

Common address of property: 3720-3722 North Ashland Avenue

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

3720-3722 North Ashland Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area:

5,380.0 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to pennit the construction of a new four-story mixed-use building, at the site. The two existing structures will be razed. The proposed new building will contain commercial/retail space - at grade level, and twelve (12) dwelling units -above (Floors 2 thru 4). The new proposed building will be masonry and glass in construction and measure 44 feet-4 inches in height. Due to its close proximity to the CTA - Elevated ("E1") Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for four (4) vehicles, located at grade level, off the Public Alley, at the rear of the property.

- A) The Project's Floor Area Ratio: 16,945 square feet (3.2 FAR)
**The Applicant is providing at least 50% of its required ARO units within the proposed building, and therefore, is seeking an FAR increase up to 3.5, pursuant to the TOD Ordinance.*
- B) The Project's Density (Lot Area Per Dwelling Unit):
12 dwelling units (448.3 square feet)
- C) The amount of off-street parking: 4 parking spaces; at least 24 bicycle parking spaces
**The Applicant is seeking a 70% reduction in the amount of required parking, from 12 spaces to 4 spaces, pursuant to the TOD Ordinance.*

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 16 feet-1 inches
**The Applicant will seek a Variation for a reduction to the required rear setback, for all residential floors. - ^*

Side Setbacks: North: 0 feet-6 South: 0 feet-6 inches

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North: 0 feet-6 inches O

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(E) Building Height:

44 feet-4 inches

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16 C PUBLIC ALUCY

4 STCAT IIIIB MASONRY 11 UNIT APARTMENT SUSLIDING W/ GROUND FLOOR COMMERCIAL AND FOUR PARKING STACES

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CONCRETE SIDEWALK

steal ' 'j'-'■-/.»"

3720 NORTH ASHLAND AVENUE

TWO DIRECTION TRAFFIC

IAI SITE PLAN

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m GROUND FLOOR PLAN