



City of Chicago



O2018-6955

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

9/20/2018

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 15-H at 5652 N Ashland Ave - App No. ~~10778T1~~

Committee(s) Assignment:

Committee on Zoning, Landmarks and Building Standards

19788

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No 15-H in the area bounded by

West Hollywood Avenue; North Ashland Avenue; a line 29.10 feet south of and parallel to West Hollywood Avenue; and the alley next West of and parallel to North Ashland Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding use 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: 5652 North Ashland Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis

5652 North Ashland Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

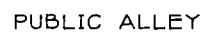
Lot Area: 3,346.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new proposed four-story, four (4) unit residential building. The new building will measure 46 feet-10 inches in height, and will be supported by four (4) onsite garage parking spaces.

- (A) The Project's Floor Area Ratio: 7,024.0 square feet (2.098 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
4 dwelling units (836.625 square feet of lot area per dwelling unit)
- (C) The amount of off-street parking: 4 parking spaces
- (D) Setbacks:
 - a. Front Setback: 6 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 3 feet-0 inches
- (E) Building Height:
46 feet-10 inches

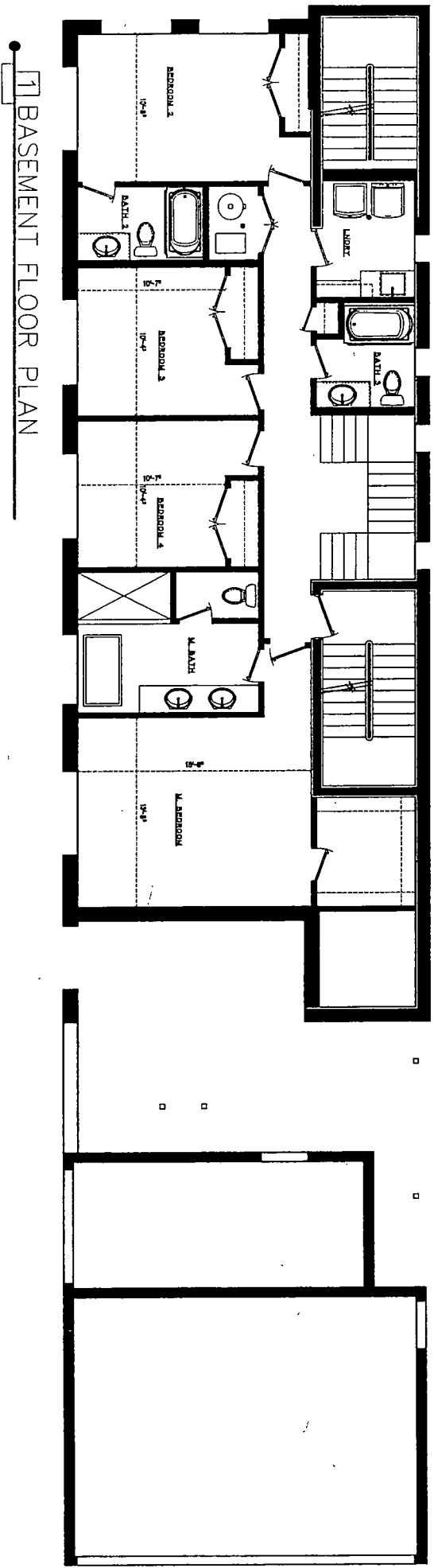
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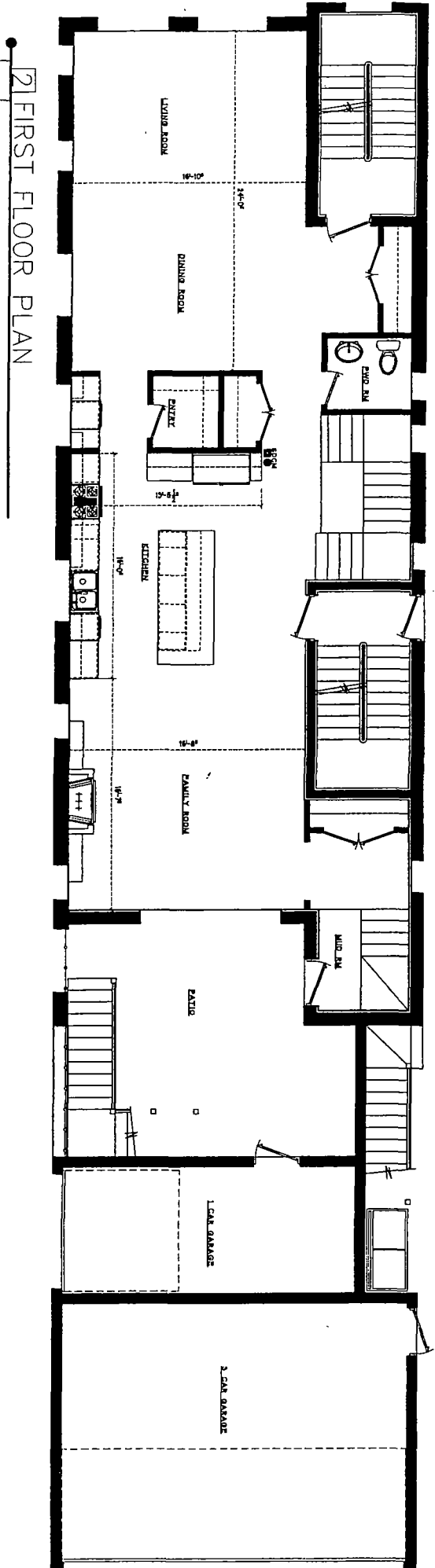


WEST HOLLYWOOD AVENUE

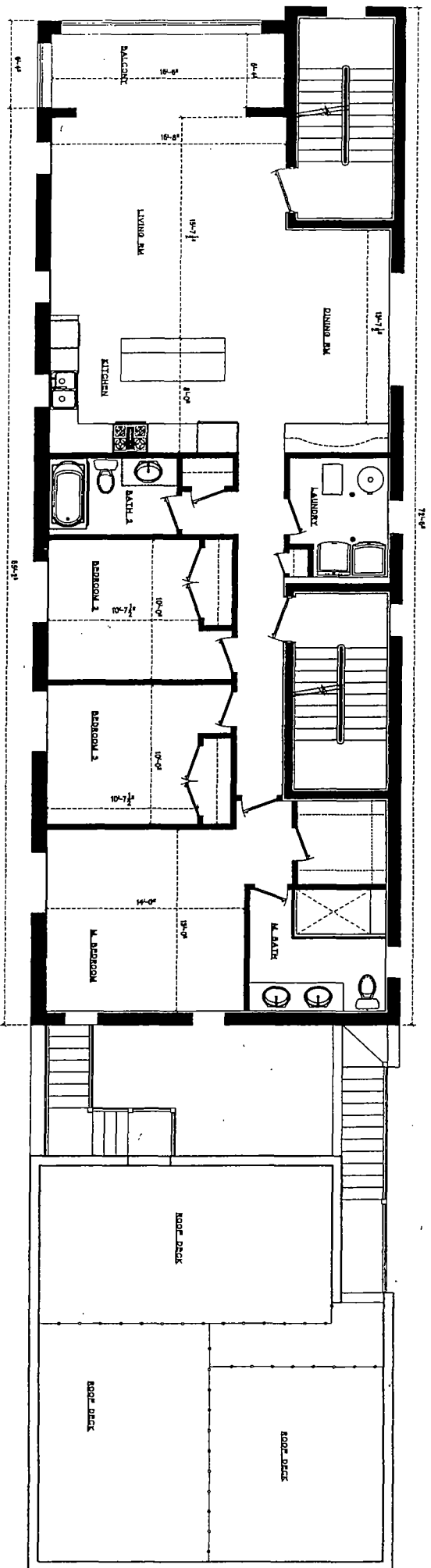
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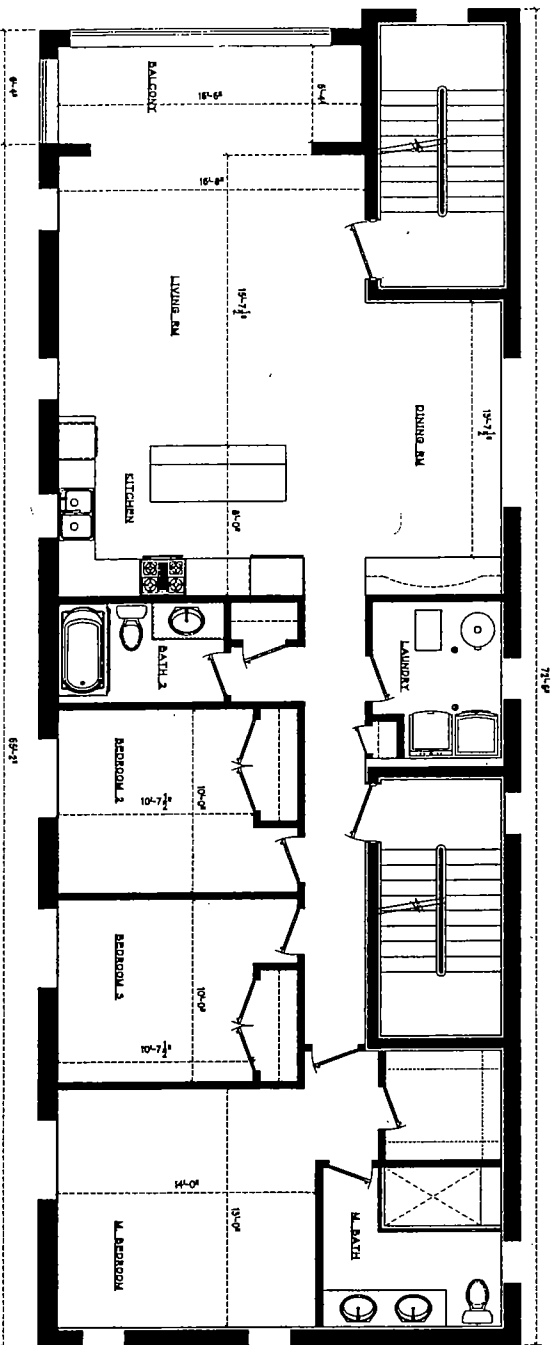


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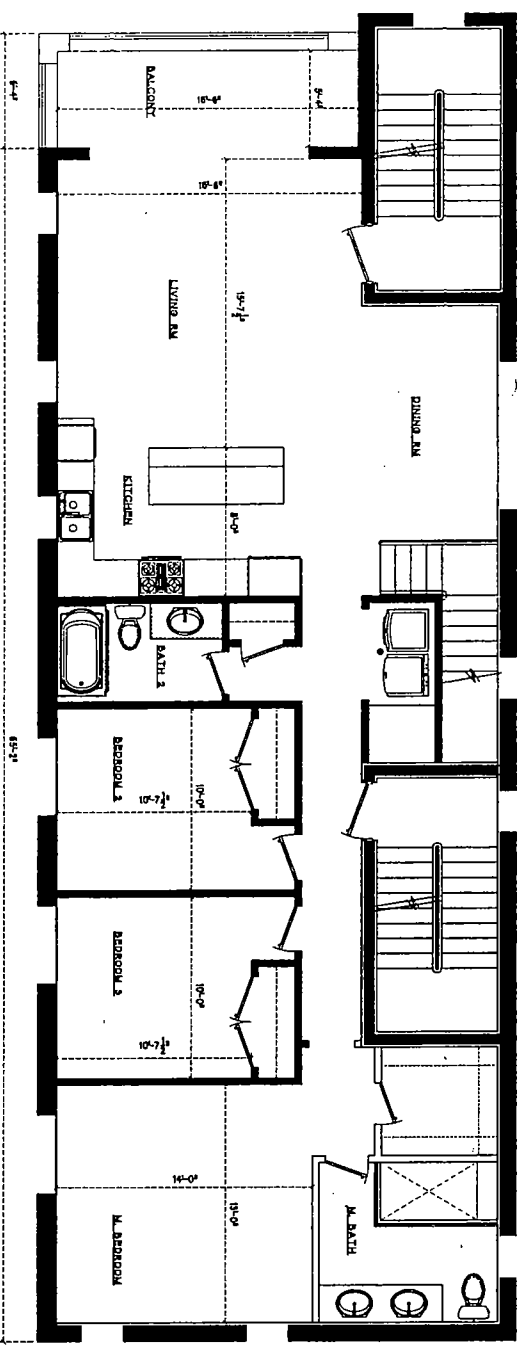
3 SECOND FLOOR PLAN

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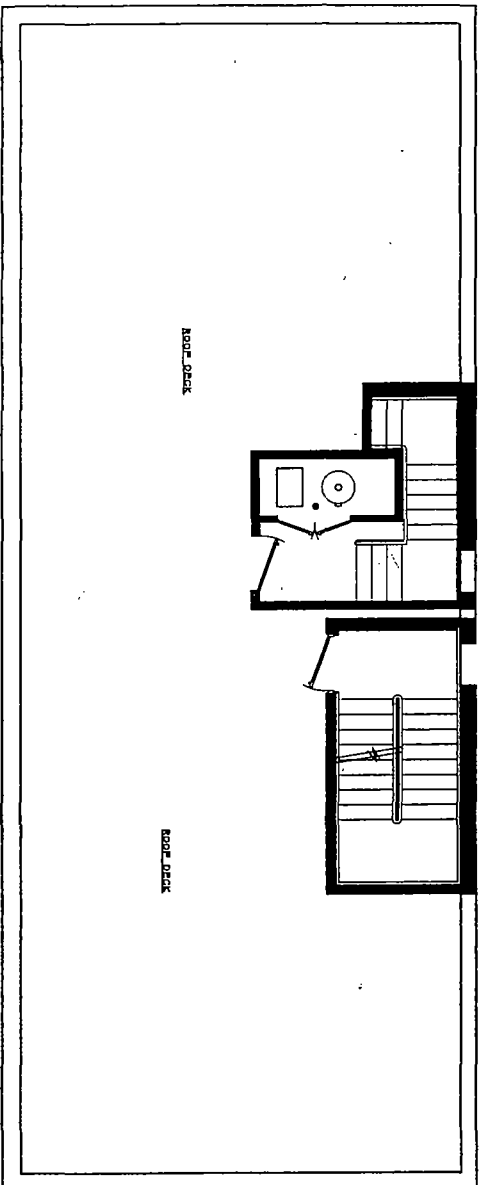
4 THIRD FLOOR PLAN

FINAL FOR PUBLICATION



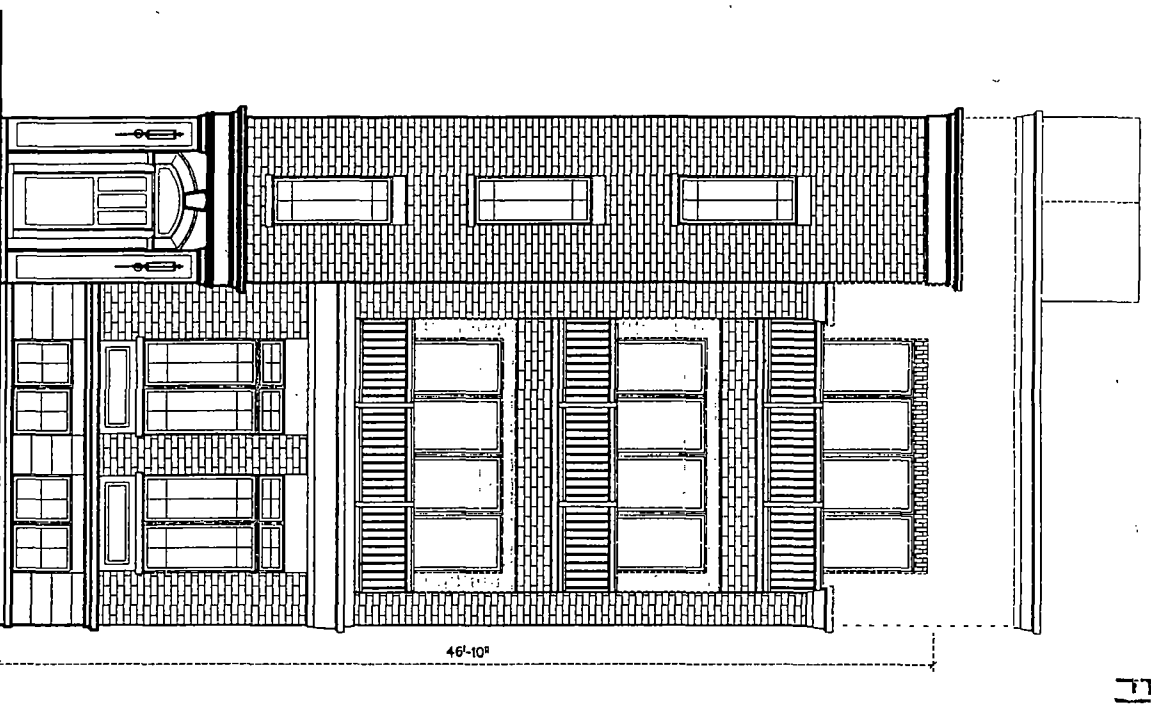
5 FOURTH FLOOR PLAN

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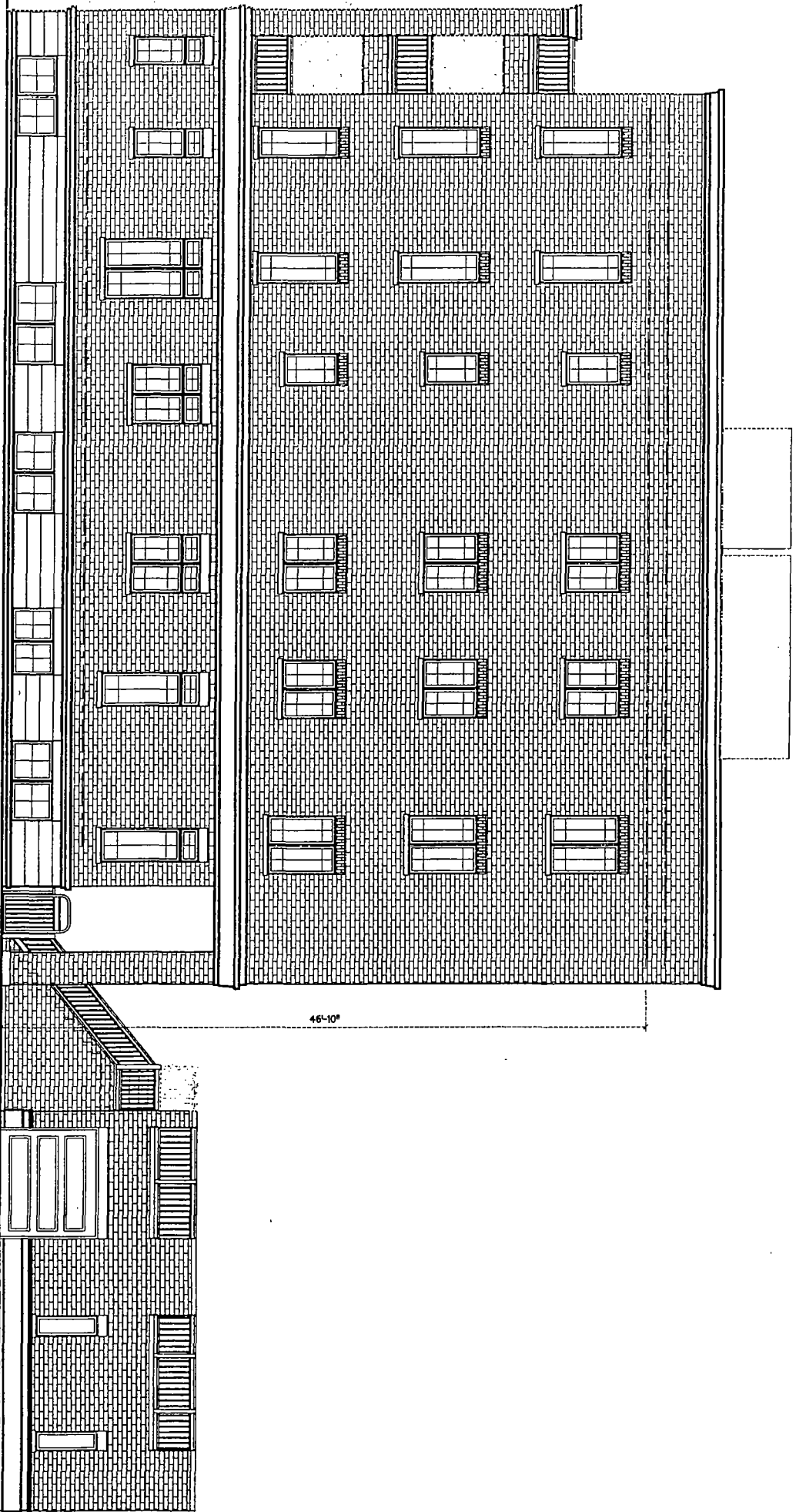
6 ROOF FLOOR PLAN

FINAL FOR PUBLICATION



A FRONT ELEVATION

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B RIGHT SIDE ELEVATION