



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-1387
Type: Ordinance
File created: 3/18/2015
Status: Passed
In control: City Council
Final action: 5/6/2015
Title: Zoning Reclassification Map No. 7-G at 2709-2745 N Ashland Ave - App No. 18323T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-G
Attachments: 1. SO2015-1387.pdf, 2. O2015-1387.pdf

Date	Ver.	Action By	Action	Result
5/6/2015	1	City Council	Passed as Substitute	Pass
4/23/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
3/18/2015	1	City Council	Referred	

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ORDINANCE

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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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.7-G in area bound by

North Ashland Avenue, the alley next south and parallel to west Diversey parkway, the alley next east of and parallel to North Ashland Avenue, a line 507.29 feet south of and parallel to west Diversey Parkway

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

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2709-2745 N Ashland Avenue

Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
MI-2 to B2-3

Applicant proposes to construct seven buildings with 6 residential dwelling units each and one building with 3 residential dwelling units with no commercial units for a total of 45 residential dwelling units.

2745 N Ashland - Building 1-3 units

	Zoning
	B2-3
FAR	2.29
Lot Area	2731 sq. H./910 sq. ft. per Unit
Building Area	6251 sq.ft.
No. of Units	3
Bldg Height	46'
Front Setback	1' -0"
Rear Setback	30' - 11"
North Side Setback	0
South Side Setback	3'-3"
Parking	3 parking spaces

2741-2743 N Ashland -

	Zoning
	B2-3
FAR	2.21

Lot Area	5400 sq. ft./900 sq. ft. per Unit
Building Area	11,928 sq. ft.
No. of Units	6
Bldg Height	46'
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3'-4"
South Side Setback	3'-4"
Parking	6 parking spaces

2741-2743 N Ashland -

	Zoning
	B2-3
FAR	2.22
Lot Area	5400 sq. ft./900 sq. ft. per Unit
Building Area	11,977 sq. ft.
No. of Units	6
Bldg Height	46'
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3'-4"
South Side Setback	3'-4"
Parking	6 parking spaces

Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
MI-2 to B2-3

2709-2739 N Ashland -Building 4-6 units

	Zoning
	B2-3
FAR	2.2
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11,903 sq. ft.
No. of Units	6
Bldg Height	46'
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3'-4"
South Side Setback	3'-4"
Parking	6 parking spaces

2709-2739 N Ashland -Building 5-6 units

	Zoning
	B2-3
FAR	2.18
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11,781 sq.ft.
No. of Units	6
Bldg Height	46'
Front Setback	2' - 0"
Rear Setback	33'
North Side Setback	3'-4"
South Side Setback	3'-4"
Parking	6 parking spaces

2709-2739 N Ashland Building 6-6 units

	Zoning
	B2-3
FAR	2.22
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11,961 sq.ft.
No. of Units	6
Bldg Height	46'
Front Setback	1' -0"
Rear Setback	33'
North Side Setback	3'-4"
South Side Setback	3'- 4"
Parking	6 parking spaces

Substitute NARRATIVE and PLANS-2709-2745 N Ashland Avenue
MI-2 to B2-3

2709-2739 N Ashland -
Building 7-6 units

	Zoning
	B2-3
FAR	2.18
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11, 794 sq. ft.
No. of Units	6

Bldg Height	46' - 0"
Front Setback	1' -0"
Rear Setback	33'
North Side Setback	3'-4"
South Side Setback	3'-4"
Parking	6 parking spaces

2709-2739 N Ashland -

	Zoning
	B2-3
FAR	2.2
Lot Area	5400 sq. ft./900 sq.ft. per Unit
Building Area	11, 910 sq. ft.
No. of Units	6
Bldg Height	46' - 0"
Front Setback	1' - 0"
Rear Setback	33'
North Side Setback	3'-4"
South Side Setback	3'-4"
Parking	6 parking spaces

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