



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-1107  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/24/2021  
**In control:** City Council  
**Final action:** 4/21/2021  
**Title:** Zoning Reclassification Map No. 9-G at 3817-3819 N Ashland Ave - App No. 20647T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-G  
**Attachments:** 1. O2021-1107.pdf, 2. SO2021-1107.pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed as Substitute	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	1	City Council	Referred	

## Final for P

### 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 B3-2 Community Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by

a line 232.35 feet north of and parallel to West Grace Street; the alley next east of and parallel to North Ashland Avenue; a line 141.10 feet north of and parallel to West Grace Street; and North Ashland Avenue,

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

3817-19 North Ashland Avenue

**17-13-0303-C (1) Substitute Narrative and Plans**

**3817-19 N. Ashland Ave., Chicago, IL**

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 14,139 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit construction of a five-story building that will contain forty-eight (48) dwelling units. The proposed residential building will measure 55 ft.-1 inch in height. The subject property is a Transit Served Location that is located along the N. Ashland Ave. Bus Route. The residential development will be supported by twenty-two (22) off-street parking spaces.

- A) The Project's Floor Area Ratio: 46,201 square feet (3.27 FAR)
- B) The Project's Density (Minimum Lot Area Per D.U.): 294.6 sq. ft. / D.U. (Blended)  
48 total units proposed
- C) The amount of off-street parking: 22 vehicular parking spaces
- D) Setbacks\*:
  - a. Front Setback: 0 feet-4 inches
  - b. Rear Setback: 30 feet-3/16 of an inch, from the rear lot line  
25 feet-3/16 of an inch, from the southeast corner (8 feet-3/16 of an inch, from the garage)
  - c. Side Setbacks:  
North: 3 feet-1/2 of an inch South: 0 foot-11 inches
- E) Building Height: 55 feet-1 inch  
(65 feet-0 inches to the top of the rooftop stair enclosure)

\*The Applicant will pursue an Administrative Adjustment and/or a Variation to permit the proposed dimension.

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