



City of Chicago



SO2015-6420

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/24/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-H at 5200 N Ashland Ave - App No. 18527T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18527T1
INTRO DATE
Sept 24, 2015

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

West Farragut Avenue; North Ashland Avenue; West Foster Avenue; a line 356 feet west of and parallel to North Ashland Avenue; the alley next north of and parallel to West Foster Avenue; and the alley next west of and parallel to North Ashland Avenue,

to those of a B3-3 Community Shopping 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: 5200 North Ashland Avenue

18527

17-13-0303-C (1) Narrative Zoning Analysis – SUBSTITUTE NARRATIVE AND PLANS
5200 North Ashland Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District
Lot Area: 71,165 sq. ft. (Total Lot Area)

Proposed Land Use: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into a mixed-use building. There will be no physical expansion of the existing four-story school building, rather all of the proposed work will be performed to and within the interior of the building. The newly converted building will contain a community theatre (auditorium) - located on and between a portion of the 1st thru 2nd Floors (30,991 SF), and forty-nine (49) dwelling units – located on and between the 2nd thru 4th Floors.. The plan also calls for the establishment of ninety-three (93) standard parking spaces and five (5) “accessible” parking spaces – located onsite (but, outside of the building). The existing building is and will remain masonry in construction and measures approximately 57’-6” in height.

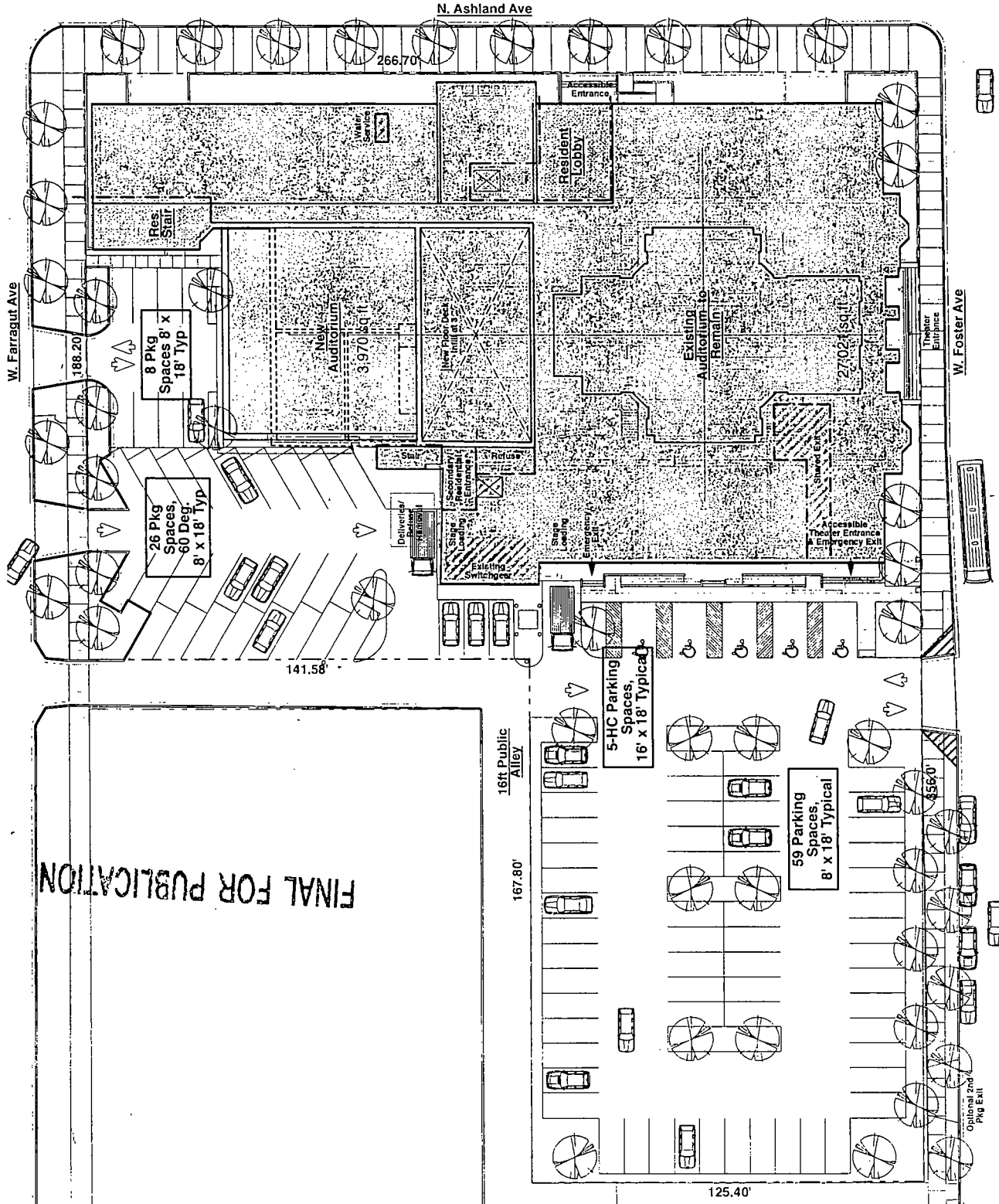
- (a) The Project’s Floor Area Ratio:
72,090 square feet (1.01 FAR)
- (b) The Project’s Density (Lot Area Per Dwelling Unit):
49 Dwelling Units
- (c) The amount of off-street parking:
98 Parking Spaces
- (d) Setbacks:
 - a. Front Setback: 2’-9”
 - b. Rear Setback: 24’-6”
 - c. Side Setbacks:
 - North: 2’-7”
 - South: 3’-2”
 - d. Rear Yard Open Space: 0 square feet

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**The Applicant will be seeking Variations with the Zoning Board of Appeals to bring the existing setbacks into compliance under the Zoning Code.*

- (e) Building Height: 57’-6”

***17-13-0303-C(2) Plans Attached.**



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Trumbull School
1600 West Foster Avenue
Chicago, IL

1st Floor Plan
Scale 1" = 20'



DATA

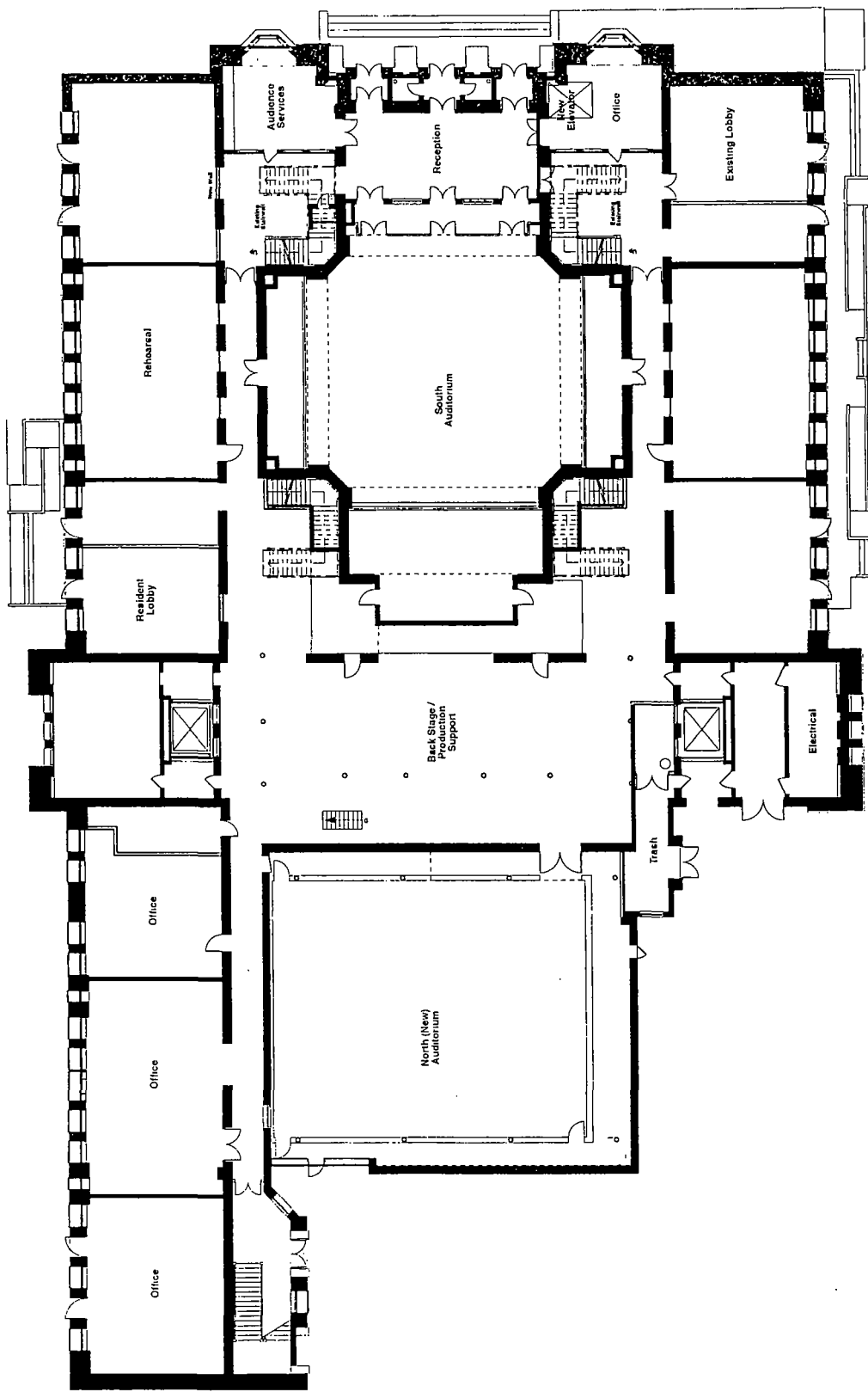
1st Floor - Timeline Theatre
2nd Floor - 15 Units:
(3) 2 Bedroom
(6) 1 Bedroom
(6) Efficiency
Net Sq. Ft. 11,502
3rd Floor - 17 Units:
(3) 2 Bedroom
(12) 1 Bedroom
(2) Efficiency
Net Sq. Ft. 14,687
4th Floor - 17 Units:
(3) 2 Bedroom
(12) 1 Bedroom
(2) Efficiency
Net Sq. Ft. 14,910
Total Residential Units: 49
Total Net Sq. Ft.: 41,099

739 Ave LLC
Sviga Development, Inc.
developer

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1st Floor Plan
SCALE: 1" = 20'

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Trumbull School
1600 West Foster Avenue
Chicago, IL



2nd Floor Plan
Scale: 1" = 20'



DATA

1st Floor - Timeline Theatre

2nd Floor - 15 Units

(3) 2 Bedroom

(6) 1 Bedroom

(6) Efficiency

Net Sq. Ft. 11,502

3rd Floor - 17 Units

(3) 2 Bedroom

(12) 1 Bedroom

(2) Efficiency

Net Sq. Ft. 14,667

4th Floor - 17 Units

(3) 2 Bedroom

(12) 1 Bedroom

(2) Efficiency

Net Sq. Ft. 14,910

Total Residential Units: 49

Total Net Sq. Ft. 41,099

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Sages Development, Inc.
Developer

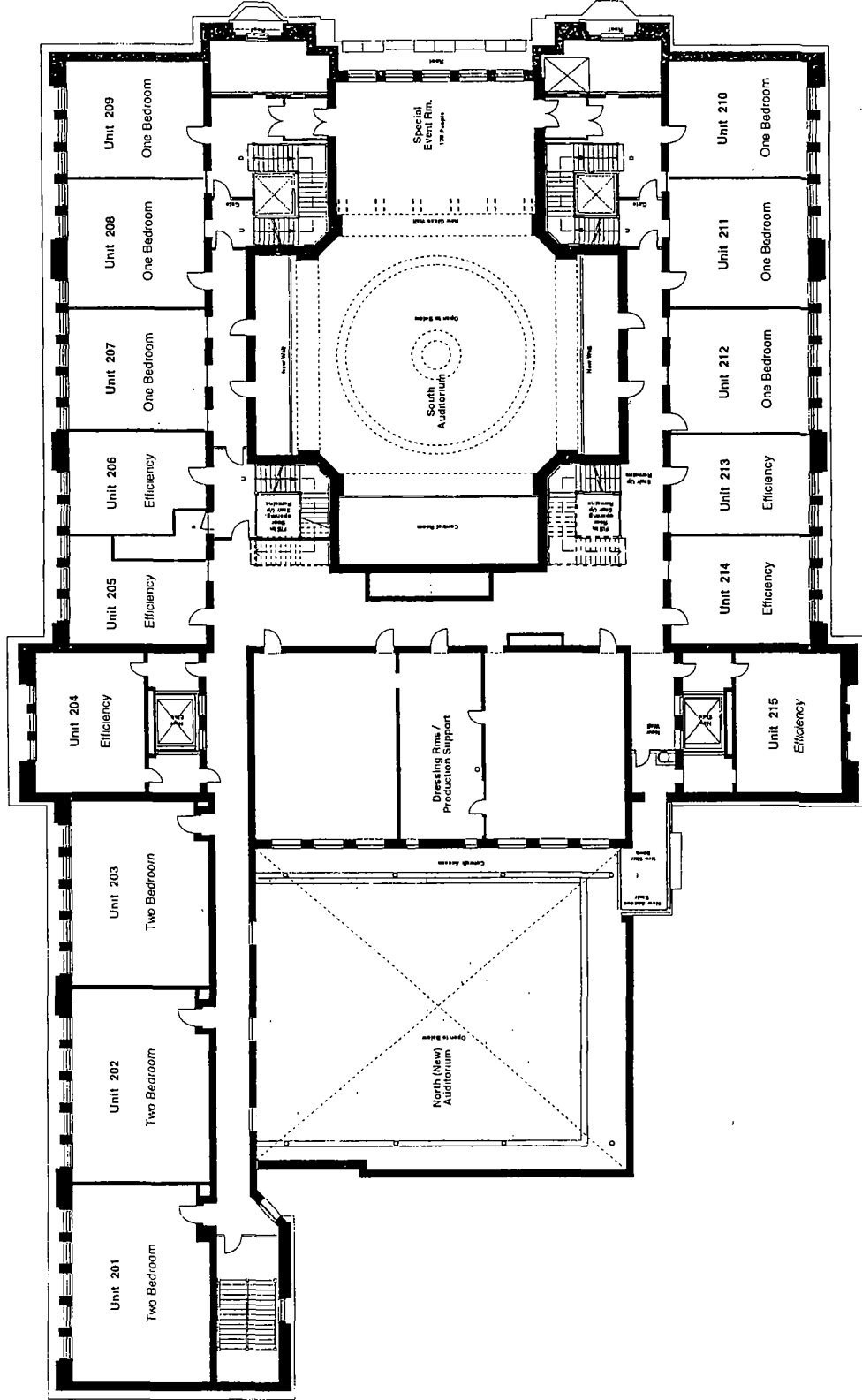
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2nd Floor Plan

SCALE: 1" = 20'



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Trumbull School
1600 West Foster Avenue
Chicago, IL



3rd Floor Plan
Scale 1" = 20'



DATA

1st Floor - Timeline Theatre

2nd Floor - 15 Units
(3) 2 Bedroom
(6) 1 Bedroom
(6) Efficiency
Net Sq. Ft. 11,502

3rd Floor - 17 Units
(3) 2 Bedroom
(12) 1 Bedroom
(2) Efficiency
Net Sq. Ft. 14,687

4th Floor - 17 Units
(3) 2 Bedroom
(12) 1 Bedroom
(2) Efficiency
Net Sq. Ft. 14,910

Total Residential Units: 49
Total Net Sq. Ft. 41,099

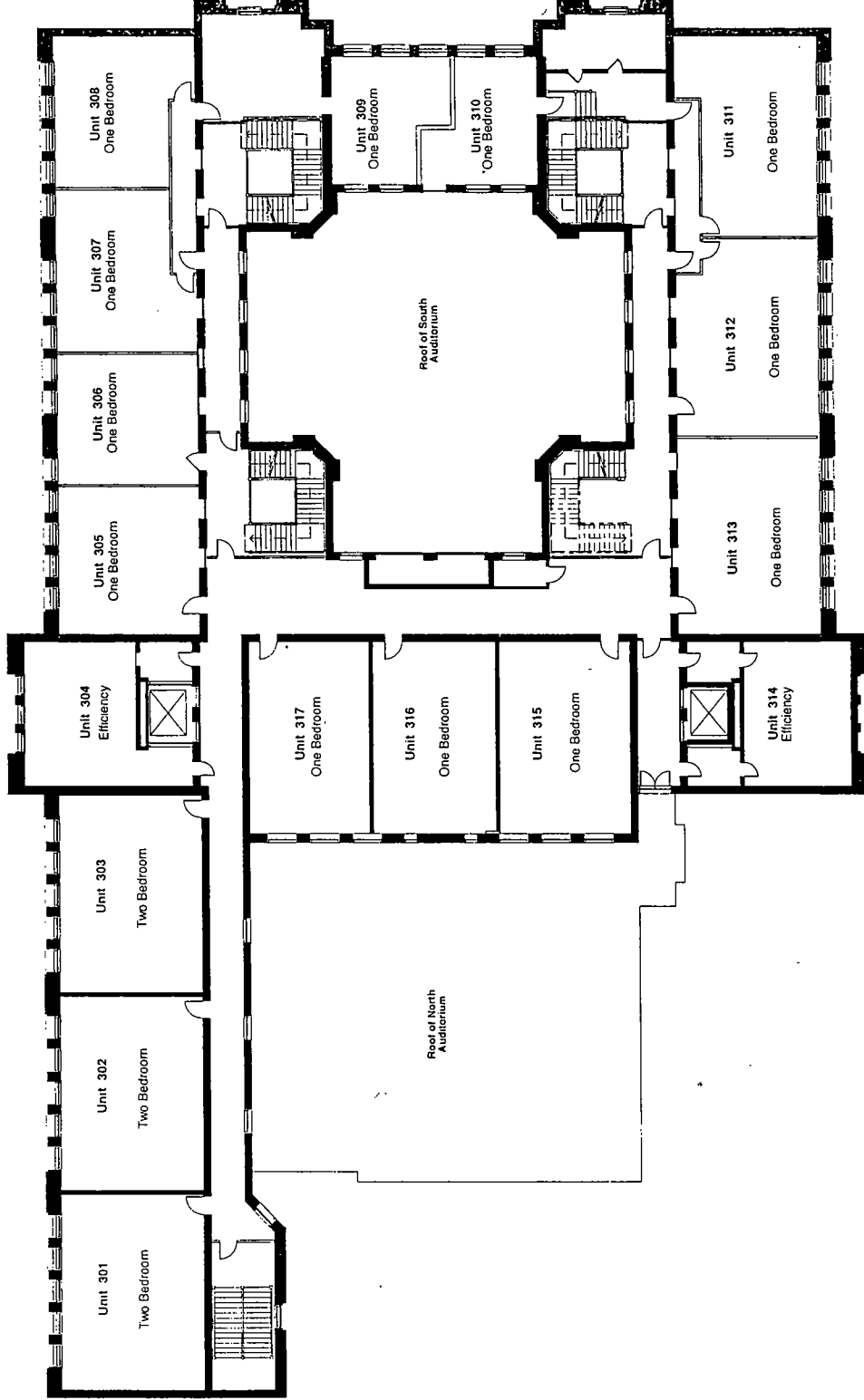
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Developer



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1600 West Foster Avenue, Chicago, IL 60610



3rd Floor Plan

SCALE 1" = 20'

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Trumbull School
1600 West Foster Avenue
Chicago, IL



4th Floor Plan
Scale 1" = 20'



DATA

1st Floor - Timeline Theatre

2nd Floor - 15 Units

(3) 2 Bedroom
(6) 1 Bedroom
(6) Efficiency
Net Sq. Ft. 11,502

3rd Floor - 17 Units

(3) 2 Bedroom
(12) 1 Bedroom
(2) Efficiency
Net Sq. Ft. 14,687

4th Floor - 17 Units

(3) 2 Bedroom
(12) 1 Bedroom
(2) Efficiency
Net Sq. Ft. 14,910

Total Residential Units: 49
Total Net Sq. Ft. 41,099

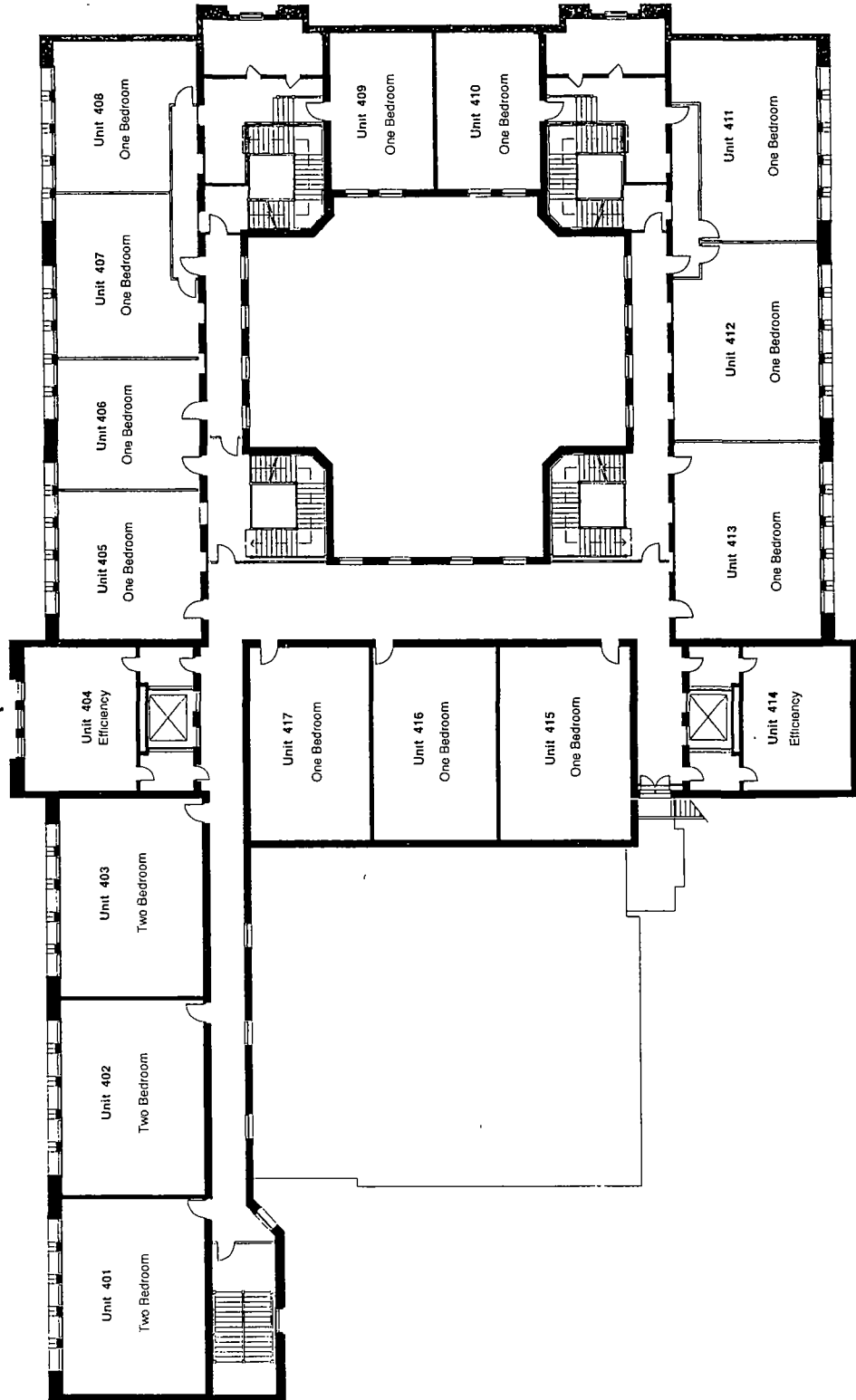
739 Ads LLC
739 Ads LLC
Sylvia Development
Developer

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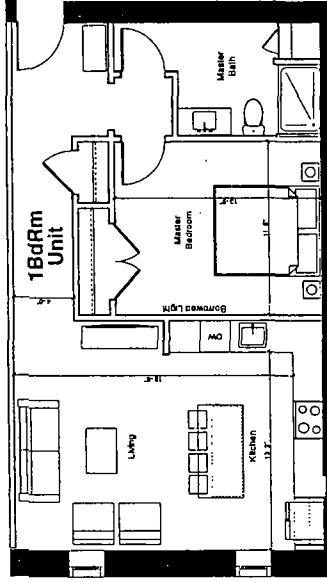


4th Floor Plan

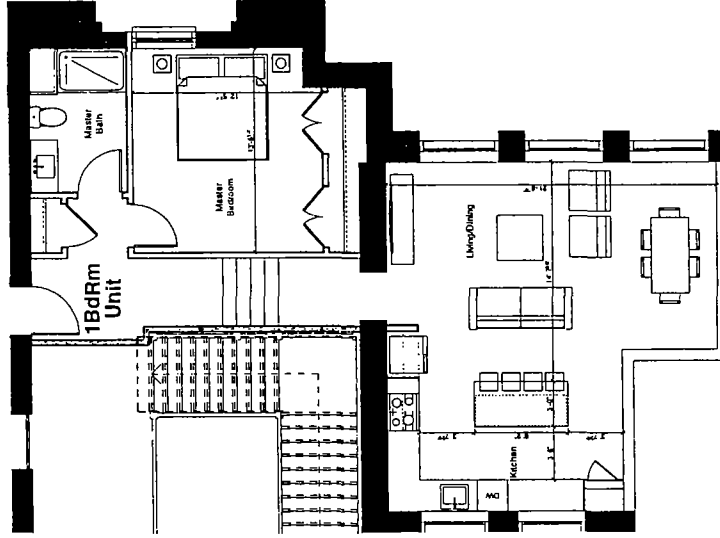
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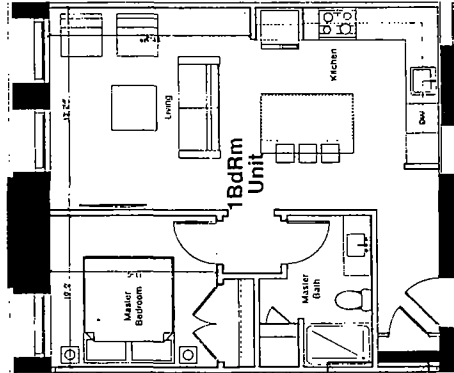
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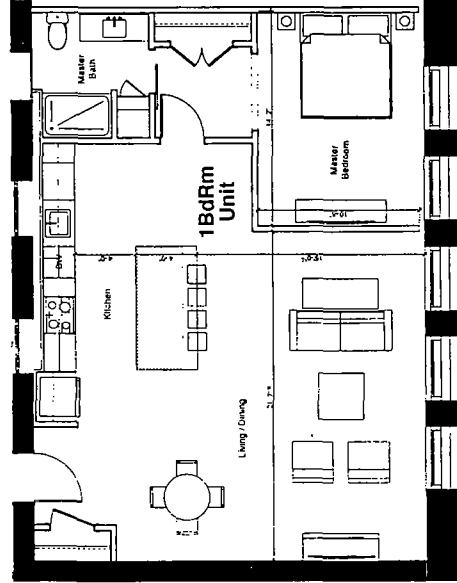
Unit 306



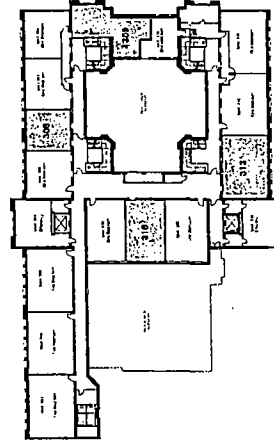
Unit 309



Unit 309



Unit 313



3rd Floor Key Plan

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Developer

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DATA

1st Floor - Timeline Theatre

2nd Floor - 15 Units

(3) 2 Bedroom

(6) 1 Bedroom

(6) Efficiency

Net Sq. Ft. 11,502

3rd Floor - 17 Units.

(3) 2 Bedroom

(12) 1 Bedroom

(2) Efficiency

Net Sq. Ft. 14,687

4th Floor - 17 Units.

(3) 2 Bedroom

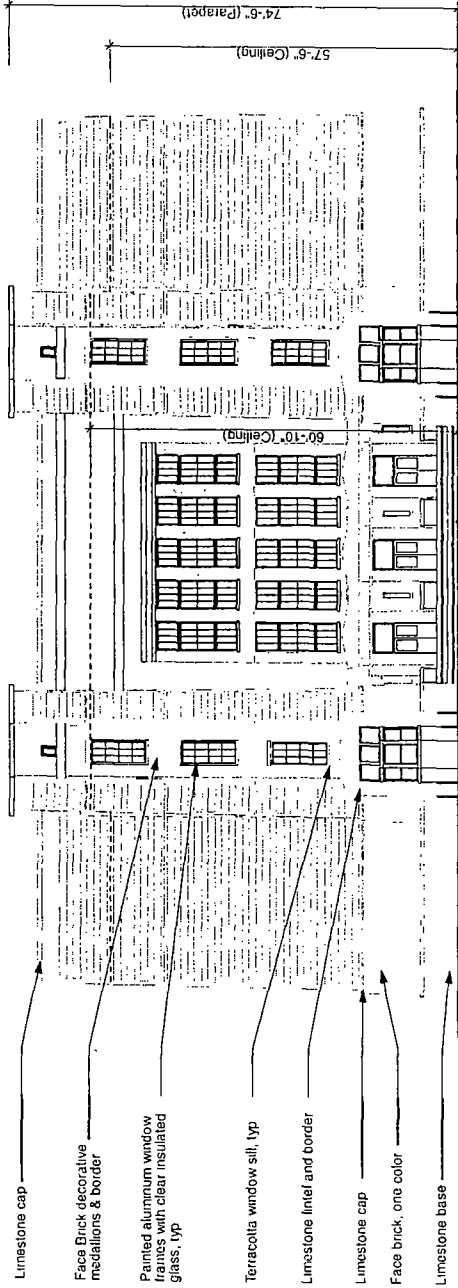
(12) 1 Bedroom

(2) Efficiency

Net Sq. Ft. 14,910

Total Residential Units 49

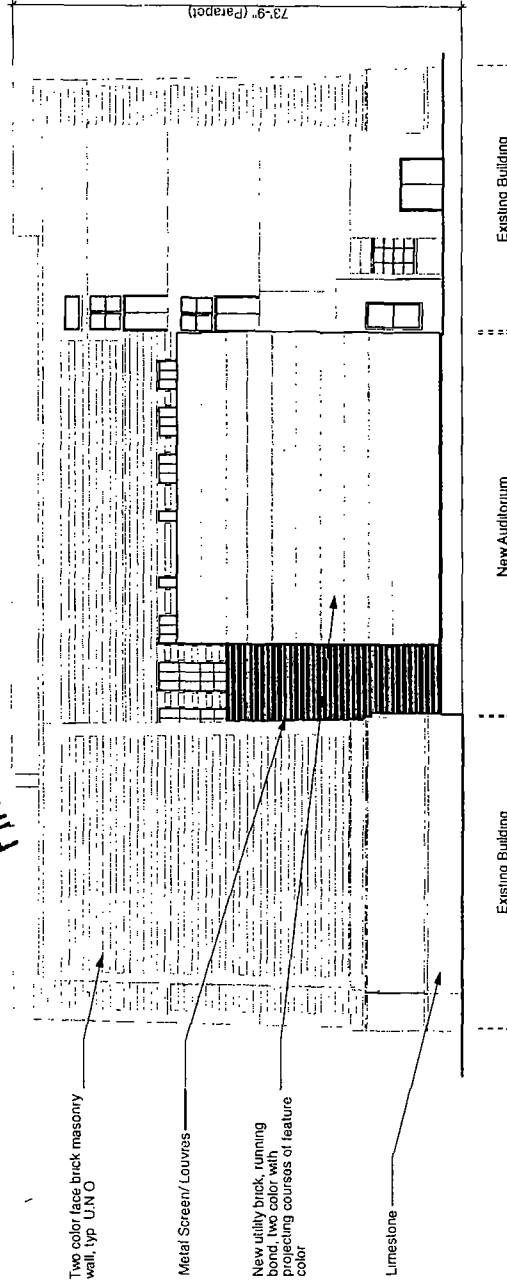
Total Net Sq. Ft. 41,099



South Elevation (W Foster Ave)

SCALE 1" = 20'

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North Elevation (W Farragut Ave)

SCALE 1" = 20'

Existing Building New Auditorium Existing Building

DATA:

1st Floor - Timeline Theatre

2nd Floor - 15 Units

(3) 2 Bedroom

(6) 1 Bedroom

(6) Efficiency

Net Sq. Ft. 11,502

3rd Floor - 17 Units

(3) 2 Bedroom

(12) 1 Bedroom

(2) Efficiency

Net Sq. Ft. 14,687

4th Floor - 17 Units

(3) 2 Bedroom

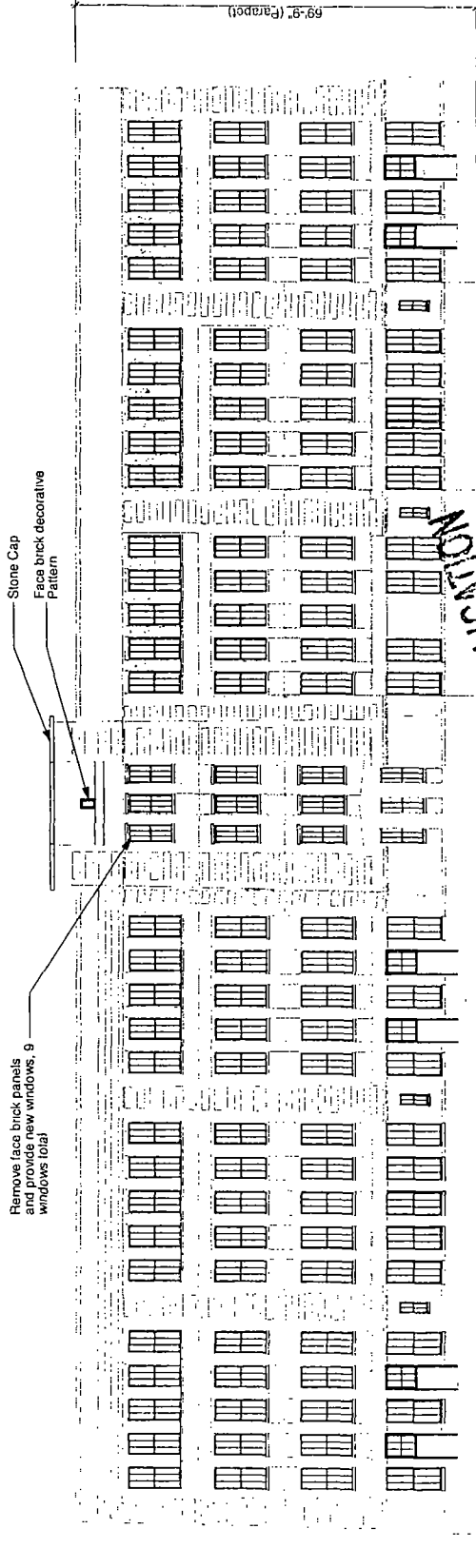
(12) 1 Bedroom

(2) Efficiency

Net Sq. Ft. 14,910

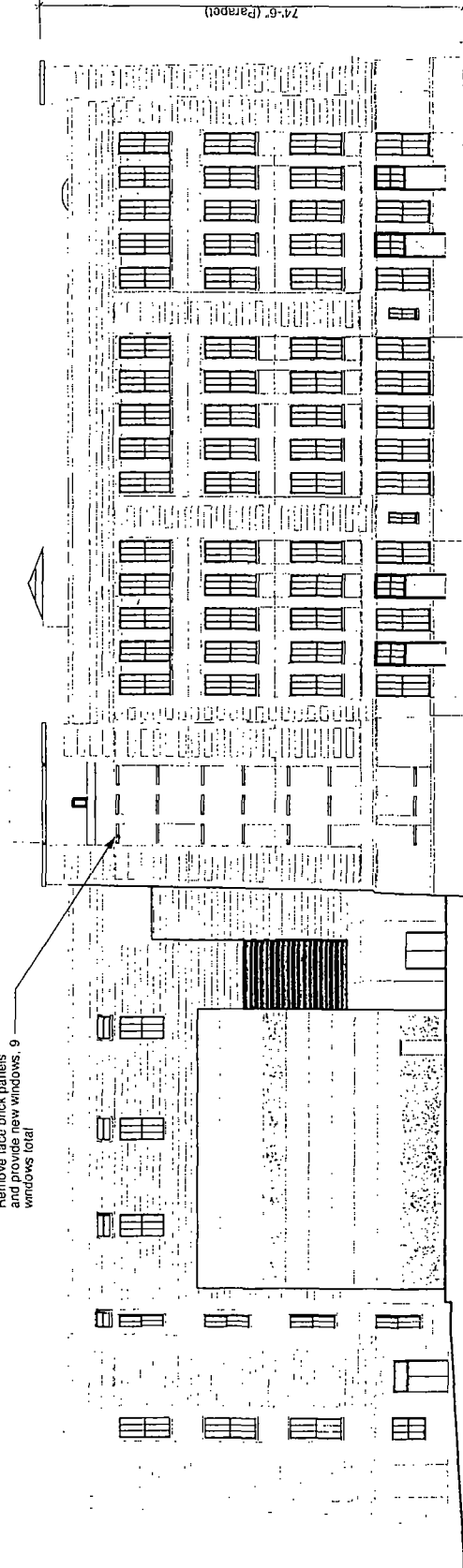
Total Residential Units: 49

Total Net Sq. Ft.: 41,099



East Elevation (N Ashland Ave)

SCALE: 1" = 20'



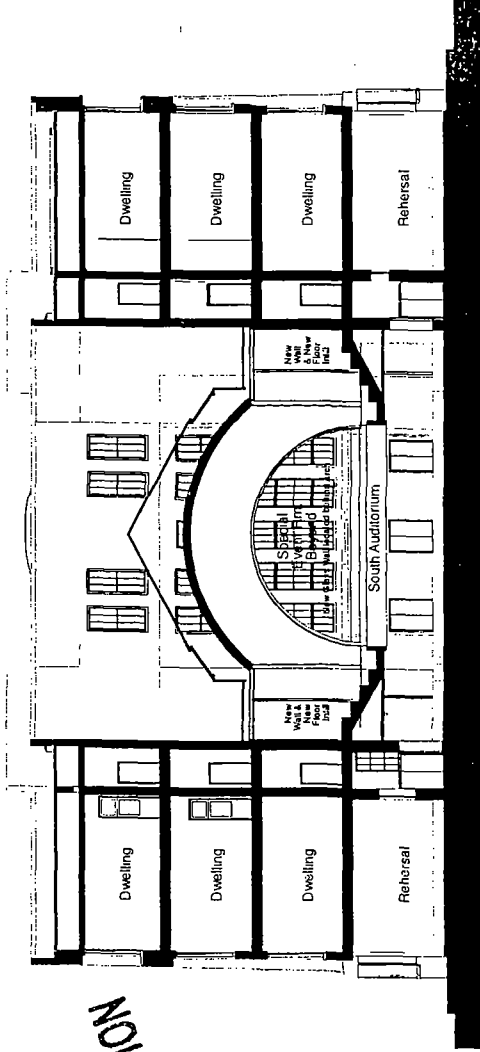
West Elevation

SCALE: 1" = 20'

Existing Building

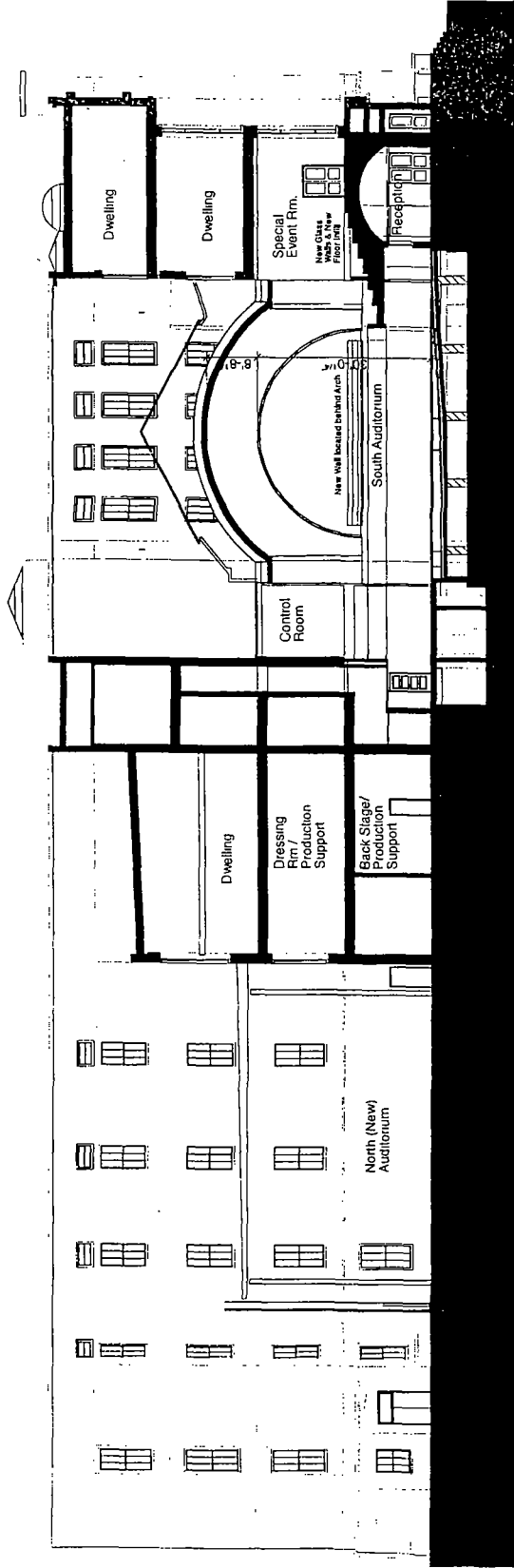
New Auditorium

Existing Building



Section Looking North

SCALE: 1" = 20'



Section Looking East

SCALE: 1" = 20'



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Sargas Development, Inc.
developer

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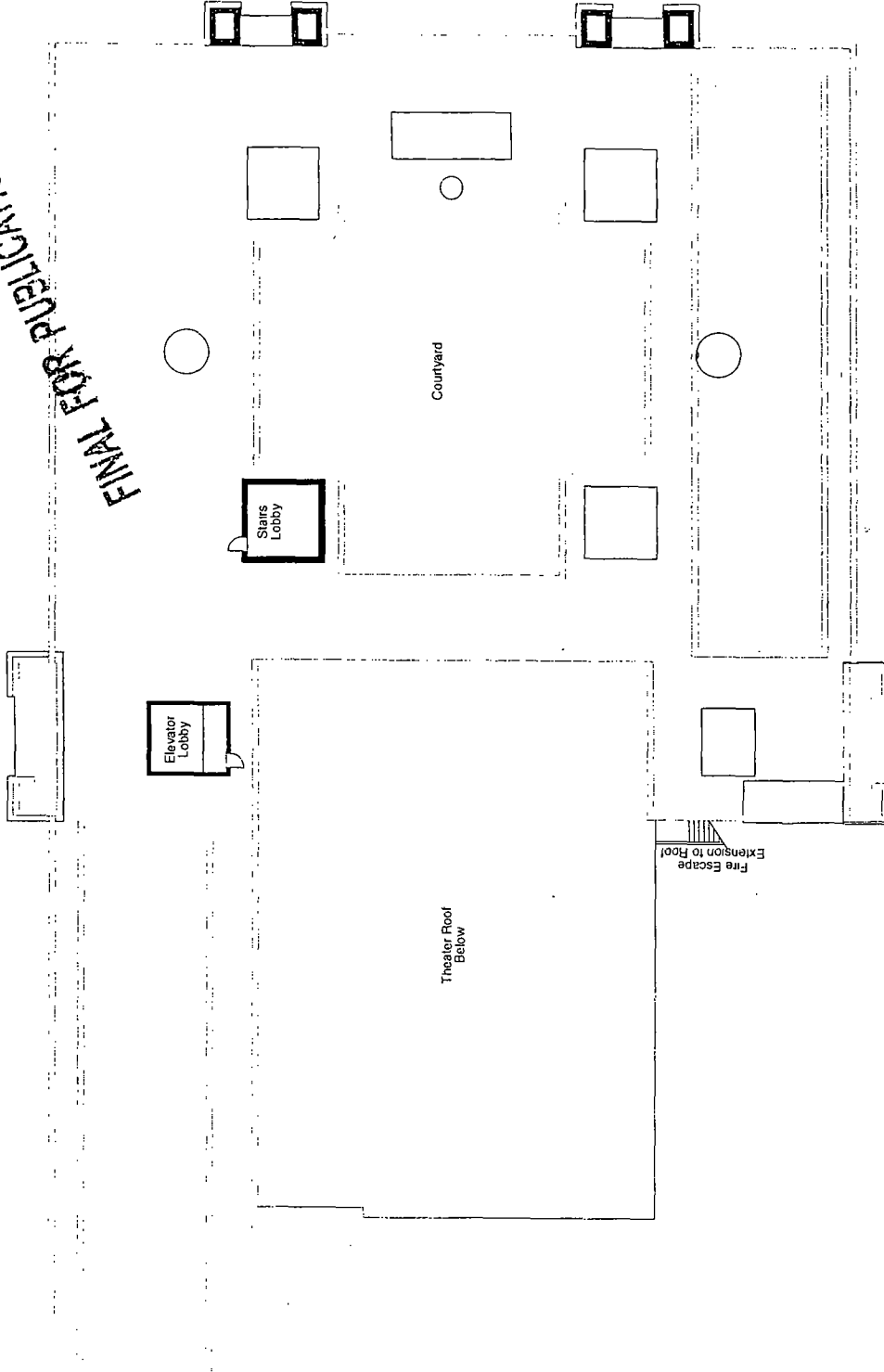
Trumbull School
1600 West Foster Avenue
Chicago, IL



Roof
Scale 1" = 20'



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Roof
SCALE: 1" = 20'

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