



City of Chicago



SO2020-4810

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/7/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-G at 3415-3425 N
Ashland Ave - App No. 20527T1

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

#20527-T1

SUBSTITUTE 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 current C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 9-G in the area bounded by:

a line 279.30 feet north of and parallel to West Roscoe Avenue; the public alley next east of and parallel to North Ashland Avenue; a line 124.30 feet north of and parallel to West Roscoe Avenue; North Ashland Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Address: 3415 – 25 North Ashland Avenue

SUBSTITUTE NARRATIVE AND PLANS
 3415-25 North Ashland Avenue
 TYPE I REGULATIONS

Narrative: The Property is improved with an existing partial one-story and two-story vacant commercial building. The Applicant proposes to demolish the existing building and construct a new 42,518 square foot, four-story building with 53 dwelling units and parking for 16 vehicles and 53 bicycles. The height of the building will be 65.00 feet. The property is located in a Transit Served Location under the Chicago Zoning Ordinance.

Lot Area: 16,544 square feet

FAR: 2.57

Floor Area: 42,518 square feet

Residential Dwelling Units: 53

MLA: 312

Height: 65.00 feet

Automobile Parking: 16*

Bicycle Parking: 53

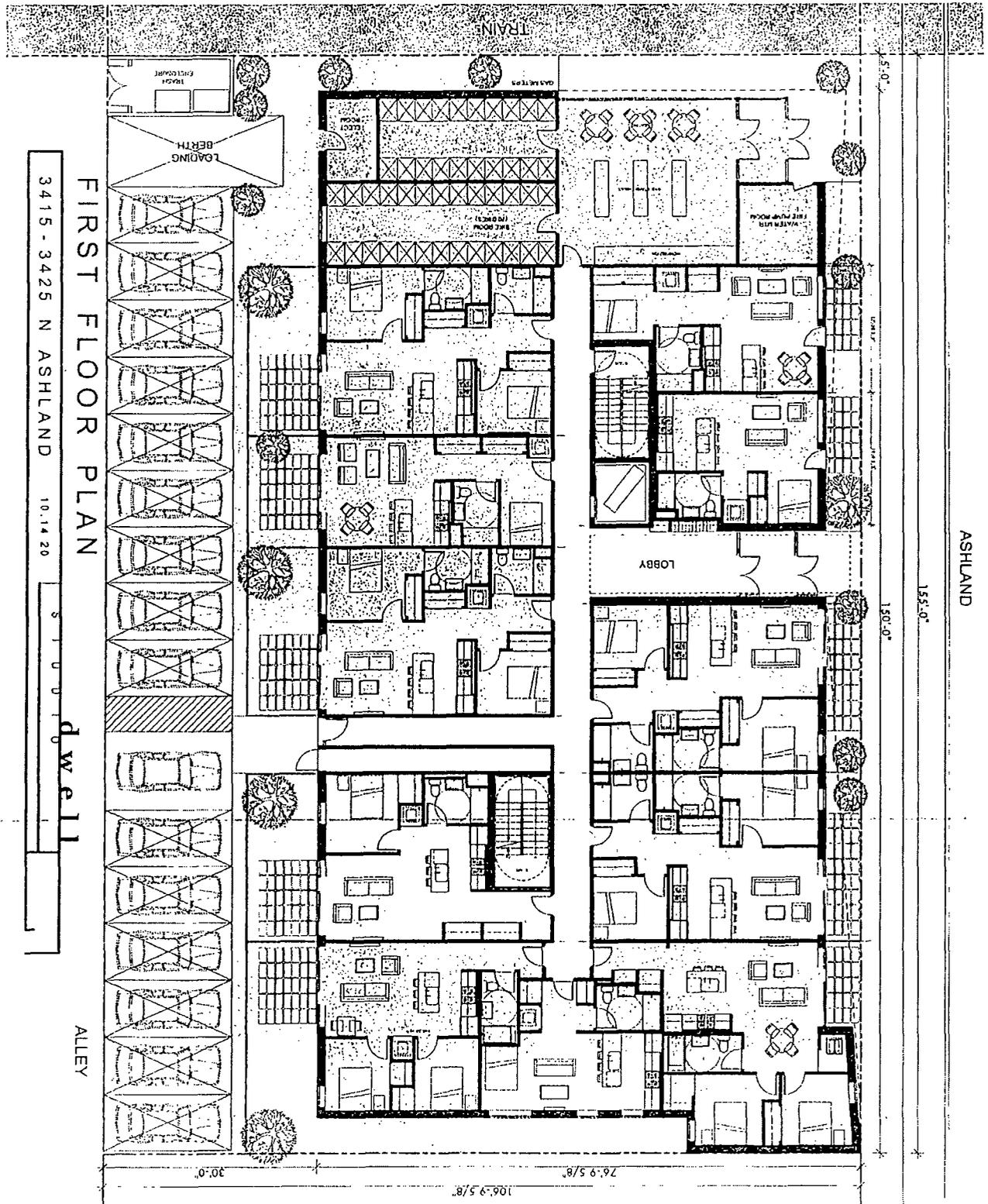
Setbacks:

Front:	None
North Side:	5.00 feet
South Side:	5.00 feet
Rear:	30.00 feet

A set of plans is attached.

- Property is 1,210 feet west of the Southport Brown Line CTA Station and 680 feet east of the Paulina Brown Line CTA Station.

ASHLAND



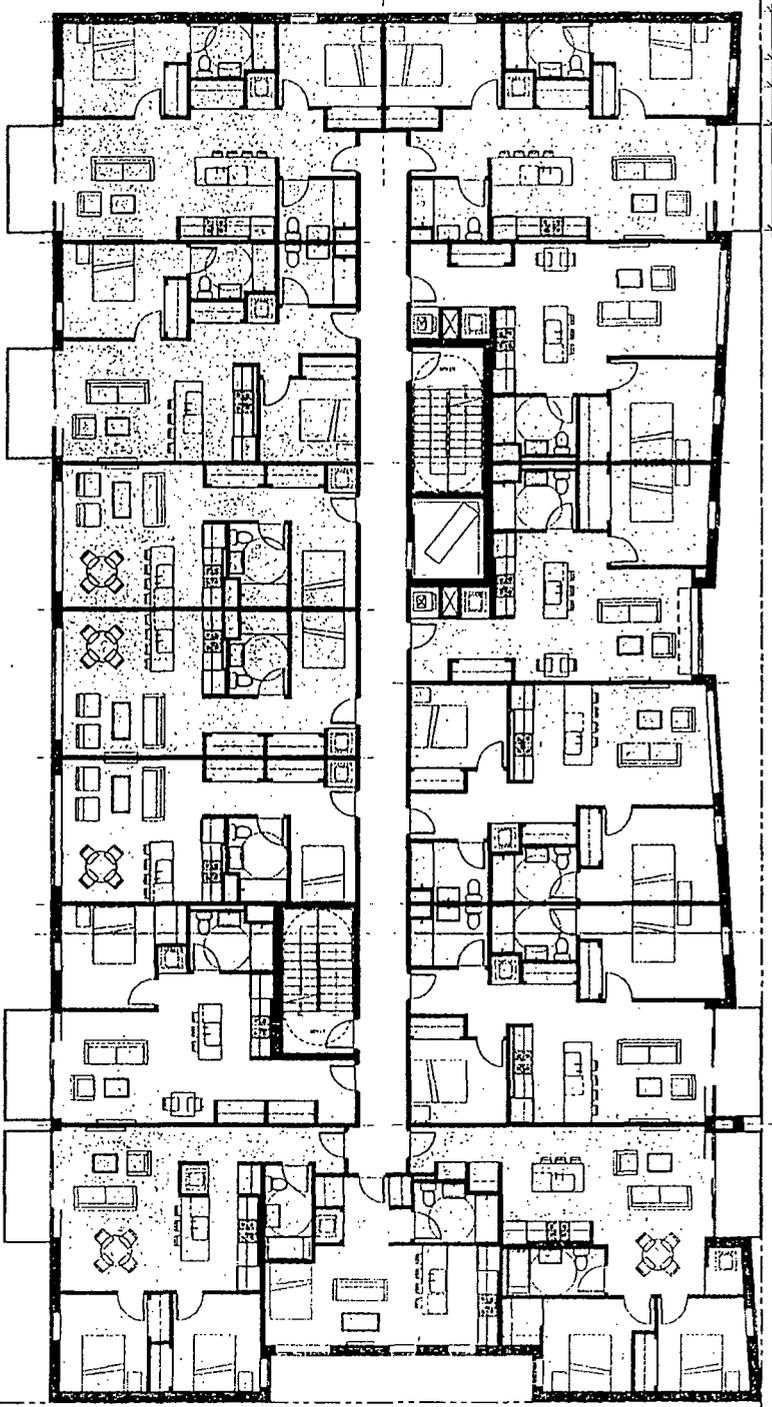
Final for Publication

ASHLAND

135'-0"

150'-0"

5'-0"



2nd, 3rd & 4th FLOOR PLANS

3415 - 3425 N ASHLAND

10.14.20

d w e l l

ALLEY

106'-9 5/8"

76'-9 5/8"

30'-0"

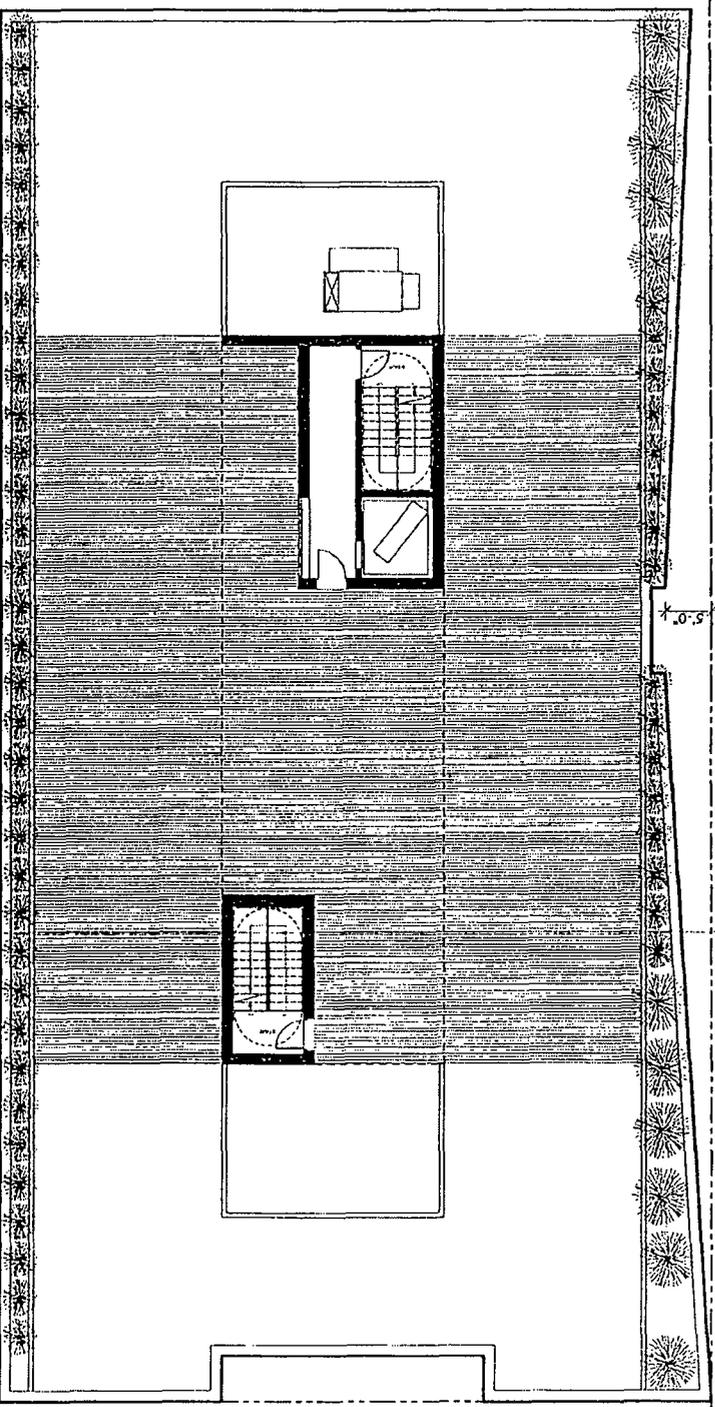
ASHLAND

155'-0"

150'-0"

5'-0"

TRAIN



ROOF FLOOR PLAN

3415 - 3425 N ASHLAND 10.14.20

dw ell

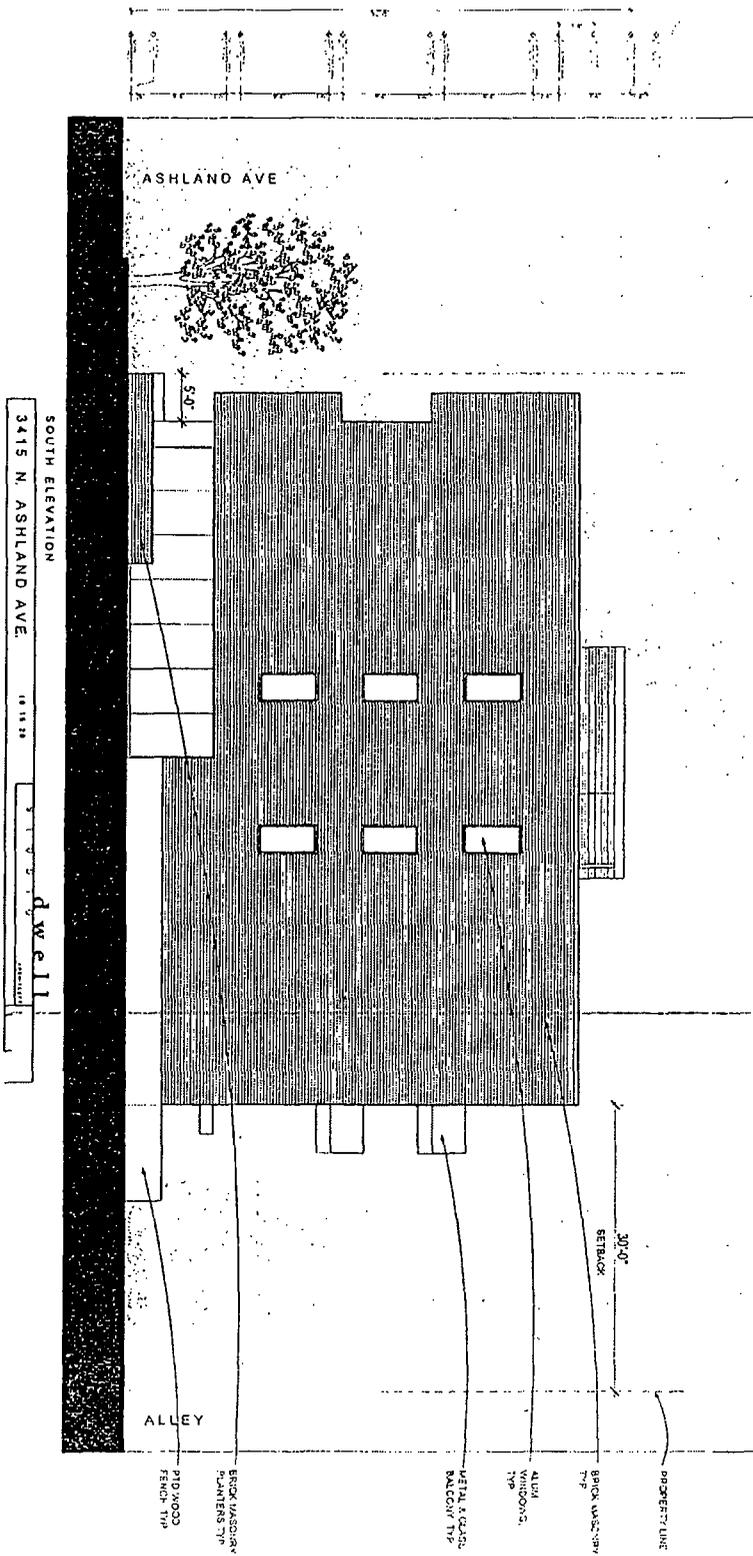
ALLEY

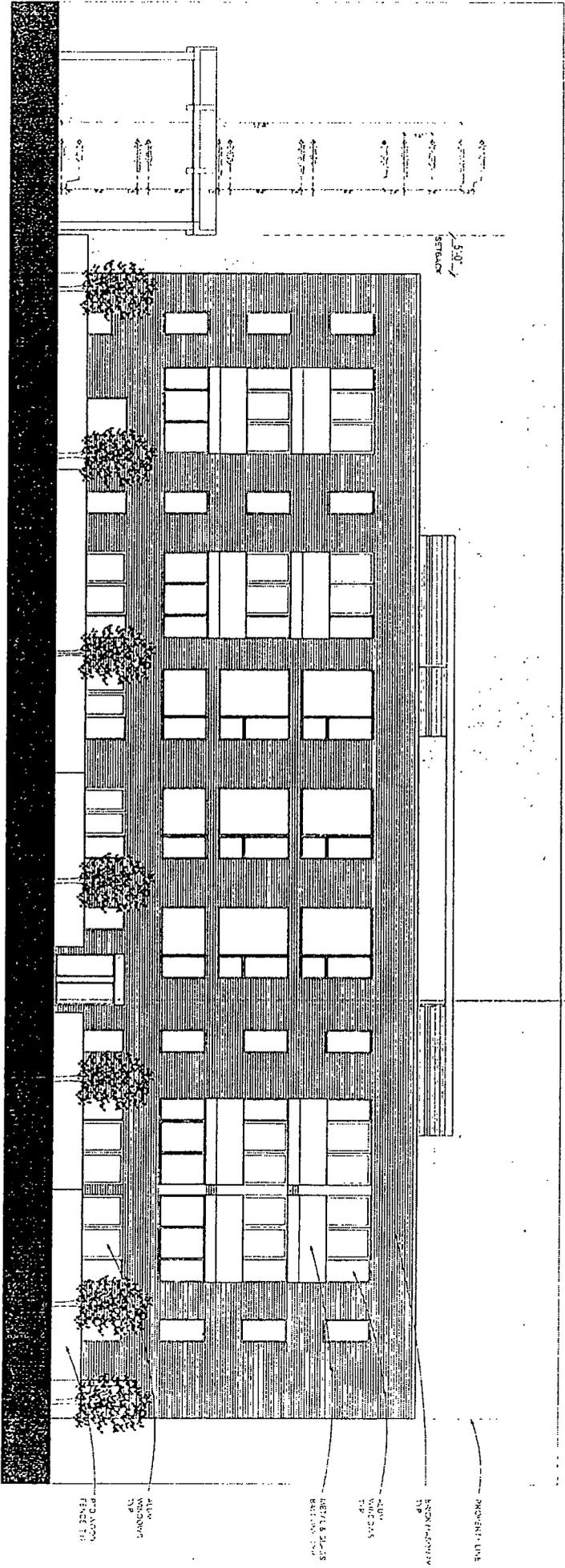
106'-9 5/8"

76'-9 5/8"

30'-0"

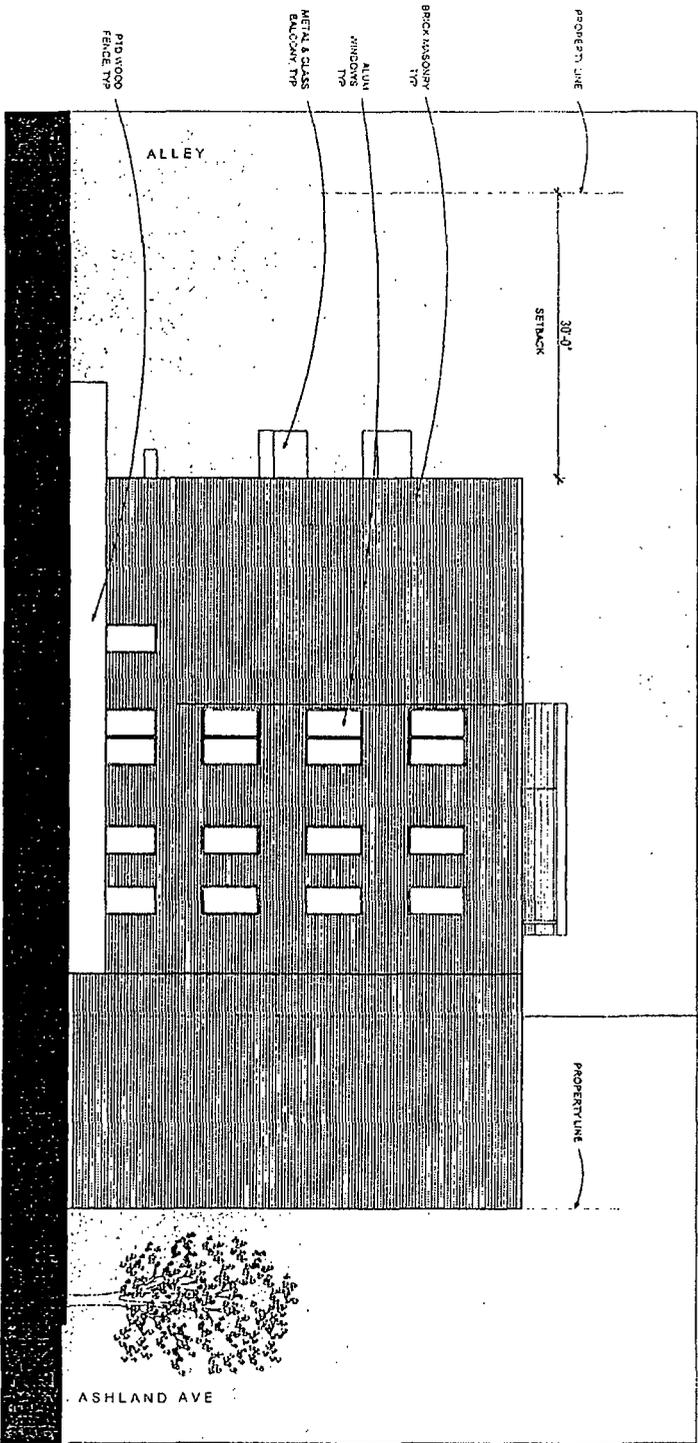
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EAST ELEVATION
3415 N. ASHLAND AVE 18-1118
T T V U d w e l l
ARCHITECTS

Final for Publication



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