



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-4810
Type: Ordinance **Status:** Passed
File created: 10/7/2020 **In control:** City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 9-G at 3415-3425 N Ashland Ave - App No. 20527T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-G
Attachments: 1. O2020-4810.pdf, 2. SO2020-4810.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed as Substitute	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	1	City Council	Referred	

#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 1
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:] 6,544 square feet

FAR:

42,518 square feet

Residential Dwelling Units: 53

MLA:

65.00 feet

Automobile Parking:

Bicycle Parking:

Setbacks:

Front: North Side: South Side: Rear:

None

5.00 feet 5.00 feet 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.