



City of Chicago



O2017-142

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 3720-3722 N Ashland Ave - App No. 19092T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1909271
INTRO. DATE:
JAN. 25, 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 the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 9-H in the area bounded by

a line 250 feet north of and parallel to West Waveland Avenue; North Ashland Avenue; a line 200 feet north of and parallel to West Waveland Avenue; and the alley next west of and parallel to North Ashland Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 3720-3722 North Ashland Avenue

17-13-0303-C (1) Narrative Zoning Analysis
3720-3722 North Ashland Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 5,380.0 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the site. The two existing structures will be razed. The proposed new building will contain commercial/retail space – at grade level, and twelve (12) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass in construction and measure 44 feet-4 inches in height. Due to its close proximity to the CTA – Elevated (“E1”) Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for four (4) vehicles, located at grade level, off the Public Alley, at the rear of the property.

- (A) The Project’s Floor Area Ratio: 16,945 square feet (3.2 FAR)
**The Applicant is providing at least 50% of its required ARO units within the proposed building, and therefore, is seeking an FAR increase up to 3.5, pursuant to the TOD Ordinance.*
- (B) The Project’s Density (Lot Area Per Dwelling Unit):
12 dwelling units (448.3 square feet)
- (C) The amount of off-street parking: 4 parking spaces; at least 24 bicycle parking spaces
**The Applicant is seeking a 70% reduction in the amount of required parking, from 12 spaces to 4 spaces, pursuant to the TOD Ordinance.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 16 feet-1 inches
**The Applicant will seek a Variation for a reduction to the required rear setback, for all residential floors.*
 - c. Side Setbacks:
North: 0 feet-6 inches
South: 0 feet-6 inches
- (E) Building Height:
44 feet-4 inches

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16'0" PUBLIC ALLEY

50'0"

18'0"



4 STORY IIB MASONRY 12 UNIT
APARTMENT BUILDING W/ GROUND FLOOR
COMMERCIAL
AND FOUR PARKING SPACES

6"

49'-0"

6"

107'6"

91'-6"

107'6"

50'-0"



50'0"

CONCRETE
SIDEWALK



SOD PARKWAY



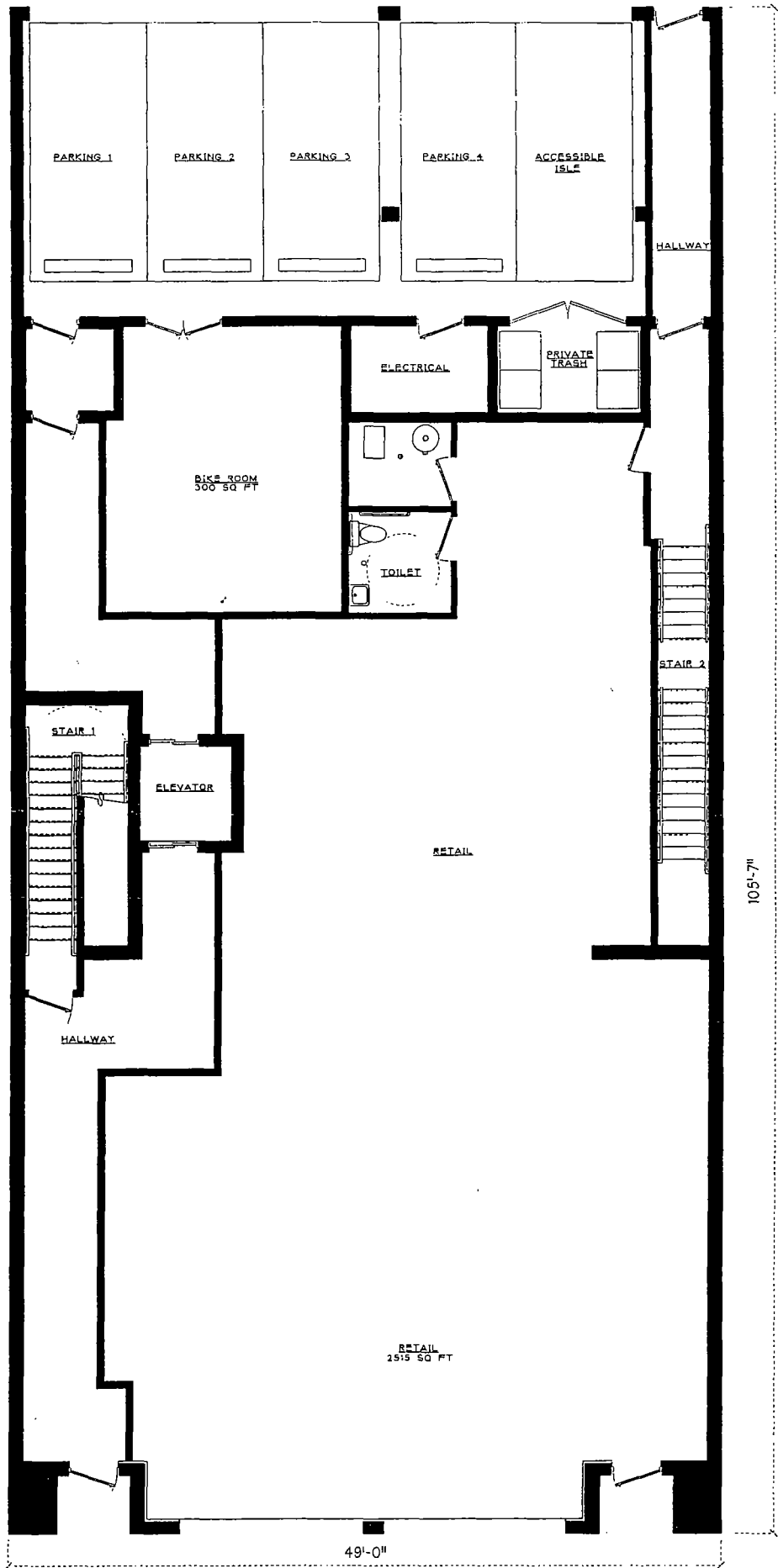
3720 NORTH ASHLAND AVENUE

TWO DIRECTION TRAFFIC

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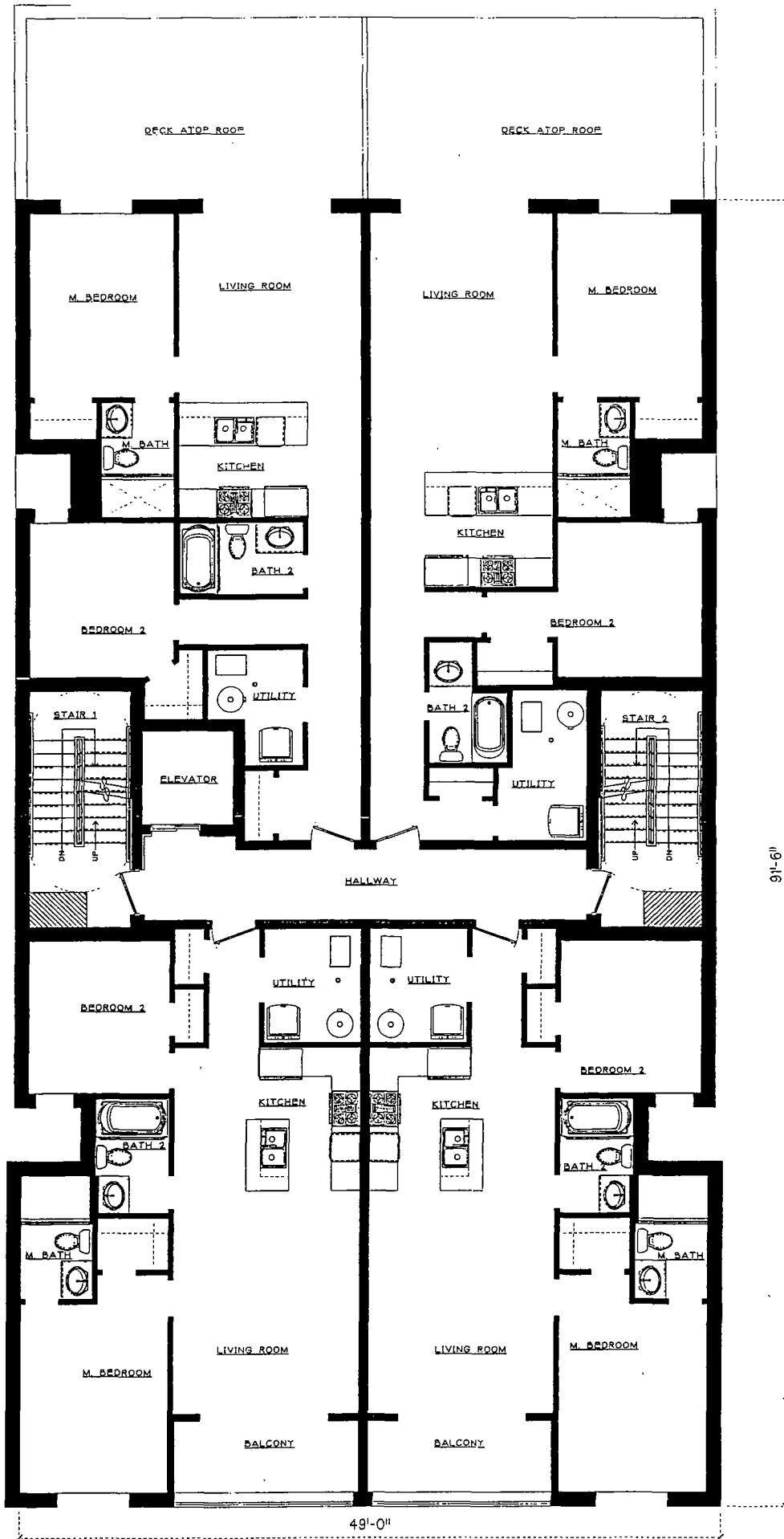
A SITE PLAN

FINAL FOR PUBLICATION



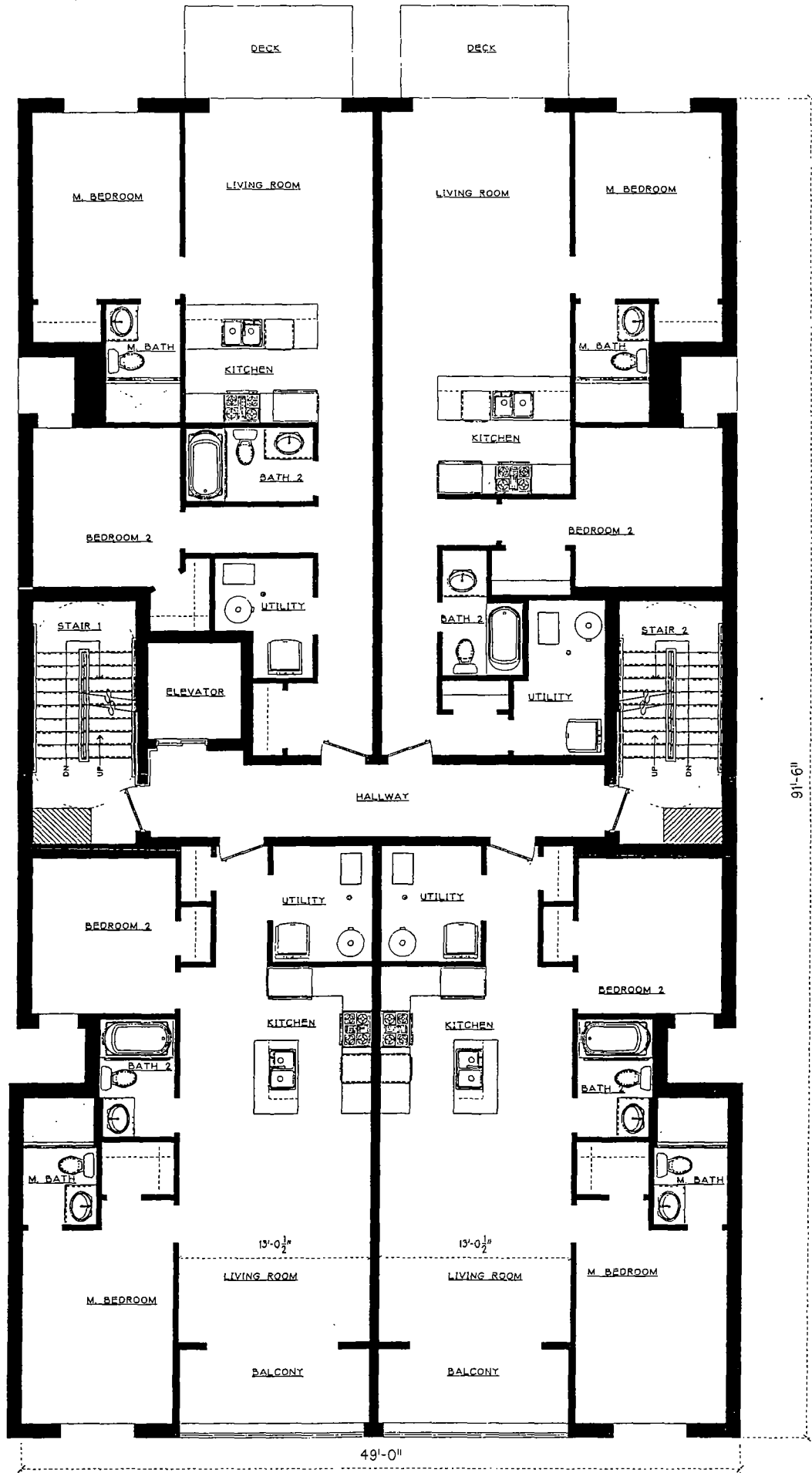
7 GROUND FLOOR PLAN

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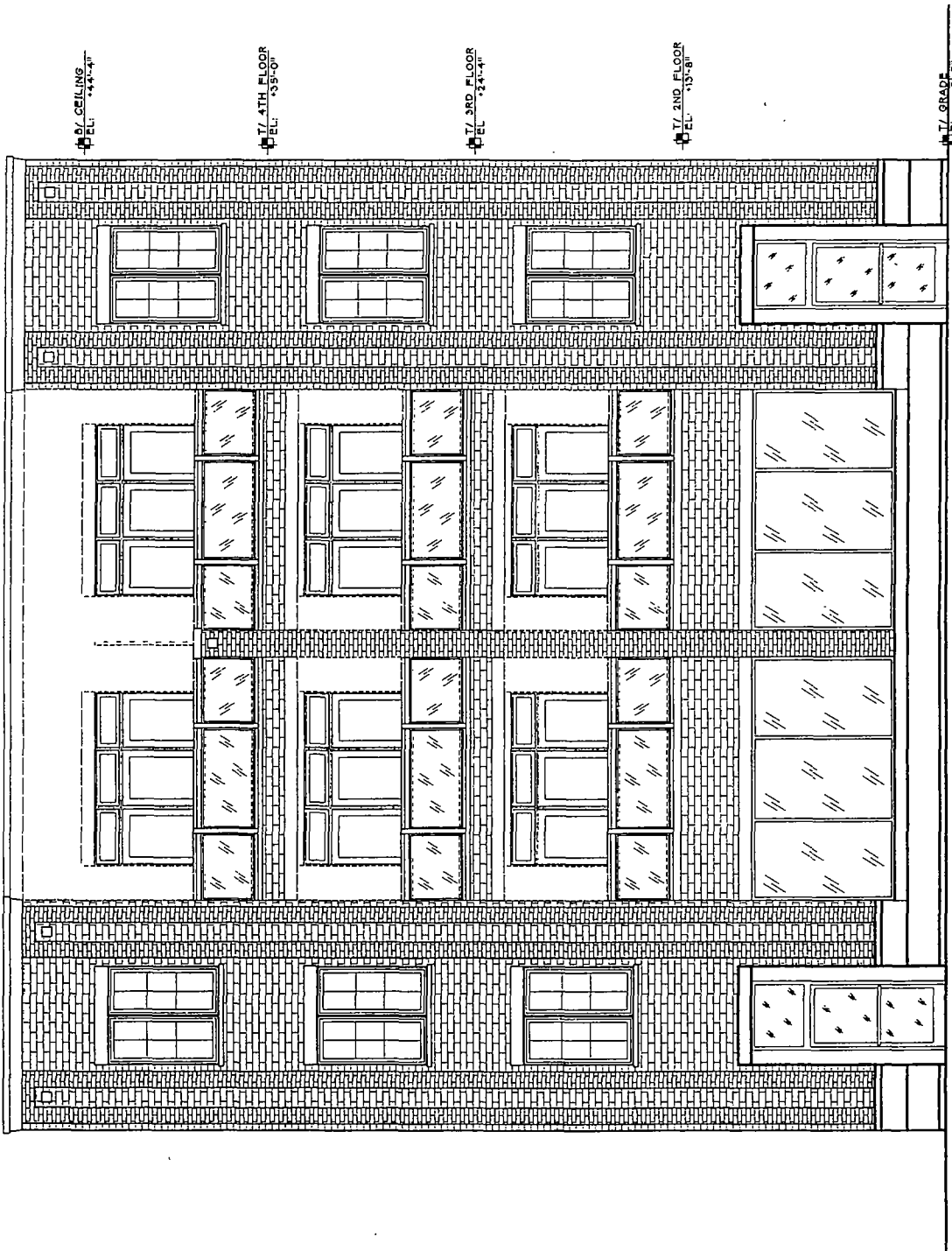


2 SECOND FLOOR PLAN

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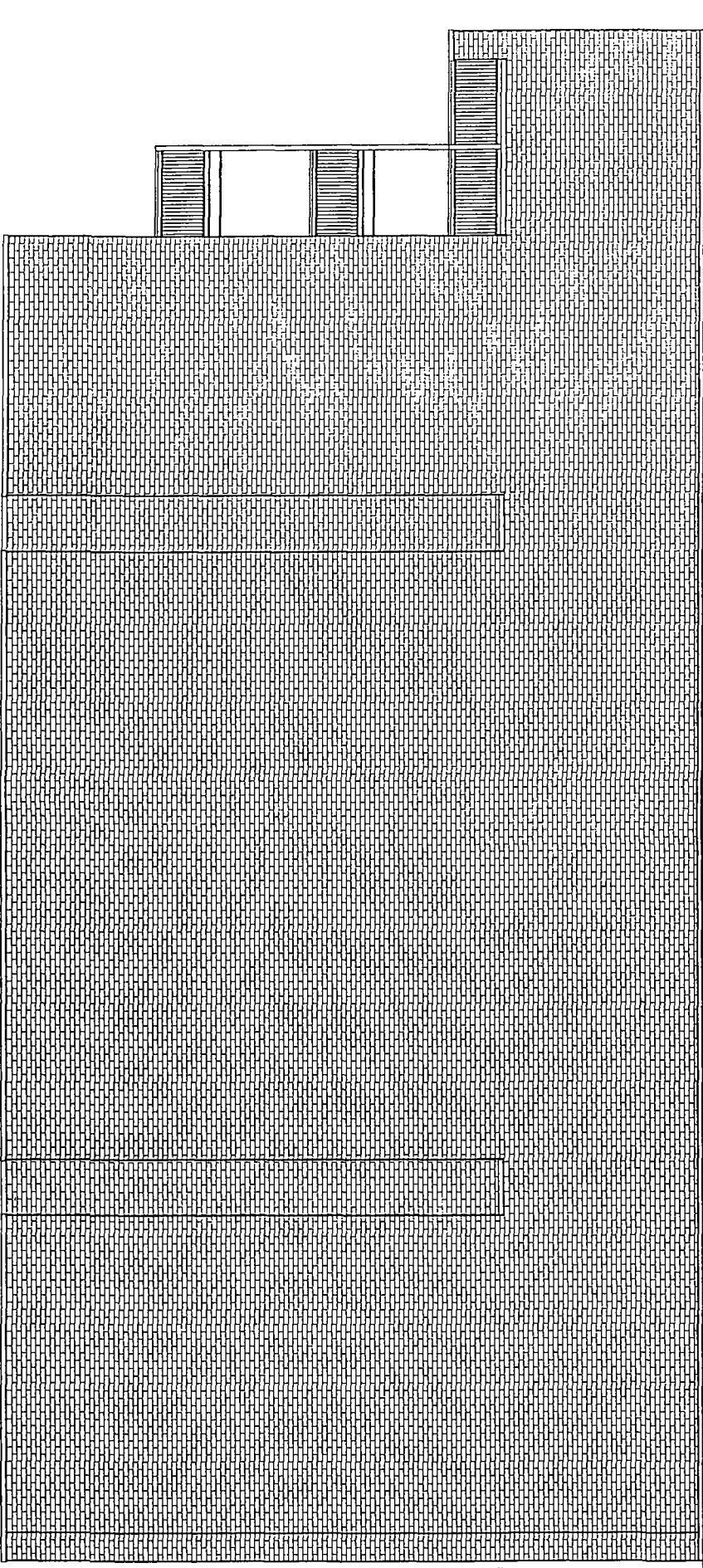


3 THIRD & FOURTH FLOOR PLAN



□ FRONT ELEVATION

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• 7L CEILING
15'4"

• 7L 4TH FLOOR
15'0"

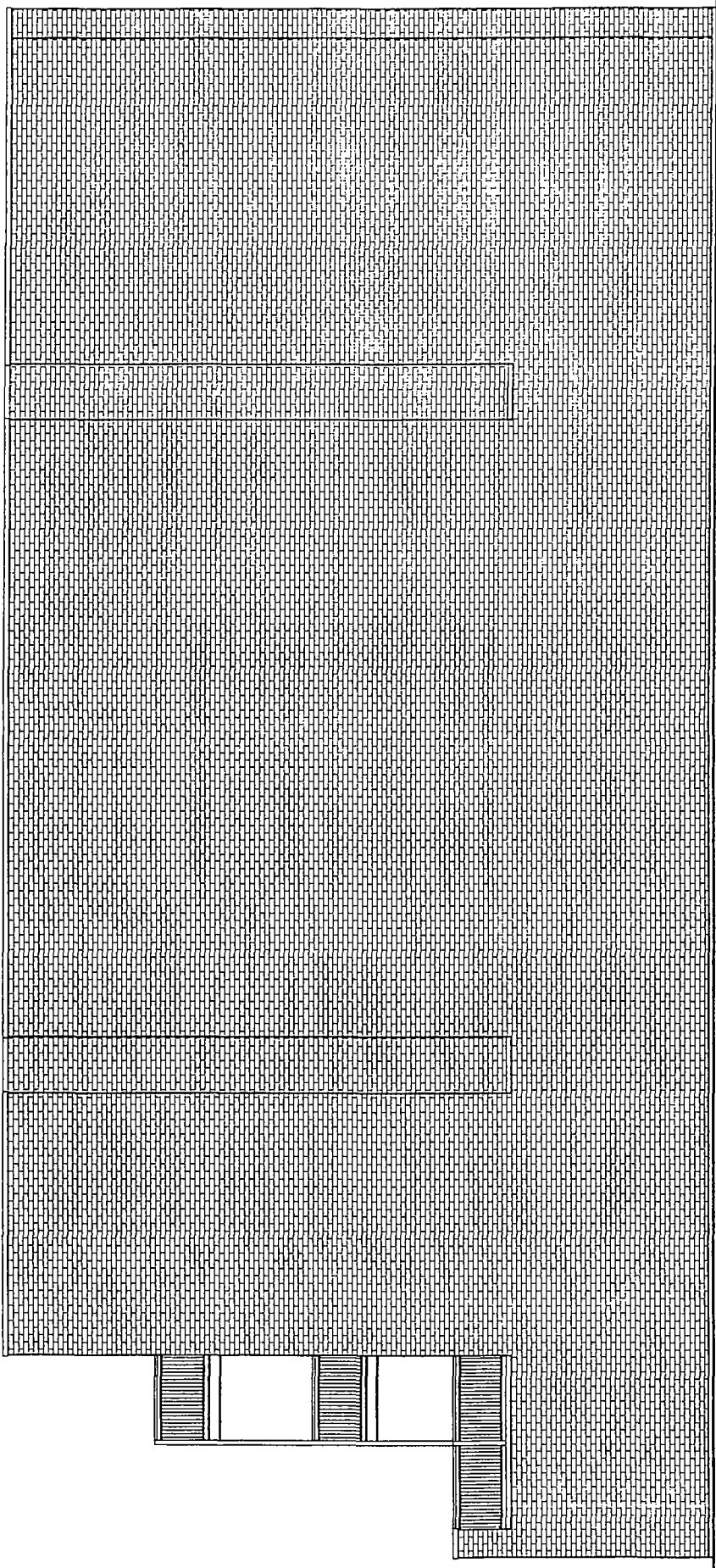
• 7L 3RD FLOOR
14'6"

• 7L 2ND FLOOR
15'0"

• 7L GRADE
0'

•  RIGHT SIDE ELEVATION

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• 12' 0" CEILING
• 12' 0" FLOOR

• 12' 0" CEILING
• 12' 0" FLOOR

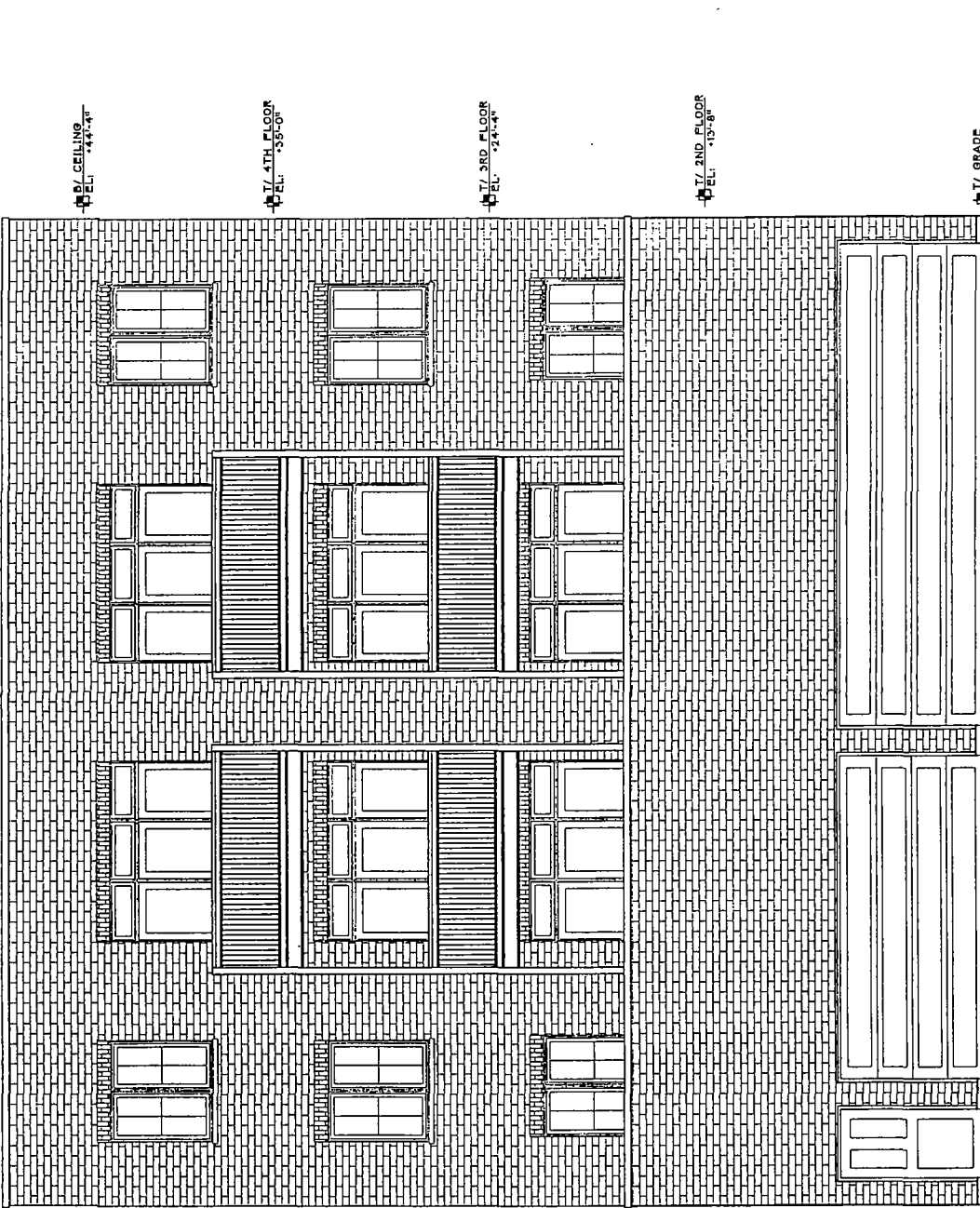
• 12' 0" CEILING
• 12' 0" FLOOR

• 12' 0" CEILING
• 12' 0" FLOOR

• 12' 0" CEILING
• 12' 0" FLOOR

• LEFT SIDE ELEVATION

FINAL FOR PUBLICATION



REAR SIDE ELEVATION

FINAL FOR PUBLICATION