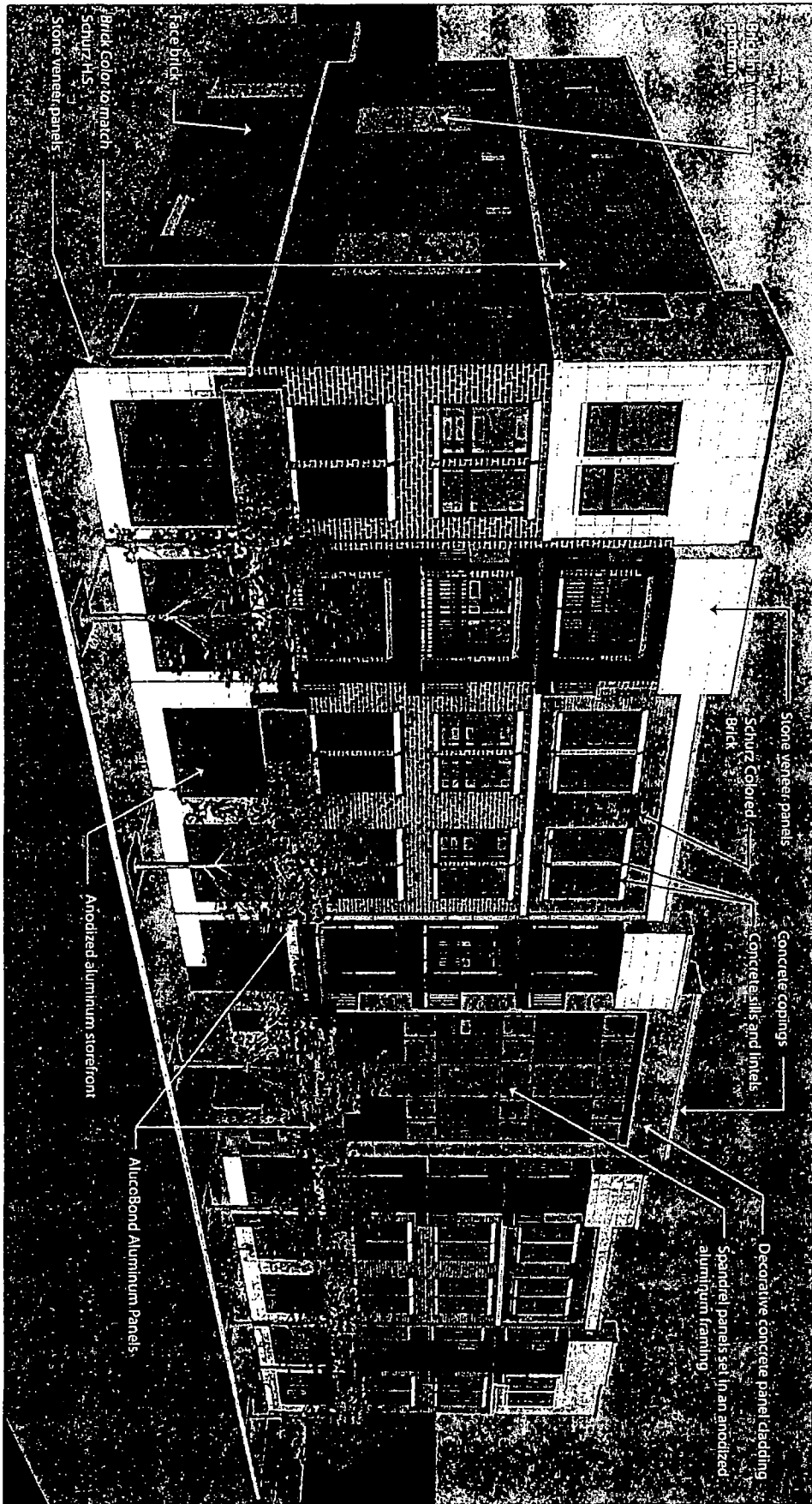
Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-1 District to that of a B1-3 District for the property commonly known as 3660 North Milwaukee Avenue. The total lot area of the subject site is 19,750 square feet. Applicant seeks to improve the site with ground floor commercial space with 24 residential dwelling units above the ground floor.

The following is a list of the proposed (existing) dimensions of the development:

<b>Density:</b>	24 residential dwelling units
<b>Lot Area Per Unit:</b>	822
<b>Off Street Parking:</b>	29 spaces
<b>Height:</b>	43 feet
<b>Floor Area:</b>	52,979 square feet
<b>Floor Area Ratio:</b>	2.68
<b>Front (East) Setback:</b>	2 feet
<b>Rear (West) Setback:</b>	23 feet 4 inches
<b>North Side Setback:</b>	0 feet
<b>East Side Setback:</b>	0 feet

FINAL FOR PUBLICATION

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Allegro Architects

10.25.2017

Proposed 3652-66 N Milwaukee Ave Condominiums

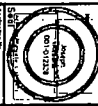
Proposed Main East Elevation Rendering

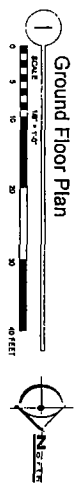
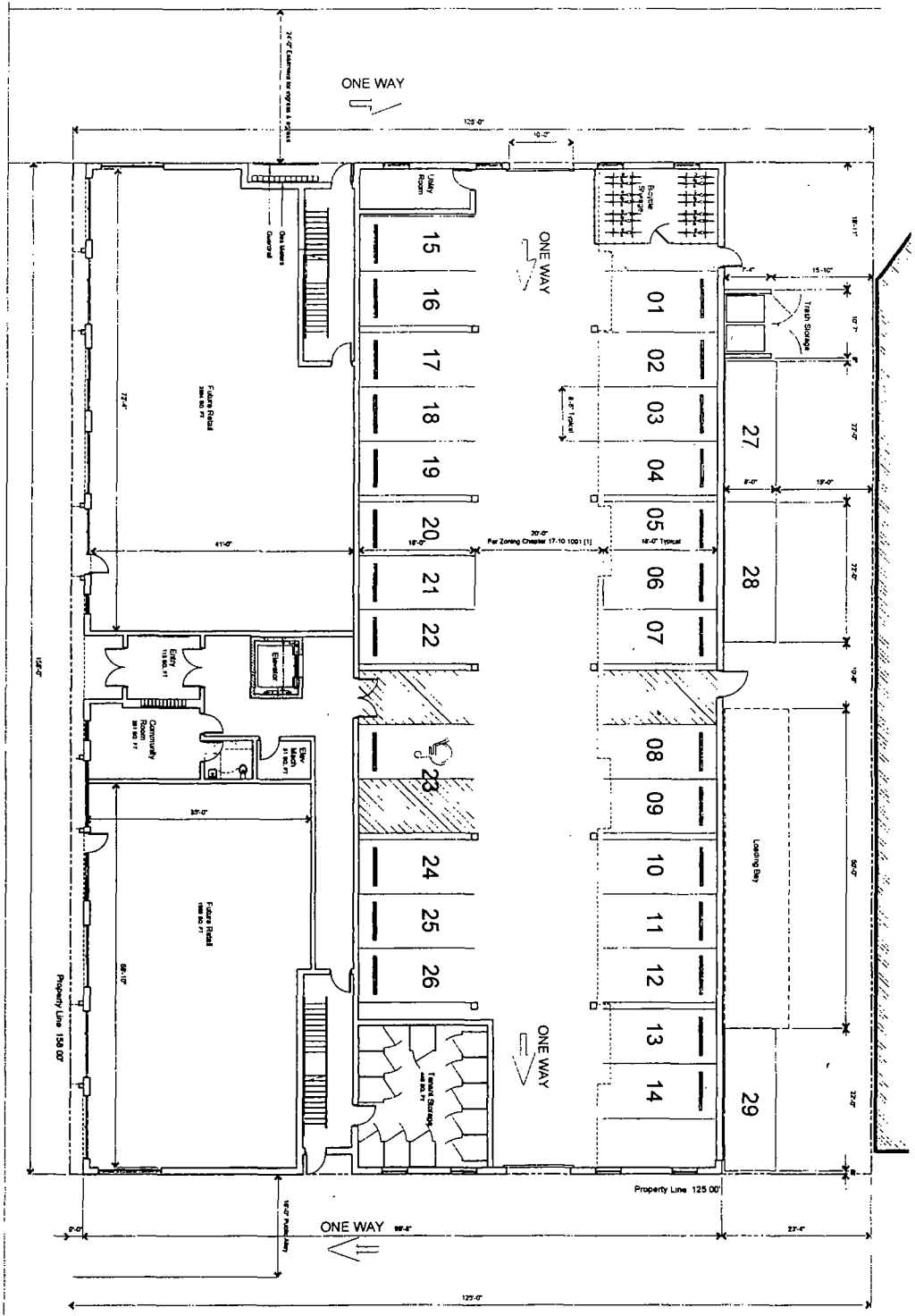
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**Southeast Corner Rendering**  
 Gaje Condominiums  
 3652-66 N Milwaukee Ave  
 Chicago Illinois  
 Preliminary No 01  
 Project

Project No	16014	
Date	10.25.2017	
No	Date	Description of Revisions

110 East Madison Street  
 Suite 202  
 Chicago, Illinois 60601  
 Phone: 312.770.6100  
 Fax: 312.770.6102  
**Allegro Architects Ltd.**

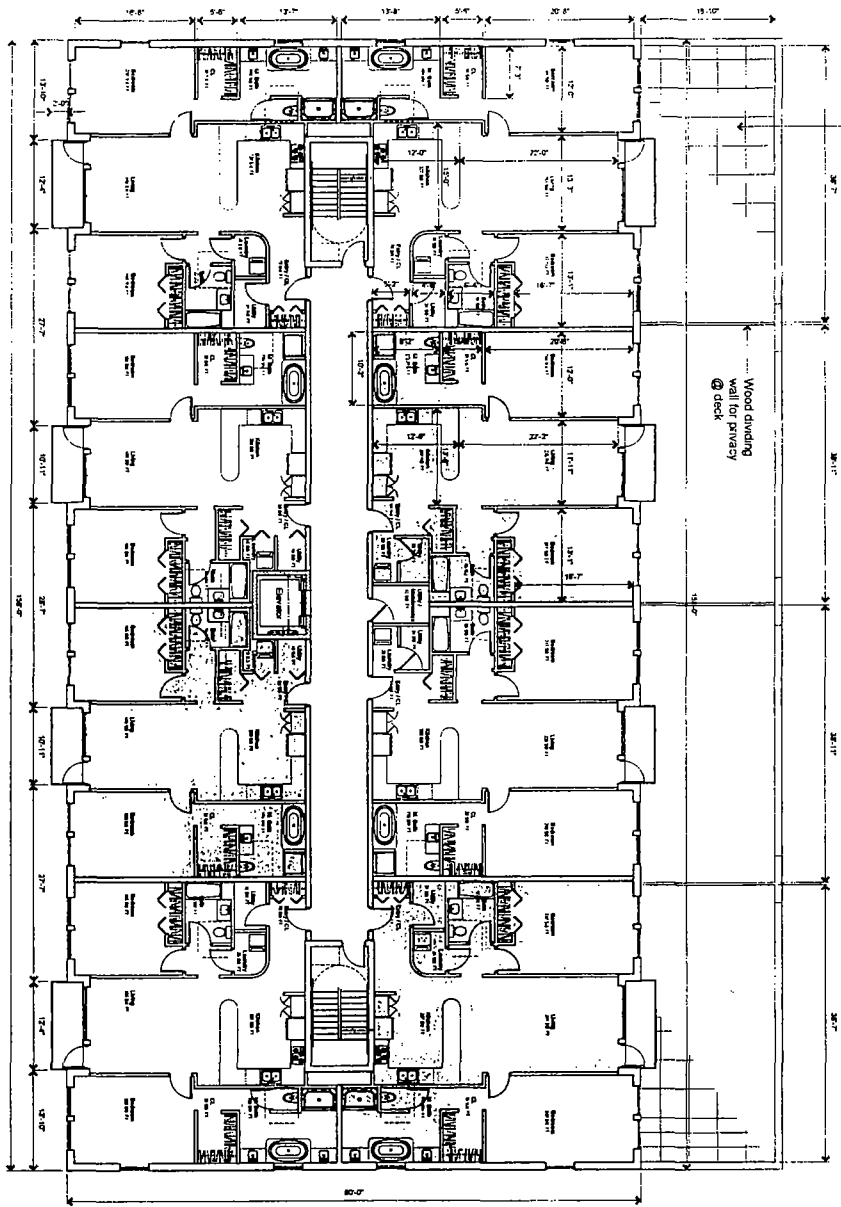




FINAL FOR PERMITS

Sheet <b>1</b>	<b>Ground Floor Plan</b> Oak Condominiums 3652 66th Milwaukee Ave Chicago Illinois Preliminary No 01 Project	Project No 16014	No Date Description of Revisions	116 East Superior Street Suite 222 Chicago, Illinois 60610-2822 312.279.8100 312.608.1265 <b>Allegro Architects Ltd</b>	
		Date 10.25.2017			

Deck at second floor only in lieu of balconies



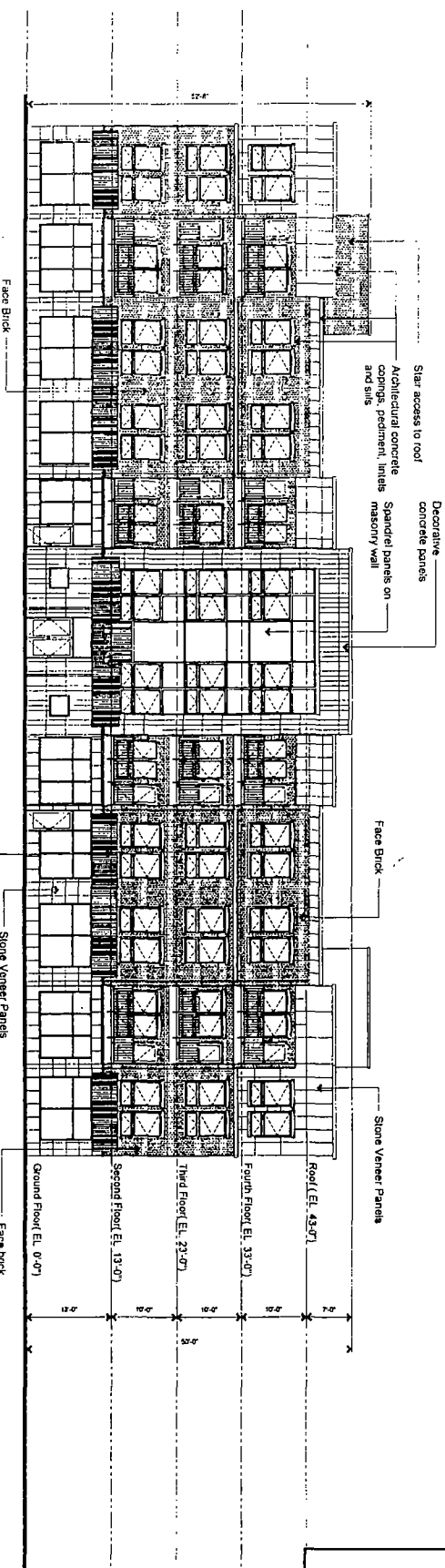
II Typical Floors 2-4  
 SCALE: 1/8" = 1'-0"  
 0 5 10 20 30 40 FEET  
 N

NOT FOR PUBLICATION

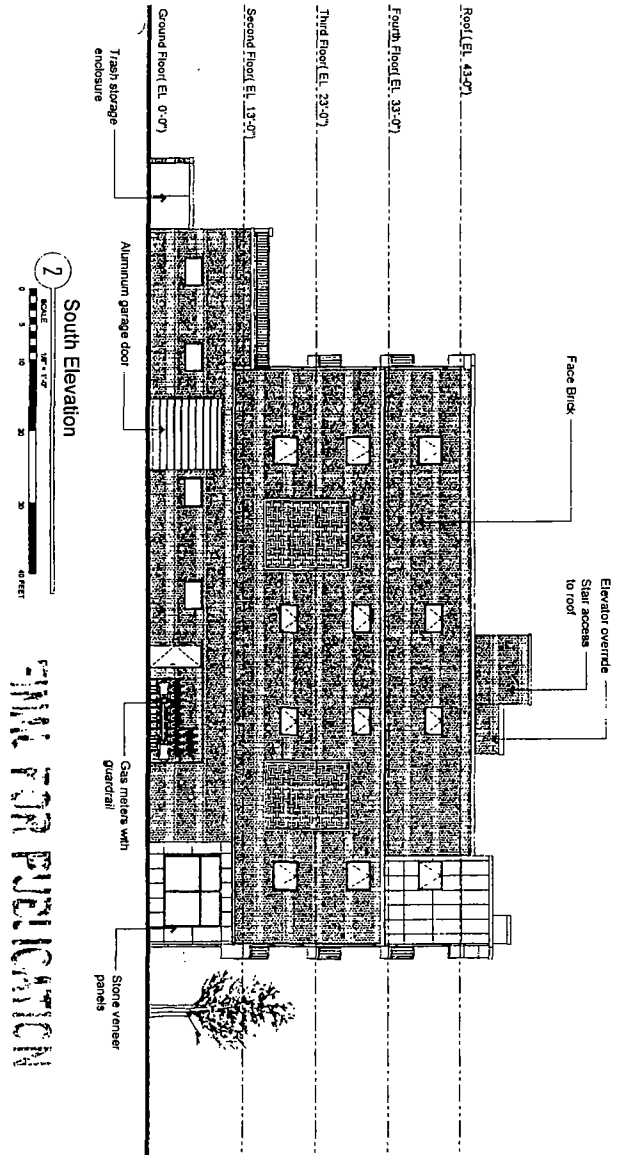
UNIT	AREA
1	1,043 SQ. FT.
2	1,060 SQ. FT.
3	1,060 SQ. FT.
4	1,043 SQ. FT.
5	1,209 SQ. FT.
6	1,209 SQ. FT.
7	1,060 SQ. FT.
8	1,060 SQ. FT.
TOTAL	10,644 SQ. FT.

Total Gross Area from this floor (24) = 10,644 SQ. FT.  
 Common Area (24) = 1,060 SQ. FT.  
 Total Gross Building Area = 11,704 SQ. FT.

Sheet <b>2</b>	<b>Typical Floors 2-4</b> Calk Condominiums 3652-66 N Maclell Ave Chicago Illinois Preliminary No 01 Project	Project No M014	110 E. Lake Street Suite 210 Chicago, IL 60601 (312) 379-8100 (312) 366-1361 www.allegroarchitects.com	
		Date 10 25 2017		
No. Date Description of Revisions				



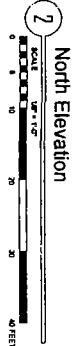
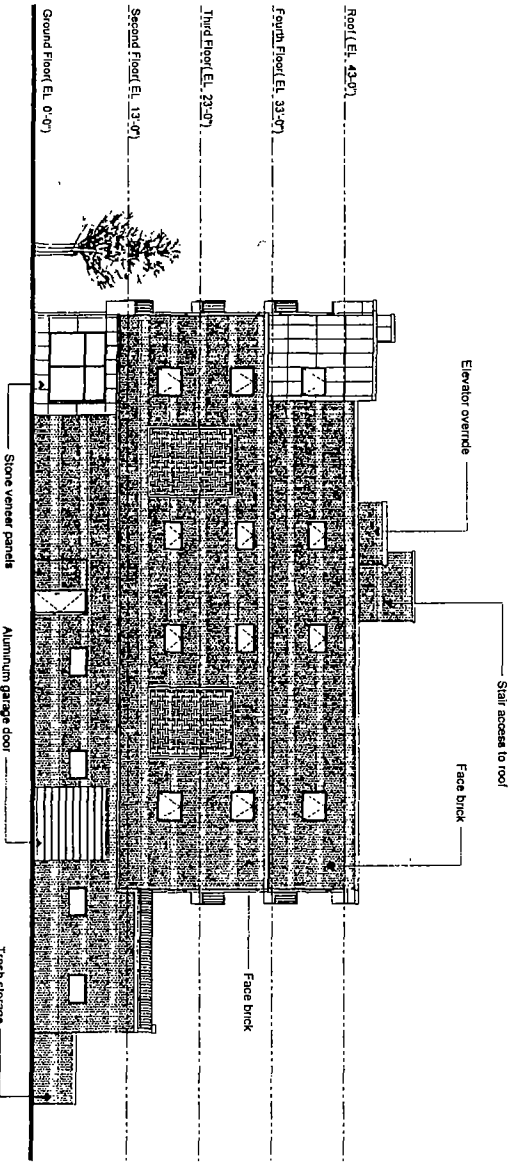
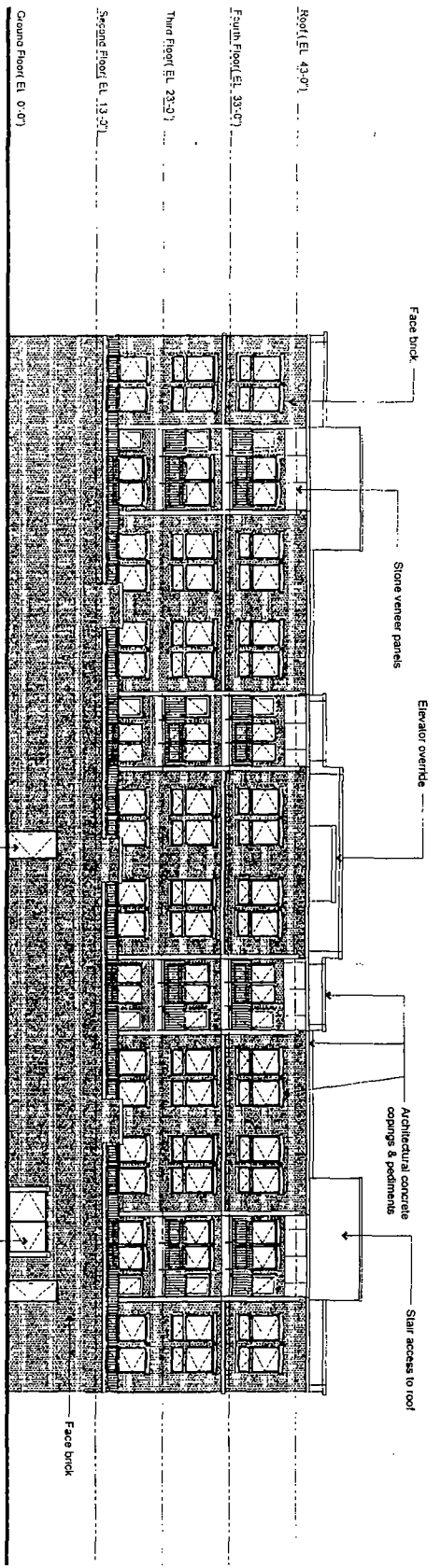
1 East Main Elevation  
 SCALE 1" = 10'-0"  
 0 10 20 30 40 FEET



2 South Elevation  
 SCALE 1" = 10'-0"  
 0 10 20 30 40 FEET

FOR PUBLICATION

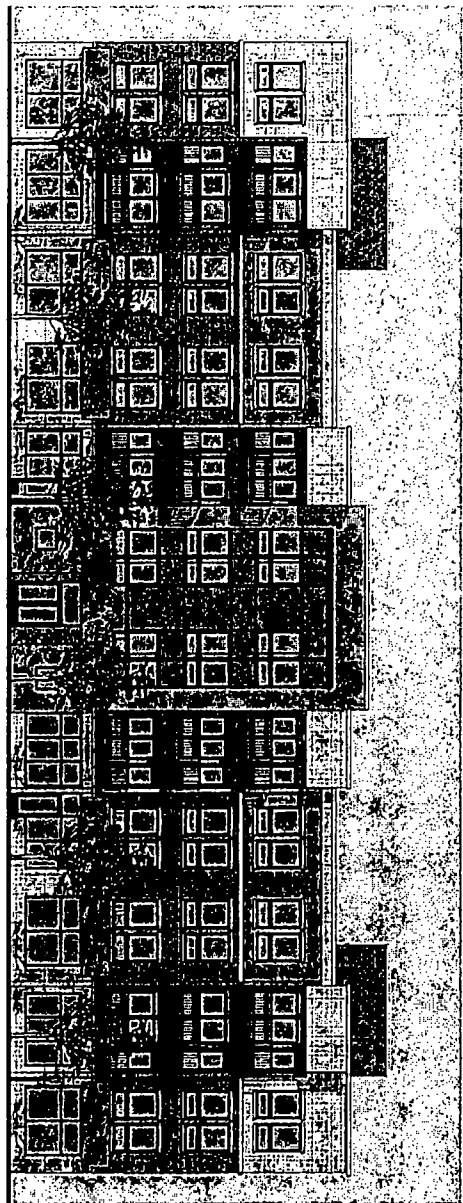
Sheet <b>3</b>	East & South Exterior Elevations Gajk Condominiums 3652-66 N Milwaukee Ave Chicago Illinois Preliminary No D1 Project	Project No N6014	119 East Wacker Drive Suite 207 Chicago Illinois 60601-2622 Phone: 410 279-8100 Fax: 410 666-1261		
		Date 10 25 2017	Allegro Architects Ltd		
		No	Descs	Description of	Revisions



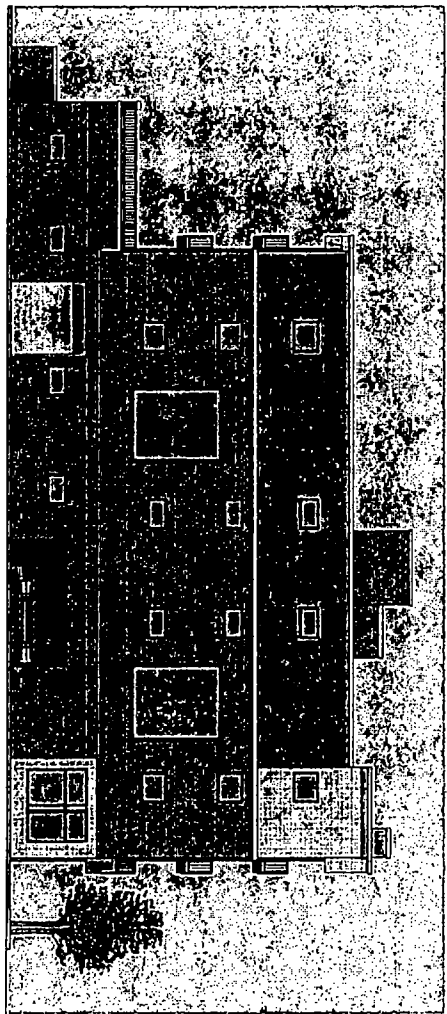
SHOWN FOR PUBLICATION

Sheet <b>4</b>	<b>North &amp; West Exterior Elevations</b> Gaje Condominiums 3652-66 N Milwaukee Ave Chicago Illinois Preliminary No 01 Project	Project No 16014	118 East Schiller Street 5th Floor Chicago, Illinois 60610-2620 Tel: 312.467.4100 Fax: 312.467.4101 Web: www.allegroarchitects.com														
		Date 10 25 2017	Allegro Architects Ltd.														
		<table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description of Revisions</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			No	Date	Description of Revisions										
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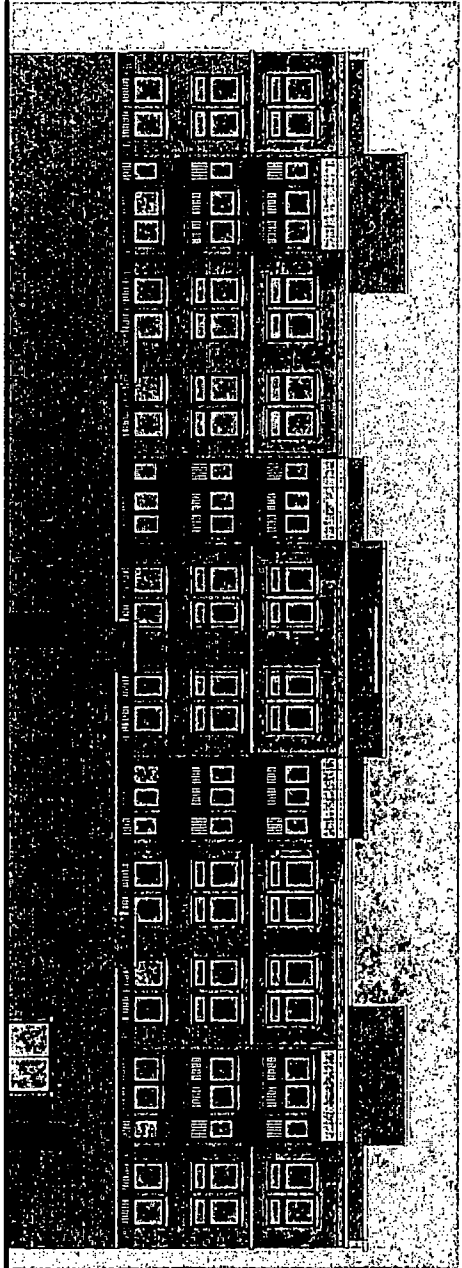
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 0 5 10 15 20 25 30 FEET



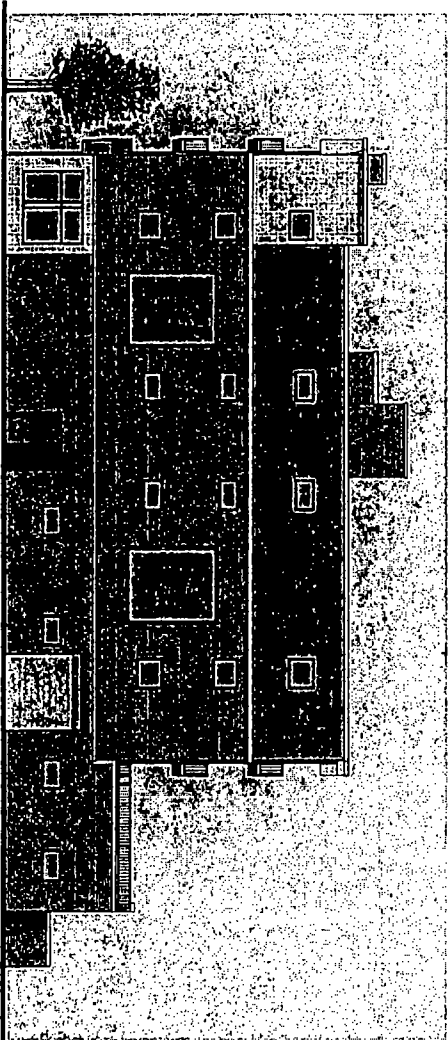
2 South Elevation  
 SCALE: 1/8" = 1'-0"  
 0 5 10 15 20 25 30 FEET

NOT FOR PERMITTING

Sheet <b>5</b>	West & South Exterior Elevations Gallie Condominiums 3652 66 N Milwaukee Ave Chicago Illinois Preliminary No 01 Project	Project No 1604	No			118 East Wacker Drive Suite 202 Chicago, Illinois 60601-3021 Phone: 312.776.8100 Fax: 312.776.8100 www.allegroarchitects.com	
		Date 10 25 2017	Description of Revisions				



1 West Elevation



2 North Elevation



FOR PUBLICATION

Sheet

6

North & East Exterior Elevations

Gaik Condominiums  
 3652-66 N Milwaukee Ave  
 Chicago Illinois  
 Preliminary No 01  
 Project

Project No

16014

Date

10 25 2017

No	Date	Description of Revisions

100 East Randolph Street  
 Suite 202, Chicago, Illinois 60602  
 Telephone: (312) 467-3822  
 Fax: (312) 467-3138  
 E-mail: info@allegro.com

**Allegro Architects Ltd**

