



City of Chicago



SO2021-1107

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3817-3819 N Ashland Ave - App No. 20647T1
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 the B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by

a line 232.35 feet north of and parallel to West Grace Street;
the alley next east of and parallel to North Ashland Avenue;
a line 141.10 feet north of and parallel to West Grace Street; and
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:

3817-19 North Ashland Avenue

17-13-0303-C (1) Substitute Narrative and Plans
3817-19 N. Ashland Ave., Chicago, IL

App. No. 20647-T1

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 14,139 square feet

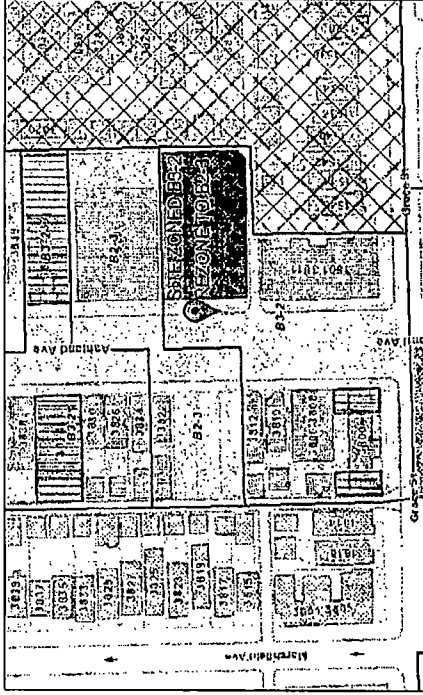
Proposed Land Use: The Applicant is seeking a zoning change to permit construction of a five-story building that will contain forty-eight (48) dwelling units. The proposed residential building will measure 55 ft.-1 inch in height. The subject property is a Transit Served Location that is located along the N. Ashland Ave. Bus Route. The residential development will be supported by twenty-two (22) off-street parking spaces.

- (A) The Project's Floor Area Ratio: 46,201 square feet (3.27 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 294.6 sq. ft. / D.U. (Blended)
48 total units proposed
- (C) The amount of off-street parking: 22 vehicular parking spaces
- (D) Setbacks*:
 - a. Front Setback: 0 feet-4 inches
 - b. Rear Setback: 30 feet-3/16 of an inch, from the rear lot line
25 feet-3/16 of an inch, from the southeast corner
(8 feet-3/16 of an inch, from the garage)
 - c. Side Setbacks:
 - North: 3 feet-1/2 of an inch
 - South: 0 foot-11 inches
- (E) Building Height: 55 feet-1 inch
(65 feet-0 inches to the top of the rooftop stair enclosure)

*The Applicant will pursue an Administrative Adjustment and/or a Variation to permit the proposed dimension.

REQUIRED CURRENT ZONING B2-3 Max FAR: 3.5 TOD INCREASE MAX AREA: 49,486.5 SF	PROPOSED PROPOSED ZONING B2-2 TYPE 1 TOD Max FAR: 3.5 TOD INCREASE ACTUAL FAR: 3.27 ACTUAL AREA: 46,201 SF
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MAX HEIGHT	65'-0"
M/LA	300/ STD UNIT 200/ EFF UNIT
FRONT YARD	0'-0"
NORTH SIDE YARD	3'-0 1/2" AT GARAGE / 5'-4" - 17'-4" AT FLOORS 2-5
SOUTH SIDE YARD	0'-0"
REAR YARD	30'-0" AT RES.
VEHICLE PARKING	5 PER UNIT (24 SPACES)
BIKE PARKING	1 PER 2 AUTO + 1 PER CAR ELIMINATED (11+26) 37
LOADING BERTH	(1) 10'x25'



BUILDING DATA

FLOOR	USE	ELEV. ABOVE GRADE	FLOOR HEIGHT	# OF UNITS	GROSS SF	NET ZONING	AREA		COMMON/ AMENITY EFF.	# OF CARS	# OF BIKES	1 BED / 1 BATH		2 BED / 2 BATH		3 BED / 2 BATH	
							RENTABLE	RENTABLE				BATH	BATH	BATH	BATH		
ROOF		58'-6 3/4"	16'-8" STAIR	0	185	0	0	0	0	0	0	0	0	0	0	0	0
5	RES.	45'-9 3/4"	9'-3"	11	10,066	10,066	9,074	1,032	88.88%	0	0	7	2	1	1	1	1
4	RES.	34'-5 3/4"	9'-3"	11	10,064	10,064	9,032	1,032	88.75%	0	0	7	2	1	1	1	1
3	RES.	23'-1 1/4"	9'-3"	11	10,064	10,064	9,032	1,032	88.75%	0	0	7	2	1	1	1	1
2	RES.	11'-7 3/4"	9'-5"	11	10,064	10,064	9,032	1,032	88.75%	0	0	7	2	1	1	1	1
1	RES./PKG	0'-0"	9'-4"	4	12,729	5,913	3,227	2,429	25.35%	22	40	3	0	1	0	0	0
TOTAL				48	53,202	46,201	39,397			22	40	31	8	5	4	5	4



2453 S. ARCHER AVE
UNIT C
CHICAGO, IL 60608
P 312.842.2225
F 312.842.2253

SUBMITTAL DATES

ZONING SUBMITTAL: 03-12-2021

DEVELOPER:

PREMISES:
3817-13 N. ASHLAND AVE CHICAGO, IL

PROJECT DESCRIPTION

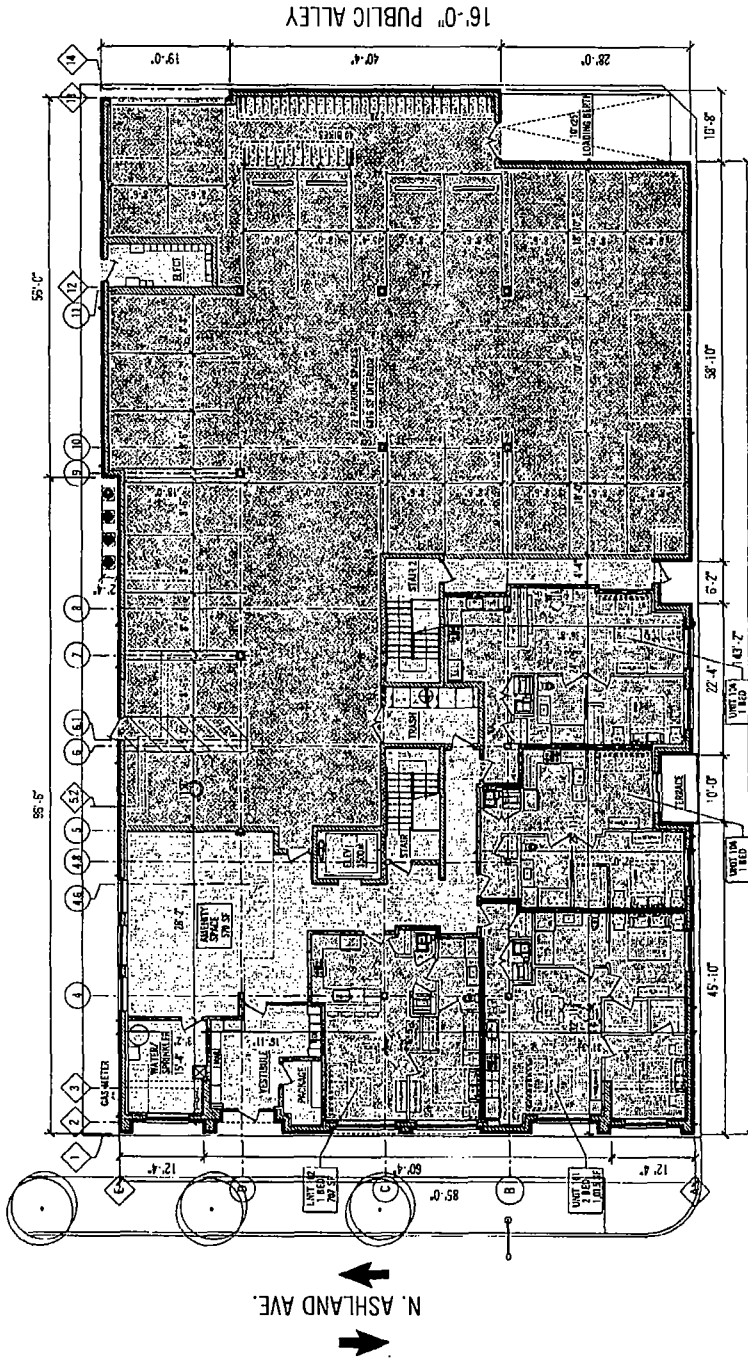
FIVE STORY 48 UNIT BUILDING

SHEET DESCRIPTION

PROJECT DATA

SHEET NUMBER

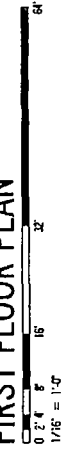

02



FIRST FLOOR PLAN
 1/16" = 1'-0"


AREA TARGETS - UNITS
1278 TOTAL CSF
1428 COMMON CSF
1091 PARKING CSF

UNIT MIX
(1) 2 BEDROOM
(9) 1 BEDROOM

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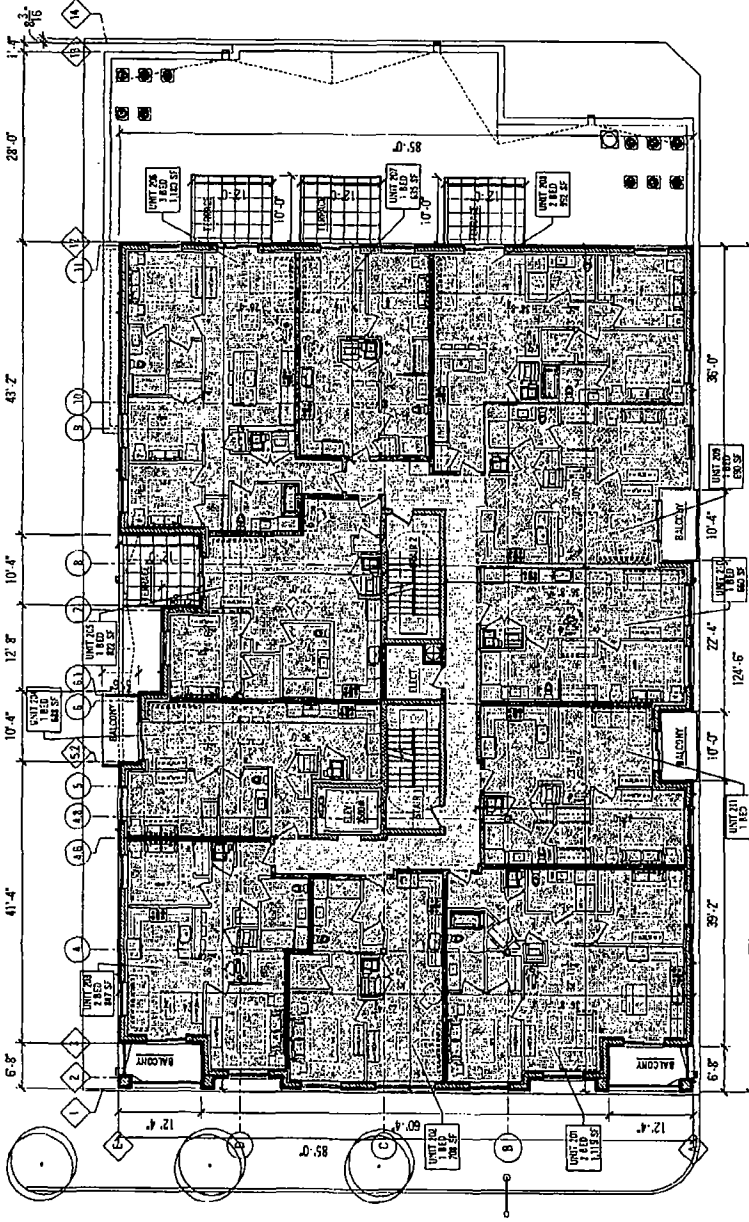
SUBMITTAL DATES
 ZONING SUBMITTAL 03-12-2011

DEVELOPER:

 PREMISES:
 3017-19th ASHLAND AVE CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 48 UNIT BUILDING

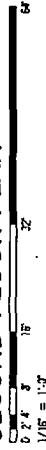
SHEET DESCRIPTION
 FIRST FLOOR PLAN

SHEET NUMBER
 03



16'-0" PUBLIC ALLEY

SECOND FLOOR PLAN



AREA TARGETS - 4 UNITS
 100% AFFORDABLE CSF
 100% COMAFFORD CSF
 80.75% EFFICIENT


UNIT MIX
 (1) 2 BEDROOM
 (1) 3 BEDROOM
 (7) 1 BEDROOM



SHEET NUMBER
04


SHEET DESCRIPTION
 SECOND FLOOR PLAN

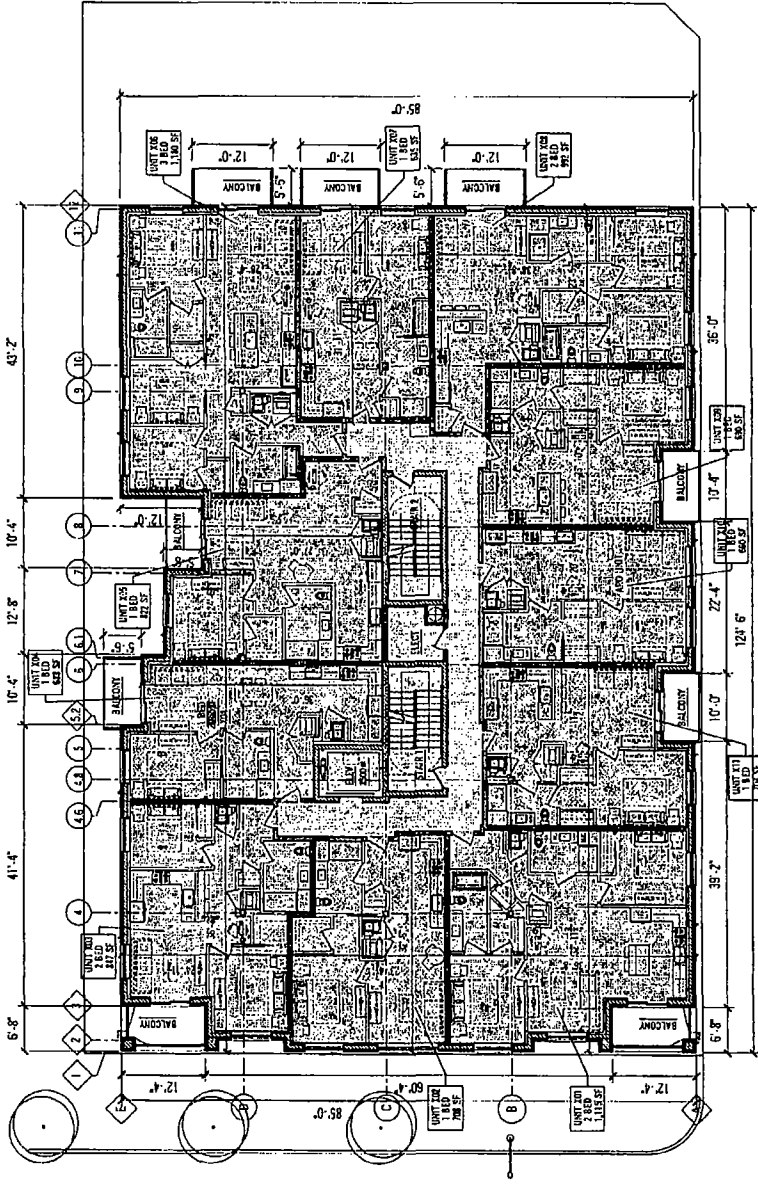
PROJECT DESCRIPTION
 FIVE STORY 48 UNIT BUILDING

DEVELOPER

 PREMISES
 307-18 N. ASHLAND AVE CHICAGO, IL

SUBMITTAL DATES
 ZONING SUBMITTAL 05-12-2001

2453 S. ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
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N. ASHLAND AVE.

16'-0" PUBLIC ALLEY


16'-0" PUBLIC ALLEY

THIRD & FOURTH FLOOR PLAN

0 2' 4' 8' 15' 32' 64'
1/16" = 1'-0"

AREA TAKEOFF
SQUARE FEET
SQUARE METERS
1.00 COMMON USE
82.5% EFFICIENT

UNIT MIX
(1) 3 BEDROOM
(1) 2 BEDROOM
(1) 1 BEDROOM

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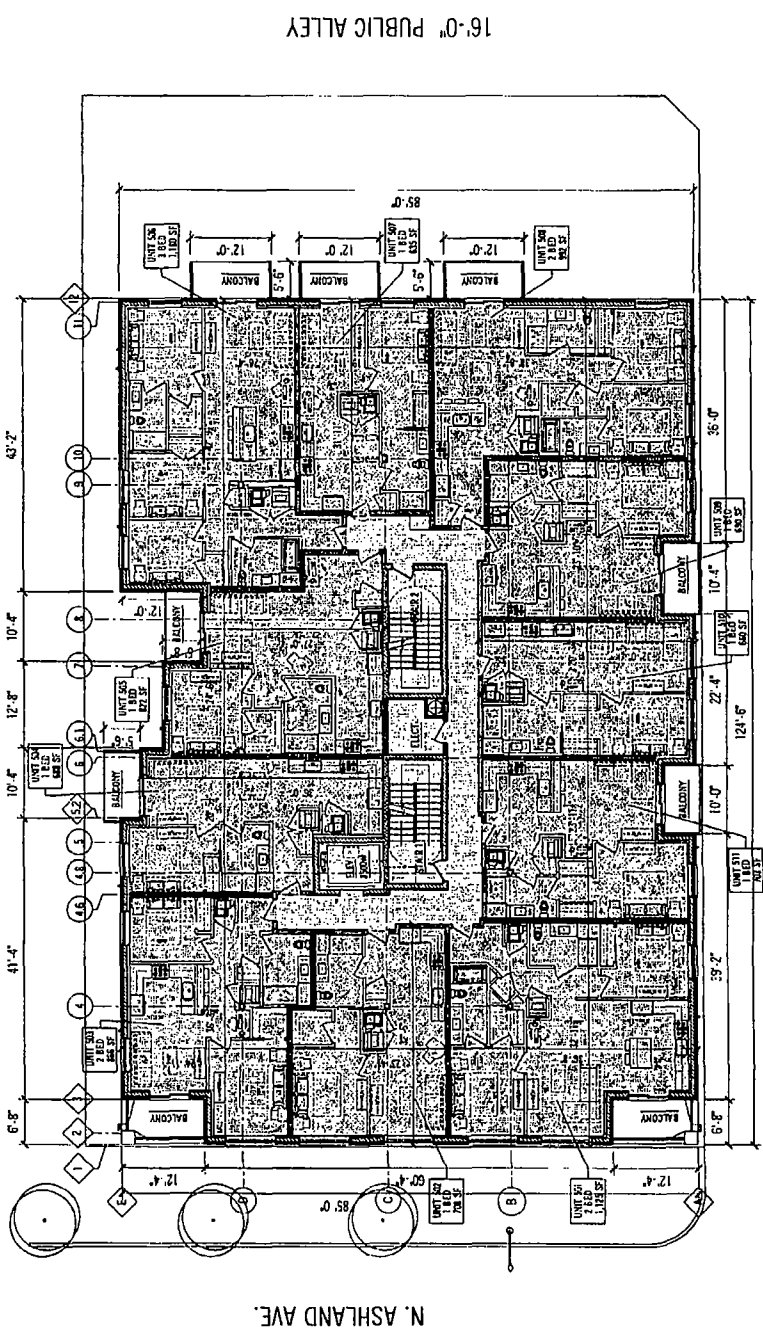
SUBMITTAL DATES
ZONING SUBMITTAL 03-12-2021

DEVELOPER
MAVREK
DEVELOPMENT
PRINCIPALS:
387-19 N. ASHLAND AVE CHICAGO, IL

PROJECT DESCRIPTION
FIVE STORY 48 UNIT BUILDING

SHEET DESCRIPTION
THIRD & FOURTH FLOOR PLAN

SHEET NUMBER
05



N. ASHLAND AVE.

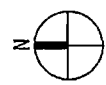
16'-0" PUBLIC ALLEY

16'-0" PUBLIC ALLEY

FIFTH FLOOR PLAN



AREA TARGET	UNIT MIX
TOTAL GSF	(1) 3 BEDROOM
NET UNITABLE GSF	(2) 2 BEDROOM
NET COMMON GSF	(7) 1 BEDROOM
80% EFFICIENT	



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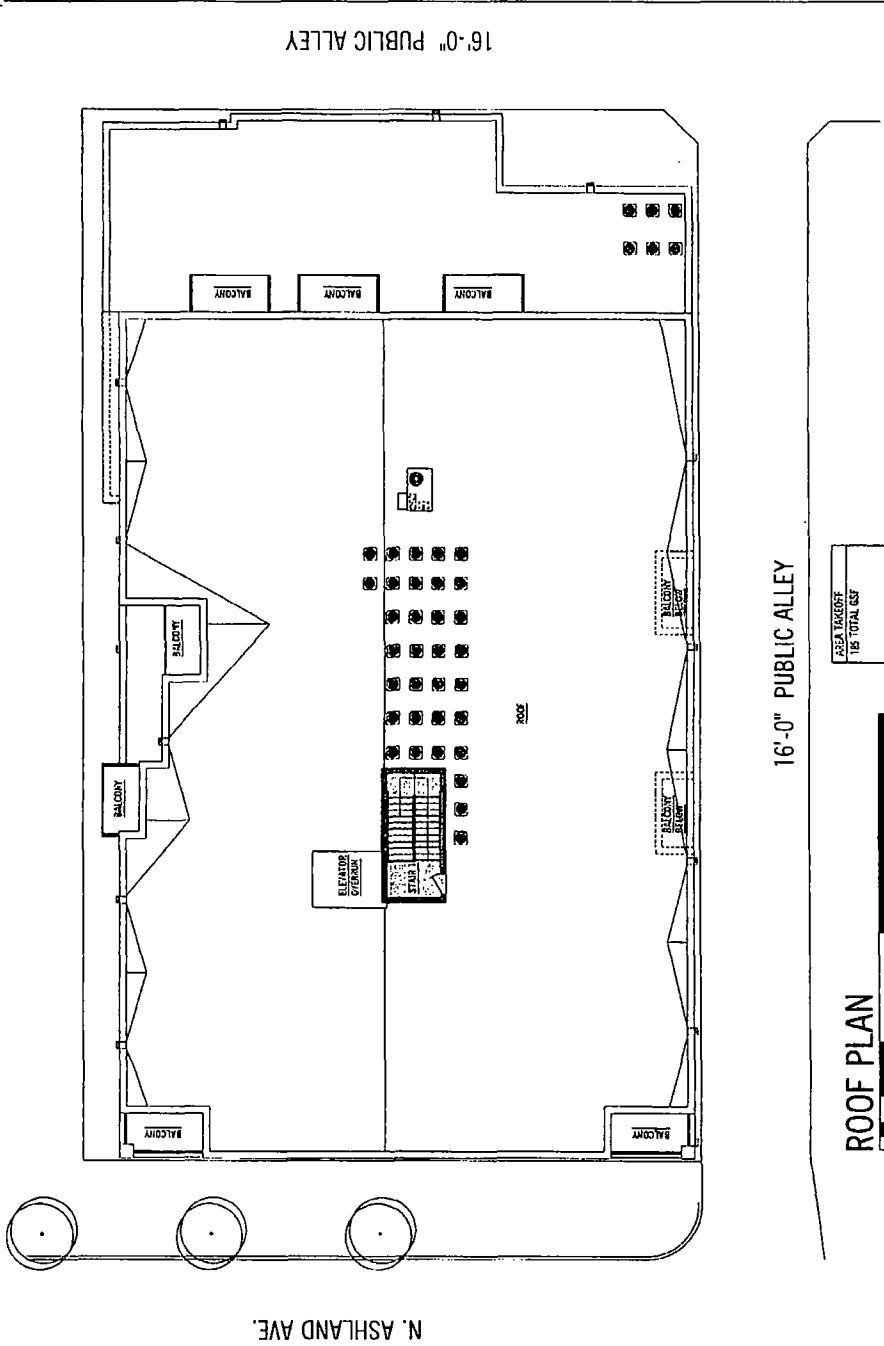
SUBMITTAL DATES
 ZONING SUBMITTAL 08-12-2011

DEVELOPER
MAYREK
 DEVELOPMENT
 PREMISES:
 387-974 ASHLAND AVE CHICAGO, IL

PROJECT DESCRIPTION
 FIVE STORY 48 UNIT BUILDING

SHEET DESCRIPTION
 FIFTH FLOOR PLAN

SHEET NUMBER
06





16'-0" PUBLIC ALLEY

AREA TAKEOFF
185 TOTAL CSF

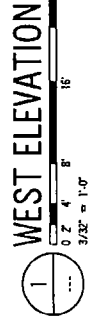
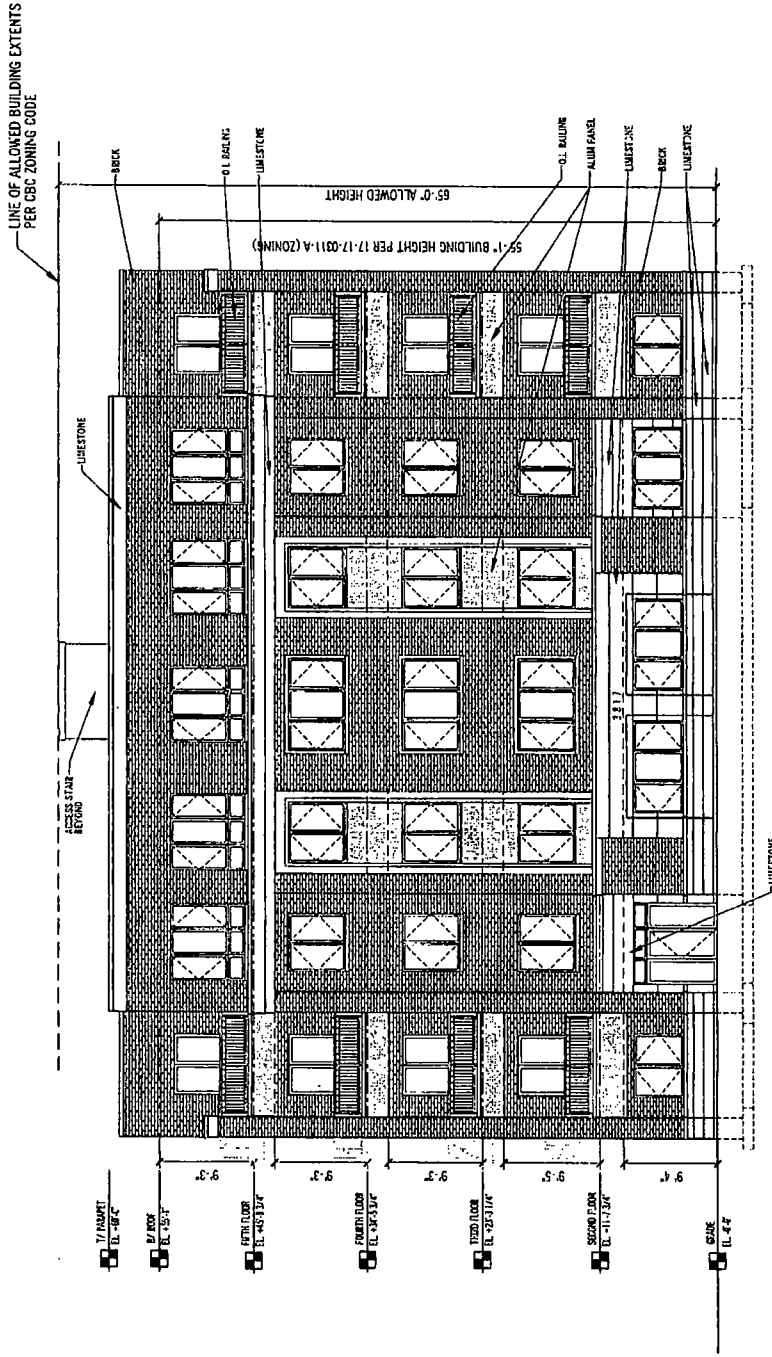
ROOF PLAN

0 24' 8" 16' 32' 64'
1/8" = 1'-0"



 <p>2453 S. ARCHER AVE UNIT C CHICAGO, IL 60608 P. 312.842.2225 F. 312.842.2253</p>	<p>SUBMITTAL DATES</p> <p>ZONING SUBMITTAL 03-12-2001</p>	<p>DEVELOPER</p>  <p>PREMISES: 3817-19 N. ASHLAND AVE CHICAGO, IL</p>	<p>PROJECT DESCRIPTION</p> <p>FIVE STORY 48 UNIT BUILDING</p>	<p>SHEET DESCRIPTION</p> <p>ROOF PLAN</p>	<p>SHEET NUMBER</p> <p>07</p>
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Final for Publication



SHEET NUMBER
08


SHEET DESCRIPTION
WEST ELEVATION

PROJECT DESCRIPTION
FIVE STORY 48 UNIT BUILDING

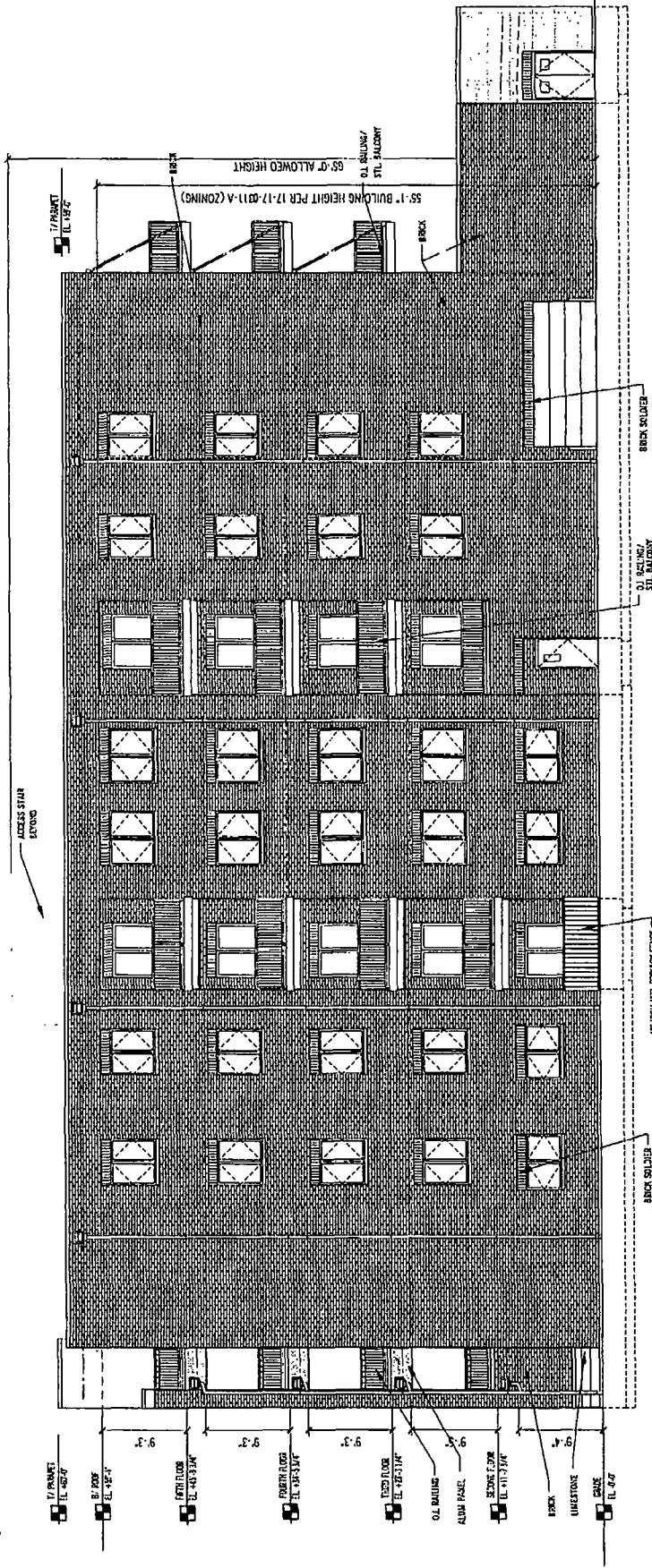
DEVELOPER

 PREPARED BY
 381-19 N. ASHLAND AVE CHICAGO, IL

SUBMITTAL DATES
 ZONING SUBMITTAL 05-2-2020

2433 S. ARCHER AVE
 UNIT C
 CHICAGO, IL 60609
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 T. 312.842.2253



DESIGN STUDIO



SOUTH ELEVATION



SHEET NUMBER
09

SHEET DESCRIPTION
SOUTH ELEVATION

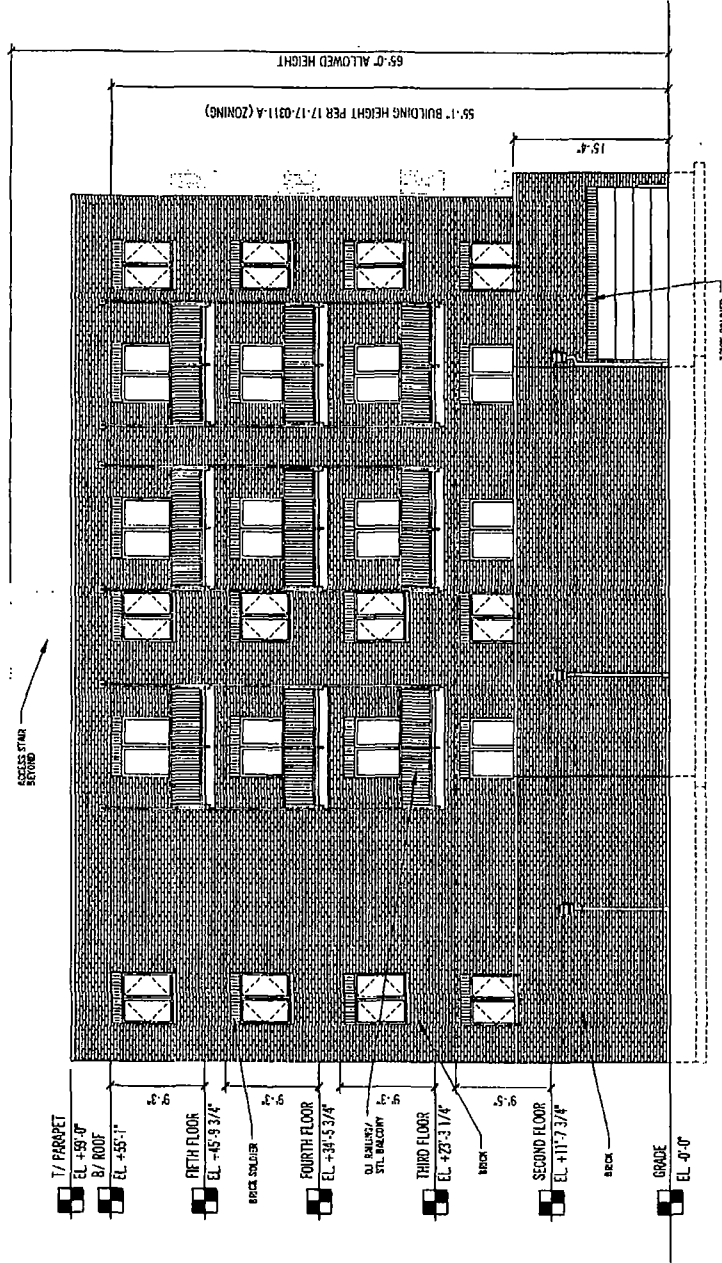
PROJECT DESCRIPTION
FIVE STORY 48 UNIT BUILDING

DEVELOPER
MAVREK
DEVELOPMENT
PREMISES
3817-9th AVE. CHICAGO, IL

SUBMITTAL DATES
ZONING SUBMITTAL 03-12-2021

2453 S. ARCHER AVE
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E. 312.842.2253





EAST ELEVATION



2453 S. ARCHER AVE
 UNIT C
 CHICAGO, IL 60608
 P. 312.842.2225
 F. 312.842.2233



SUBMITTAL DATES

08-12-2021

ZONING SUBMITTAL

DEVELOPER



PREMISES:
 337-19 N. ASHLAND AVE CHICAGO, IL

PROJECT DESCRIPTION

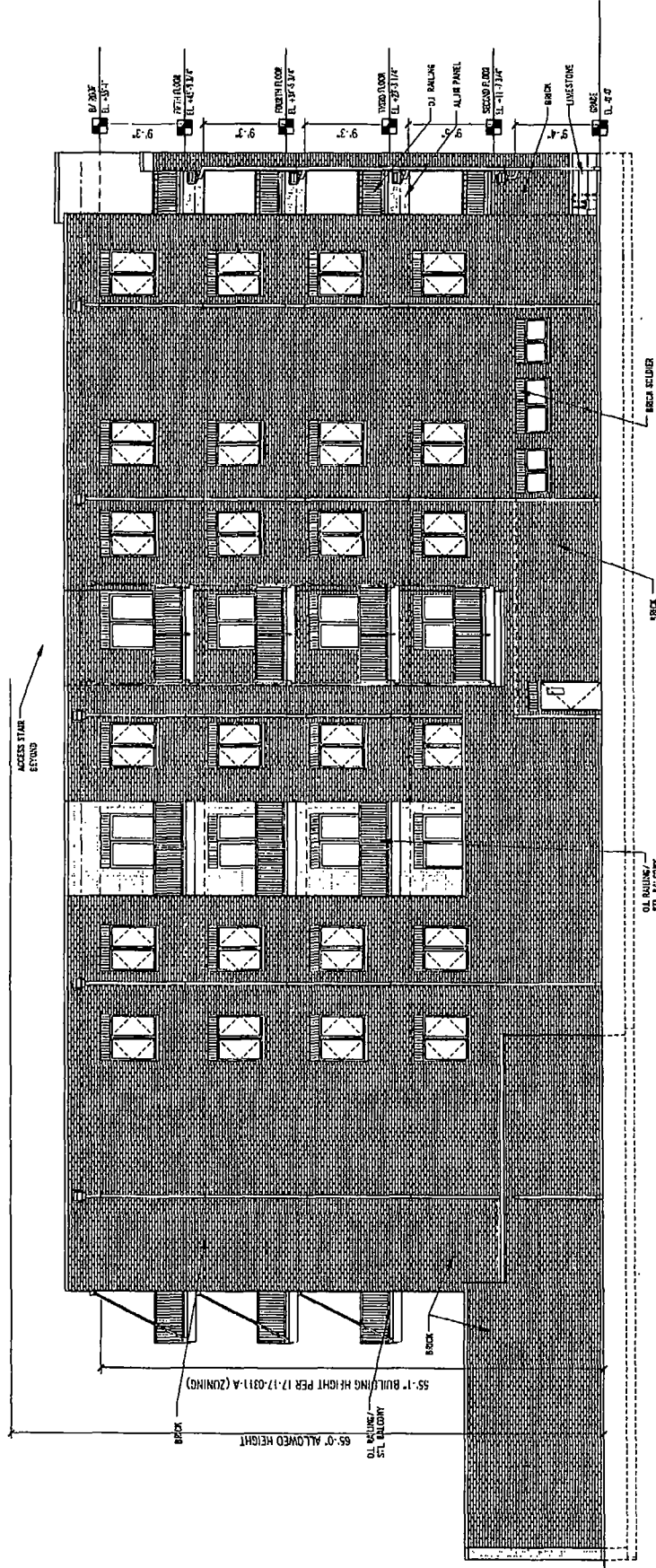
FIVE STORY 48 UNIT BUILDING

SHEET DESCRIPTION

EAST ELEVATION

SHEET NUMBER


10



NORTH ELEVATION



0' 7' 4' 8' 16' 32'
3/32" = 1'-0"

 <p>DEVELOPER PREMISES 387-19 N. ASHLAND AVE CHICAGO, IL</p>	<p>PROJECT DESCRIPTION FIVE STORY 48 UNIT BUILDING</p>	<p>SHEET DESCRIPTION NORTH ELEVATION</p>	<p>SHEET NUMBER 11</p>
<p>2433 S. ARCHER AVE UNIT C CHICAGO, IL 60608 P. 312.842.2225 T. 312.842.2253</p>	<p>SUBMITTAL DATES ZONING SUBMITTAL 03-12-2001</p>		

