



# City of Chicago



SO2017-8574

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 12/13/2017

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 13-H at 5348 N Ashland Ave - App No. 19459T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 13-H in an area bound by

The public alley next West of and parallel to North Ashland Avenue, a line 82 feet South of and parallel to West Balmoral Avenue, North Ashland Avenue, a line 107 feet South of and parallel to West Balmoral Avenue

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 5348 North Ashland Avenue.

**FINAL FOR PUBLICATION**

Substitute NARRATIVE And Plans  
Amended to be a Type I As Amended  
5348 NORTH ASHLAND AVENUE

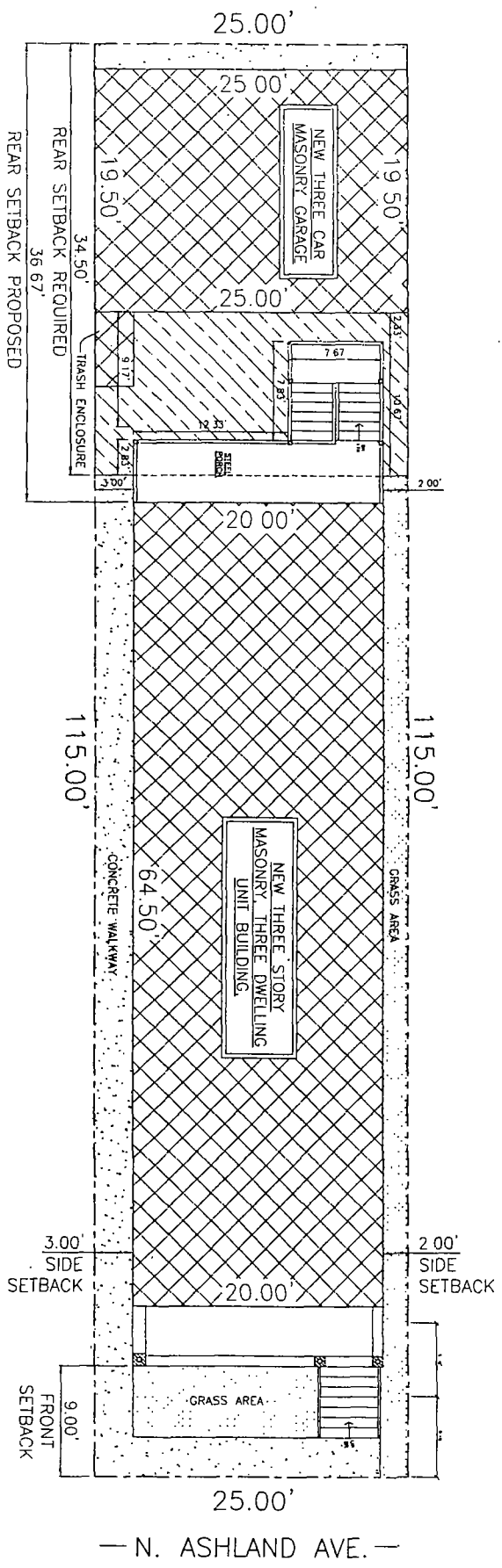
RS3 TO RM4.5

Applicant seeks to build a 3 story with basement, 3 dwelling unit building with a 3 car garage and a building height of 41 feet.

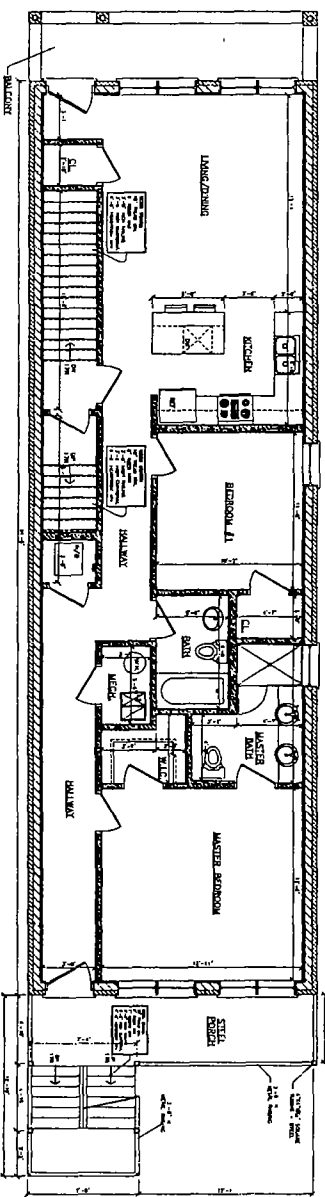
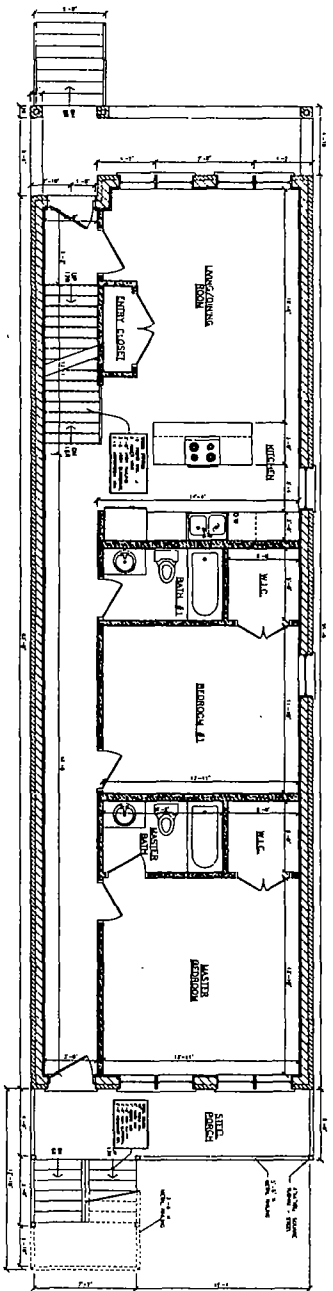
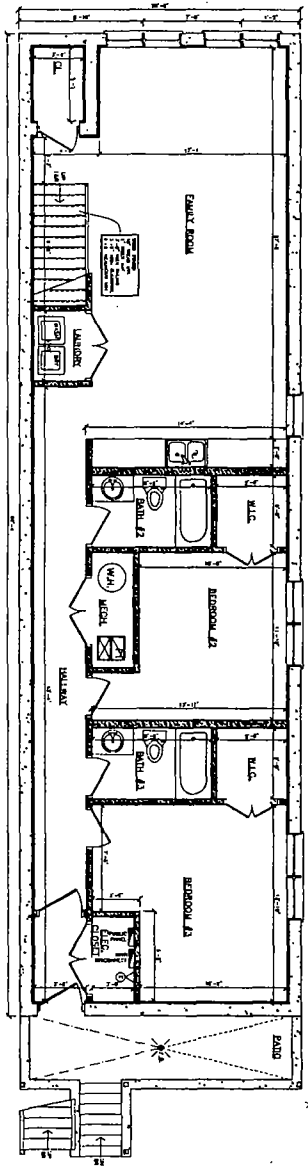
FAR	1.45
Lot Area	2,875.00 SQUARE FEET
Building Area	4,177.00 SQUARE FEET
Building Height	41 FEET
Front Setback	9 FEET
Rear Setback	36.67 FEET
North side Setback	2 FEET
South side Setback	3 FEET
Parking	3 GARAGE SPACES

FINAL FOR PUBLICATION

— 16'-0" PUBLIC ALLEY —



FINAL FOR PUBLICATION



4  
LEGEND  
SCALE N.T.S.

NEW WALL	EXISTING WALL	NEW BRICK WALL	DOOR	WINDOW	FLOOR DRAIN
NEW BRICK WALL	DOOR SCHEDULE	WALL PARTITION	WINDOW PARTITION	WINDOW PARTITION	WATER HEATER
DOOR SCHEDULE	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	GAS METER
WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	ELECTRICAL
WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	METER
WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WOOD POST
WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	STEEL POST
WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	GAS CONNECTOR
WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	BEAM
WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	WINDOW PARTITION	ALL INTERIOR DOOR HINGES TO BE 1 3/8" DIA W/ 1/4" PLATEWOOD UNLESS NOTED OTHERWISE

4  
LEGEND  
SCALE N.T.S.

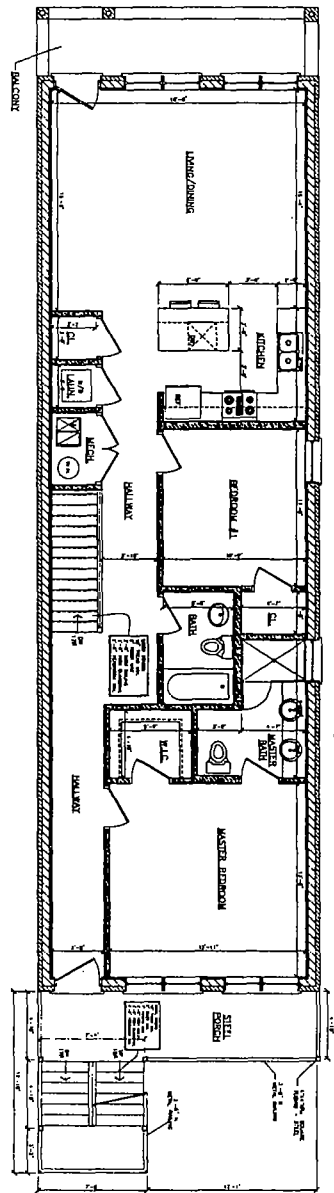
3  
PROPOSED SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

2  
PROPOSED FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

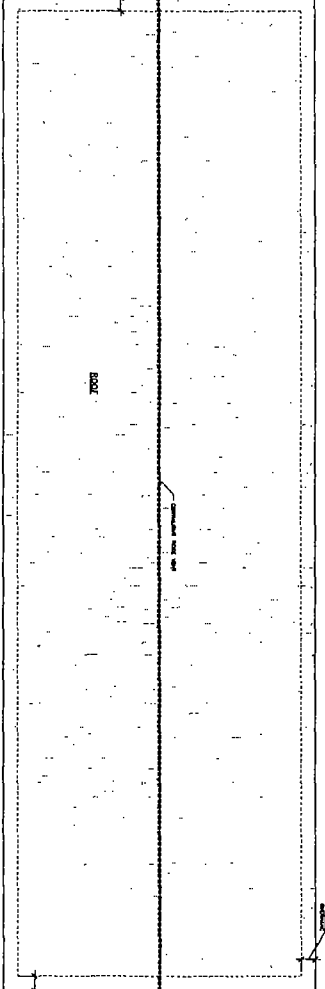
1  
PROPOSED BASEMENT FLOOR PLAN  
SCALE 1/4" = 1'-0"

FINAL FOR PUBLICATION

	PROJECT 5348 N ASHLAND AVE	ARCHITECTURE ARCHITECTS	539 N Damen Ave. Chicago, IL 60612	5348 N ASHLAND AVE CHICAGO, IL	PROPOSED FLOOR PLANS	SHEET NO. 101 DATE: 11-11-11	PROJECT NO. 11-11-11
	SCALE 1/4" = 1'-0"	PLANNING ARCHITECTURAL ENGINEERING	773.772.2756 office 773.773.2854 fax				



1  
PROPOSED THIRD FLOOR PLAN  
SCALE 1/4" = 1'-0"



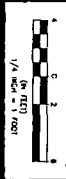
2  
ROOF PLAN  
SCALE 1/4" = 1'-0"

3  
LEGEND  
SCALE N.T.S.

	NEW WALL		WINDOW
	EXISTING WALL		DOOR
	NEW BEARING WALL		STAIRS
	DOOR TYPE		STONE
	WALL PARTITION		SINK
	WINDOW TYPE		FAUCET
	WINDOW SCHEDULE		MIRROR
	WINDOW SCHEDULE		STEEL POST
	WINDOW SCHEDULE		BEAM
	WINDOW SCHEDULE		GAS CONNECTOR

ROOF AND PAINT INTERIOR COMMON AREAS

ALL INTERIOR DOOR HEADERS TO BE NOTED OTHERWISE



PROJECT: 5348 N ASHLAND AVE  
SCALE: 1/4" = 1'-0"  
DATE: 04-20-2017  
ARCHITECTURAL ENGINEERING

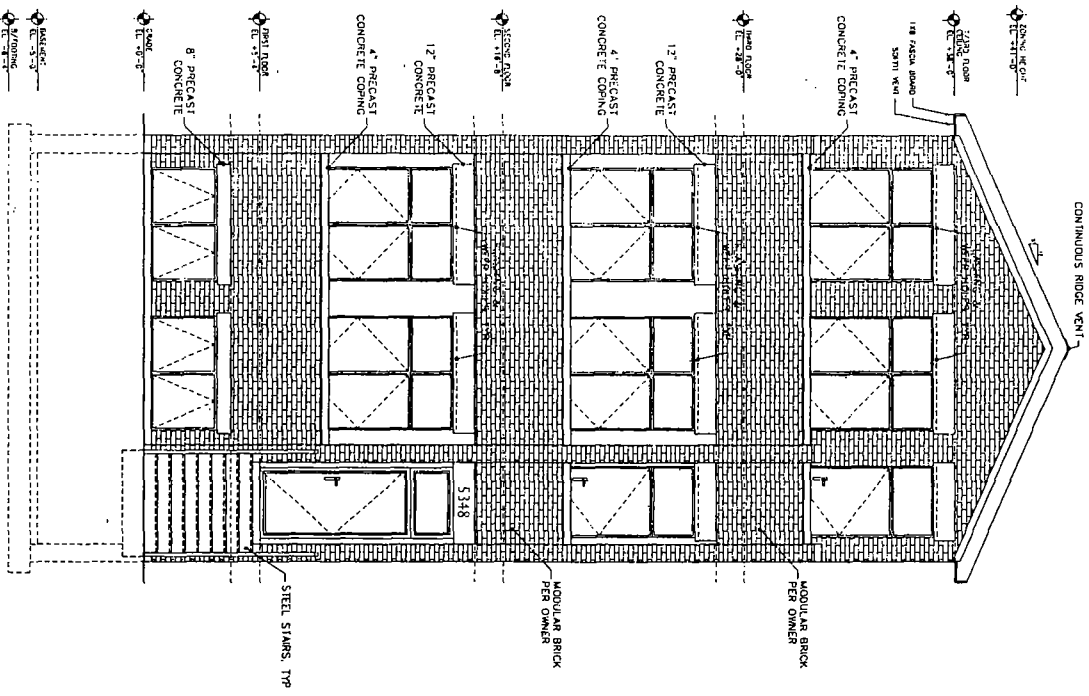
ARCHITECTURE  
PLANNING  
**ARCHITECTS**  
272 R. Dieren Ave  
Chicago, IL 60622  
312.772.2756 office  
312.772.2954 fax

5348 N ASHLAND AVE  
CHICAGO, IL

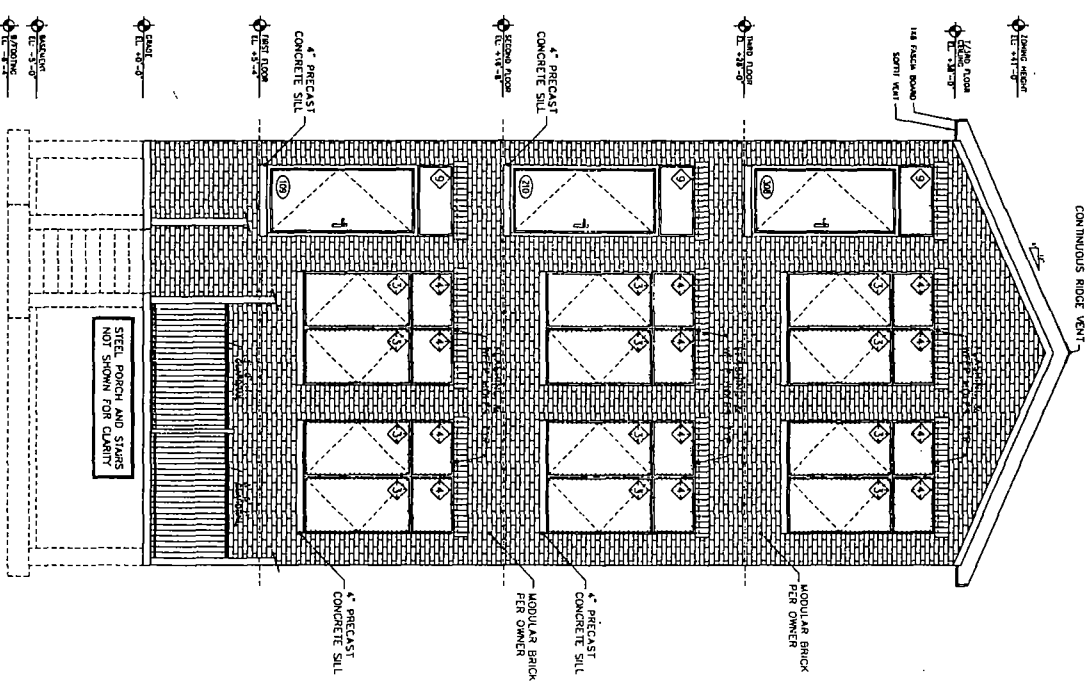
PROPOSED FLOOR PLANS

DATE: 04-20-2017  
DRAWN BY: [Name]  
CHECKED BY: [Name]

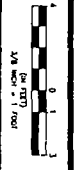
FINAL FOR PUBLICATION



**1** PROPOSED EAST ELEVATION  
SCALE 3/8" = 1'-0"



**2** PROPOSED WEST ELEVATION  
SCALE 3/8" = 1'-0"



**A3**  
1 OF 15

PROJECT: 5348 N ASHLAND AVE  
SCALE: 3/8" = 1'-0"  
DATE: 04-09-2017

ARCHITECTURE  
PLANNER: **ARCHITECTS**  
ARCHITECTURAL ENGINEERING

822 N. Damen Ave  
Chicago IL, 60622  
773.772.2736 ext 400  
773.772.2854 fax

5348 N ASHLAND AVE  
CHICAGO, IL

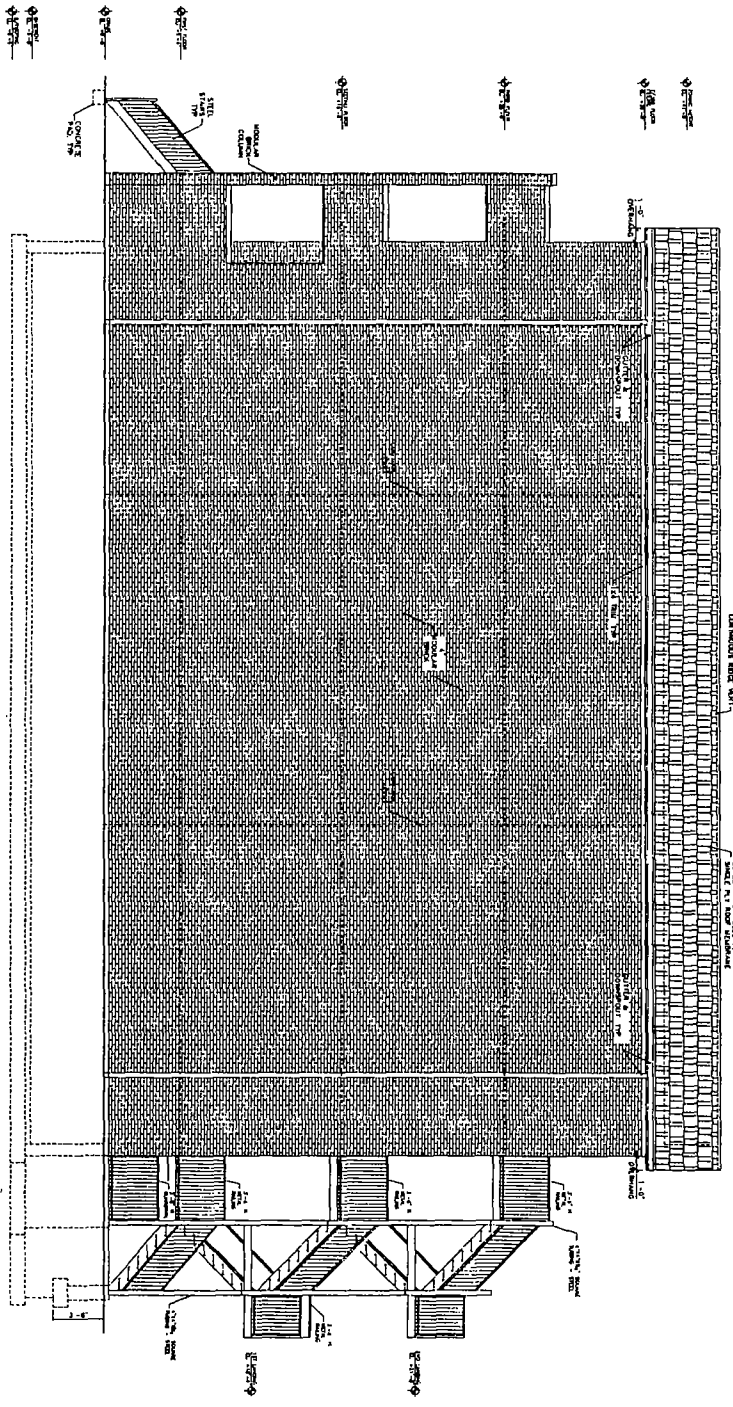
PROPOSED  
ELEVATIONS

DESIGNED BY: [Signature]  
DRAWN BY: [Signature]

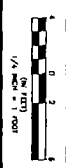
FINAL FOR PUBLICATION

1

PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"



FINAL FOR PUBLICATION

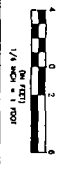
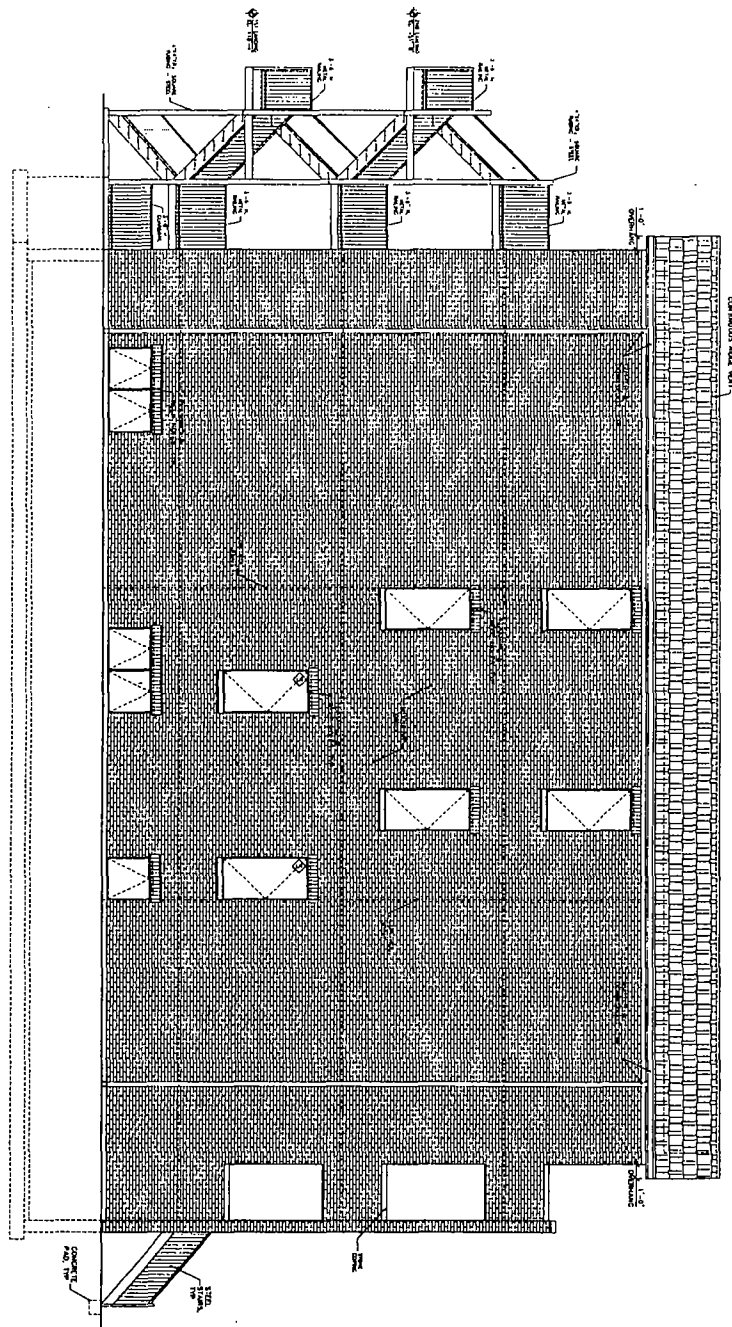


PROJECT 5348 N ASHLAND AVE CHICAGO, IL 60642 DATE: 04-09-2013 ARCHITECTURAL ENGINEERING	ARCHITECTURE <b>ARCHITECTS</b> 527 N. DuSane Ave Chicago, IL 60622 773.772.2758 office 773.772.2844 fax	5348 N ASHLAND AVE CHICAGO, IL	PROPOSED NORTH ELEVATION	PROJECT NO. 13-000000000 SHEET NO. 1 OF 1
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1

PROPOSED SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



**A5**  
1 OF 18

PROJECT:  
5348 N ASHLAND AVE

SCALE:  
1/4" = 1'-0"

DATE:  
04/01/13

04/01/13

ARCHITECTURE

PLANNING

**ARCHITECTS**

629 N. Damen Ave  
Chicago, IL 60622

773.772.2756 office  
773.772.2854 fax

ARCHITECTURAL ENGINEERING

5348 N ASHLAND AVE  
CHICAGO, IL

PROPOSED SOUTH  
ELEVATION

CONSTRUCTION  
DATE

FINAL FOR PUBLICATION