

**Narrative and Plans
Type I Rezoning Attachment
3431 N. Ashland Ave.**

The Project

3443 N Ashland Land Owner LLC, an Illinois limited liability company, the owner of the subject site (the "Applicant"), is proposing to develop a newly-constructed masonry building containing 42 dwelling units, 12 parking spaces and 51 bicycle spaces in a transit-served location, specifically, the subject property's frontage is on the CTA bus line corridor roadway segment served by the Ashland / 9 and Ashland Express / X9 bus routes, as listed in Table 17-10-0102-B.1.a of the Zoning Ordinance.

To construct the proposed project, the Applicant seeks a change of zoning classification for the subject property from C1-2 to B2-3.

The Site

The 12,832 square foot site (approximately 120' x 107') is a rectangularly-shaped parcel on the east side of North Ashland Avenue. It is bounded by a public alley on the east and other parcels currently under development on the north and south. The subject site is presently improved with a one- and two-story building that had contained offices and a printing plant, which will be razed.

The land use in the immediate area of the proposed rezoning consists of four-story residential buildings across North Ashland Avenue. The developments proposed for the adjacent property to the north and south are residential buildings of comparable bulk and density.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: proposed: 3.21; allowed 3.5 (per Section 17-3-0403-B of the Zoning Ordinance)

lot area per dwelling unit: proposed 305.52 sq.ft./du; allowed 300 sq.ft./du (per Section 17-3-0402-B of the Zoning Ordinance)

off-street parking: proposed 12 parking spaces, 51 bicycle spaces; required 0 parking spaces (T1), 42 bicycle spaces (per Section 17-10-0102-B of the Zoning Ordinance)

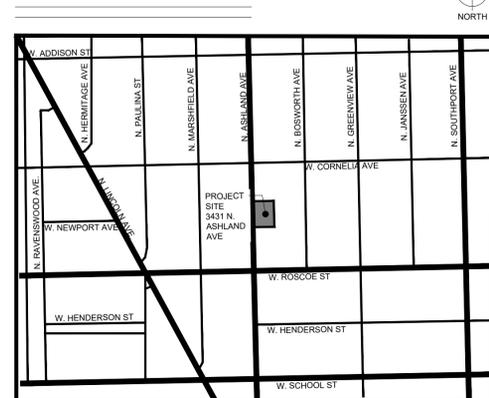
setbacks: proposed front (North Ashland Avenue) = 10.00 feet at grade, 5.00 feet including balconies above grade*; allowed 0.00 feet with maximum of 5.00 feet over façade (per Section 17-3-0504 of the Zoning Ordinance)
proposed rear = 25.08 feet**; required 30 feet
side/north= 0.00 feet
side/south = 0.00 feet

building height: proposed 55.83 feet; allowed 65 feet

*(administrative relief to be sought per Section 17-13-1101-A and 17-13-1003-P of the Zoning Ordinance)

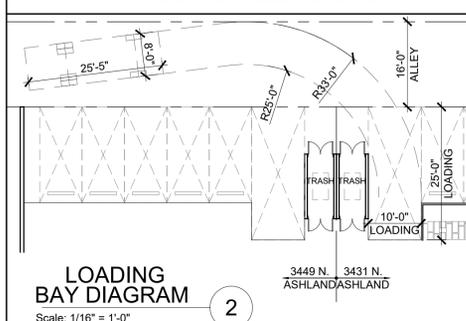
** (administrative relief to be sought per Section 17-13-1101-B of the Zoning Ordinance)

LOCATION MAP



2019 CHICAGO BUILDING CODE

BUILDING TO BE FULLY EQUIPPED WITH NFPA 13 SPRINKLER SYSTEM



SITE LEGEND

- STORM CB
- SAN MH
- WATER MH
- TELEPHONE MH
- COMMUNICATIOS MH
- ELECTRIC MH
- UNCLASSIFIED MH
- WATER FIRE HYDRANT
- UTILITY POLE
- ELECTRIC VAULT
- ELECTRIC LIGHT POLE
- ELECTRIC LIGHT POLE W/ TRAFFIC
- GAS VALVE
- PARKING PAY BOX
- SIGN POST

New 5-Story, 42-Unit Residential Building 3431 N. Ashland, Chicago, Illinois

DUTY TO INDEMNIFY
THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OF ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL. REV. STAT. CH. 17-1/2 PAR. 51 ET. SEQ.) IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH OR LOSS OF DAMAGE, OF CLAIMS THEREFORE, OR CLAIMS THEREFOR, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

This certifies that these drawings have been reviewed to the best of my knowledge and that I believe they are in accordance with the Americans with Disabilities Act (ADA), and all codes and building ordinances of the City of Chicago, State of Illinois

Mark Peters - License No.: 001-016969

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief conform to City of Chicago Building Code and Ordinance

Mark Peters - License No.: 001-016969

I certify that I am a Registered Energy Professional (REP). I also certify that to the best of my professional knowledge and belief that the plans for: 3431 N. ASHLAND Fully comply with the requirements of the Chicago Energy Conservation Code (Title 14N) and Section 1515 of the Chicago Building Code, as well as the State of Illinois Energy Conservation code as required by State legislation.

Mark Peters - License No.: 001-016969

ARCHITECTS
1135 N. California Ave. Chicago, IL 60622 773.489.9200 1773.489.9201

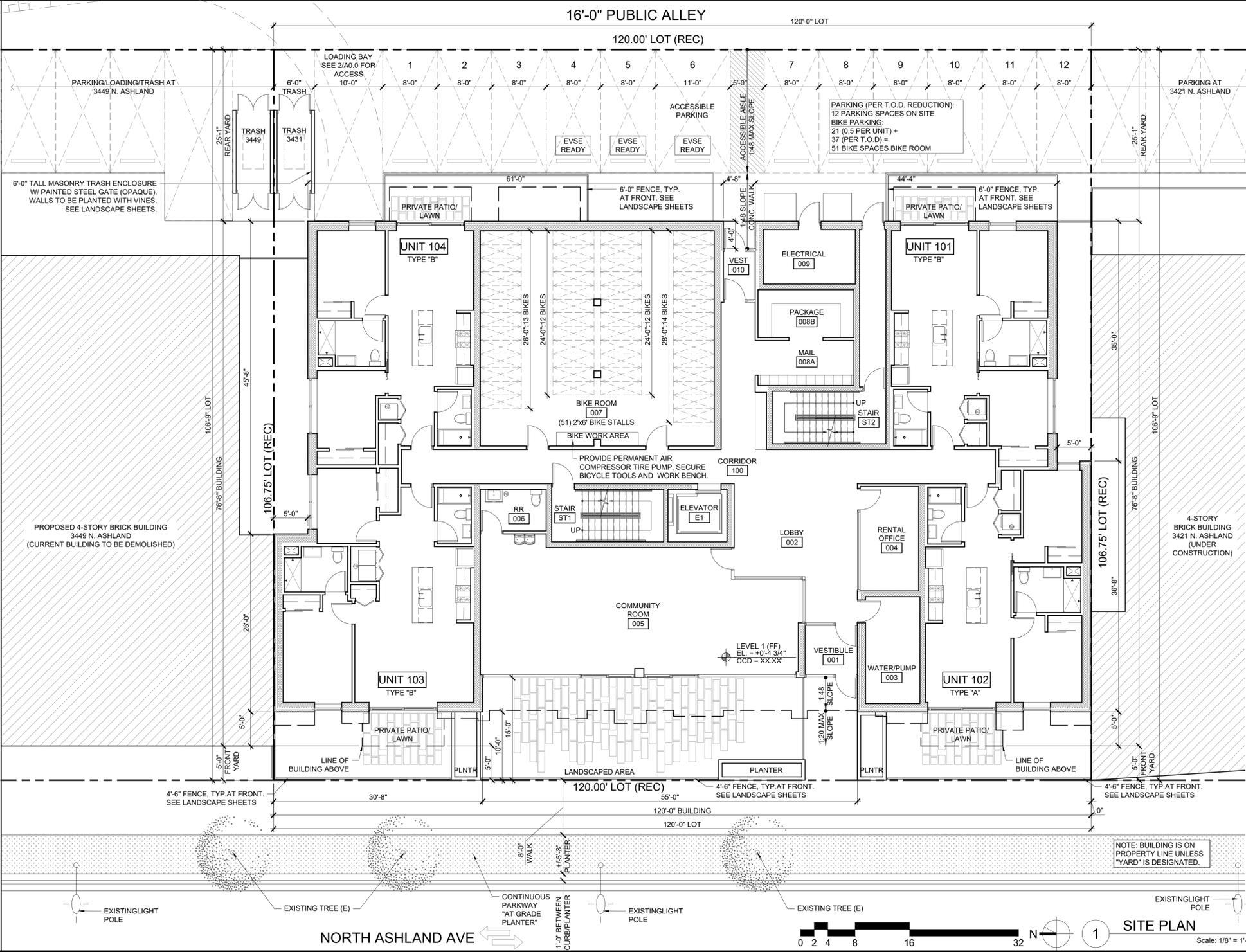
DRAWING INDEX

ARCHITECTURAL

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- A1.2 LEVEL 2 FLOOR PLAN
- A1.3 LEVEL 3 FLOOR PLAN
- A1.4 LEVEL 4 FLOOR PLAN
- A1.5 LEVEL 4 FLOOR PLAN
- A1.R ROOF PLAN
- A3.0 CONTEXT SHEET
- A3.1 WEST ELEVATION
- A3.2 SOUTH ELEVATION
- A3.3 EAST ELEVATION
- A3.4 NORTH ELEVATION

Chicago Zoning Ordinance Matrix

Item	Issue	Ordinance Requirement	Actual	Location / Sheet No.	Comments
ZONING REQUIREMENTS					
1.01	Zoning District	B2-3	B2-3	A0.1	Type 1 Zoning Change from C1-2 to B2-3 Requested
1.02	a) Use of Property	-	A5	A0.0	Multi-Unit Residential
1.03	Landmark Building / Landmark District	N/A	N/A	N/A	
1.04	Lakefront Protection District	N/A	N/A	N/A	
1.05	Zoning Overlay	N/A	N/A	N/A	
1.06	Pedestrian Street	N/A	N/A	N/A	
1.07	Lot Area	12,832 SF	12,832 SF	A0.1	
1.08	Maximum Floor Area Ratio	3.5	3.21	A0.1	FAR = 3.5 per 17-3-0403-B
1.09	Total Building Area	44,912	41,148	A0.1	
1.10	Building Height	65'-0"	65'-10"	A0.1, A3.1	Max Building Height = 65'-0" per 17-3-0408-B
Setbacks					
1.11	a) Minimum Front Setback	0'-0"	0'-0"	A0.0, A0.1	
1.12	b) Minimum Side Setback	0'-0"	0'-0"	A0.0, A0.1	
1.13	c) Minimum Rear Setback	30'-0"	25'-1"	A0.0, A0.1	
1.14	Rear Yard Open Space	N/A	N/A	N/A	
1.15	Number of Dwelling Units	42	42	A0.1	M.A. = 300SF/unit minimum per 17-3-0402-B
1.16	Off Street Parking	TOO	12	A0.0, A0.1	
1.17	Off Street Loading	YES	1	A0.0	



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 - IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - IN EACH STORY WITH A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - AT THE UPPERMOST CEILING OF EACH INTERIOR EXIT STAIRWAY.
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 - GLAZING IN WINDOWS +50.0 FT. WITH BOTTOM EDGE +18" ABOVE THE FLOOR AND TOP EDGE +38" ABOVE THE FLOOR.
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3431 N. ASHLAND CHICAGO, IL

No.	Description	Date
1	TYPE 1 ZONING SET	11.8.2021

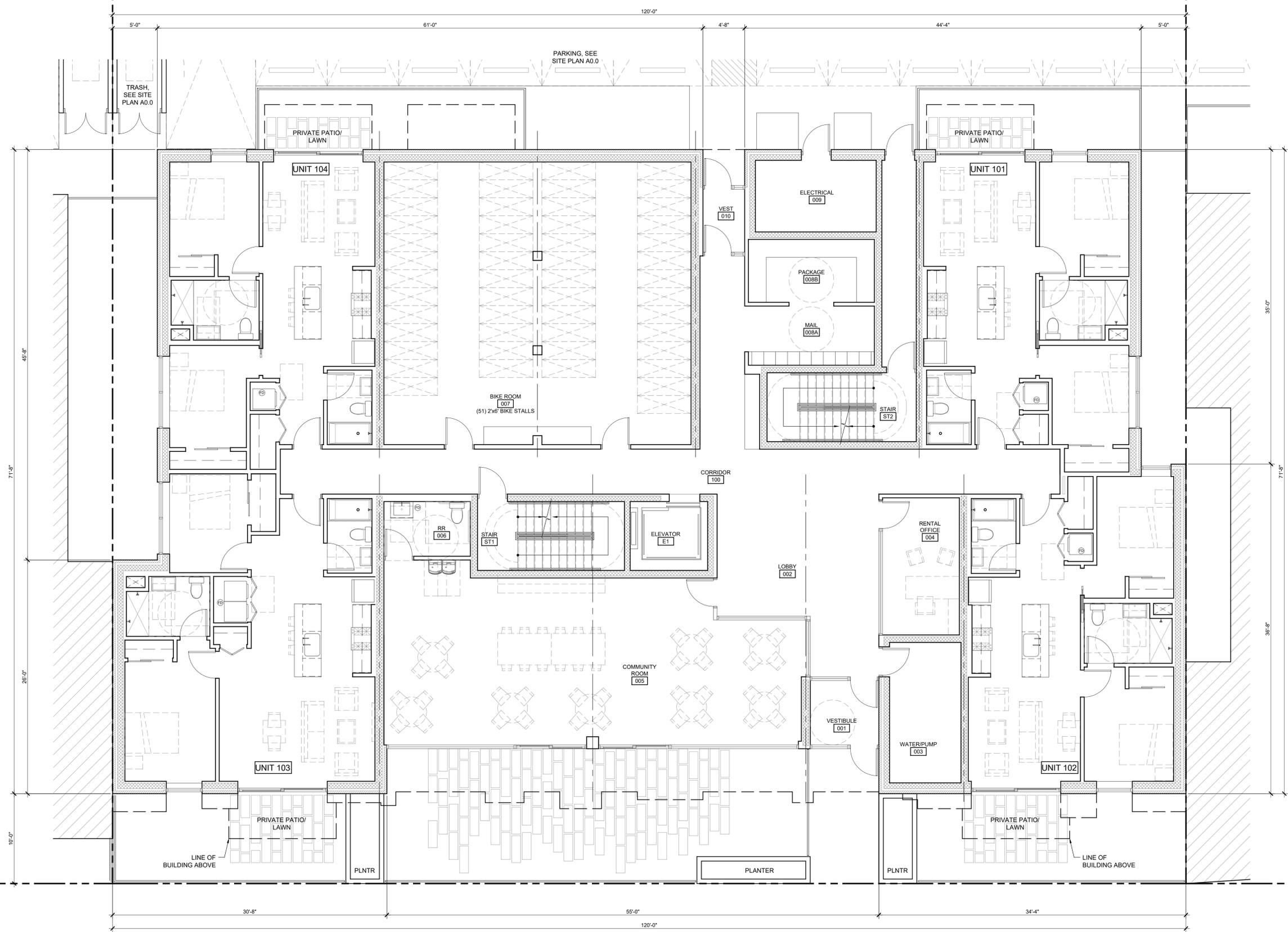
Job No: 210326
Date: 11.8.2021

TITLE SHEET / SITE PLAN
A0.0

DATE STAMP: 11/8/2021 11:22:01 AM

D.I.G.G.E.R. NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: D.I.G.G.E.R. (312) 744-7000.

3431 N. ASHLAND



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 ARCHITECTS
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3431 N. ASHLAND
 CHICAGO, IL

No.	Description	Date
1	TYPE 1 ZONING SET	11.8.2021

Job No: 210326
 Date: 11.8.2021

LEVEL 1 FLOOR PLAN

A1.1

3431 N. ASHLAND

1 LEVEL 1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

DATE STAMP: 11/8/2021 11:28:47 AM



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3431 N. ASHLAND
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Job No: 210326
 Date: 11.8.2021

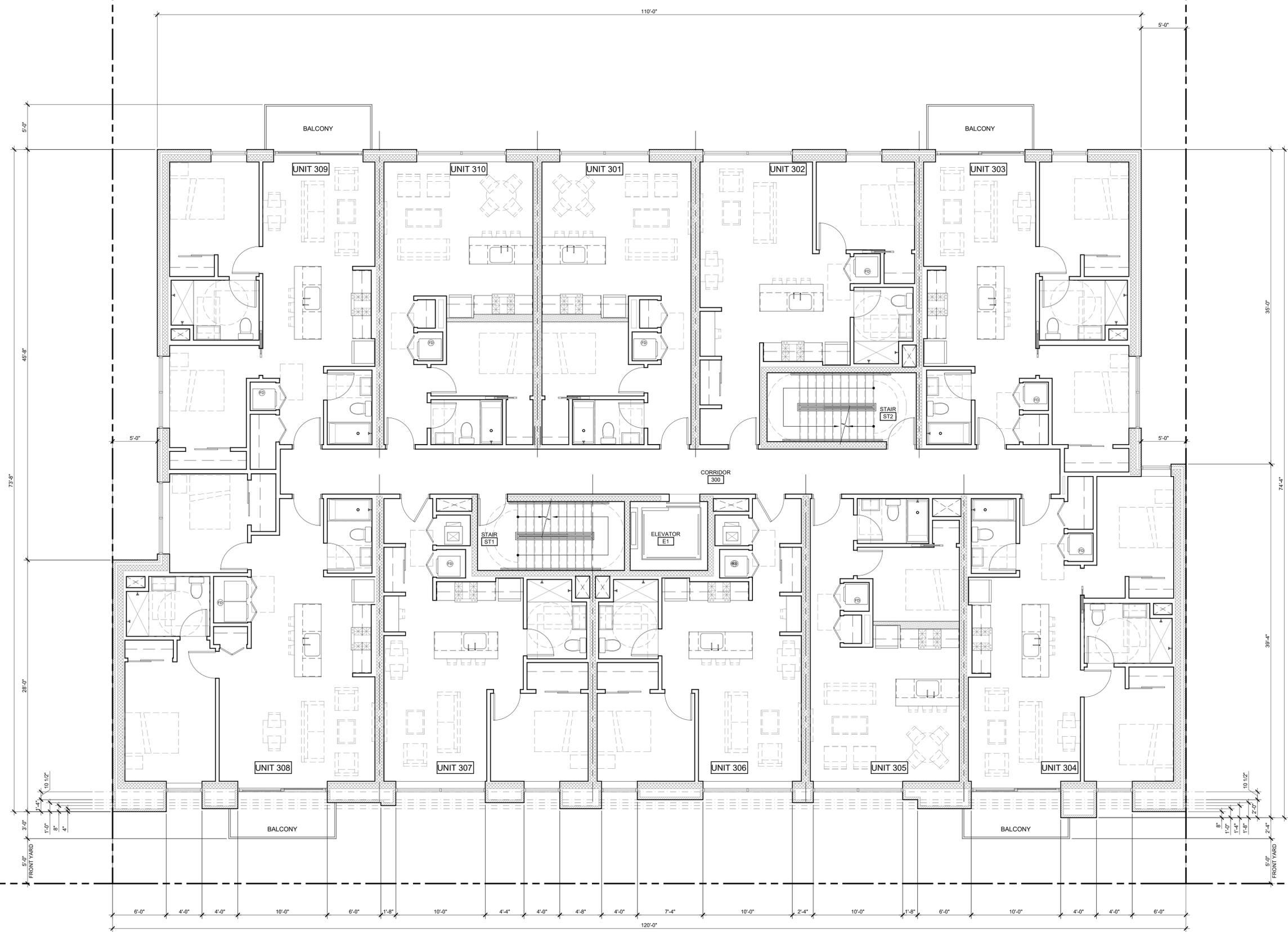
LEVEL 2 FLOOR PLAN

A1.2

3431 N. ASHLAND



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3431 N. ASHLAND
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No.	Description	Date
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Job No: 210326
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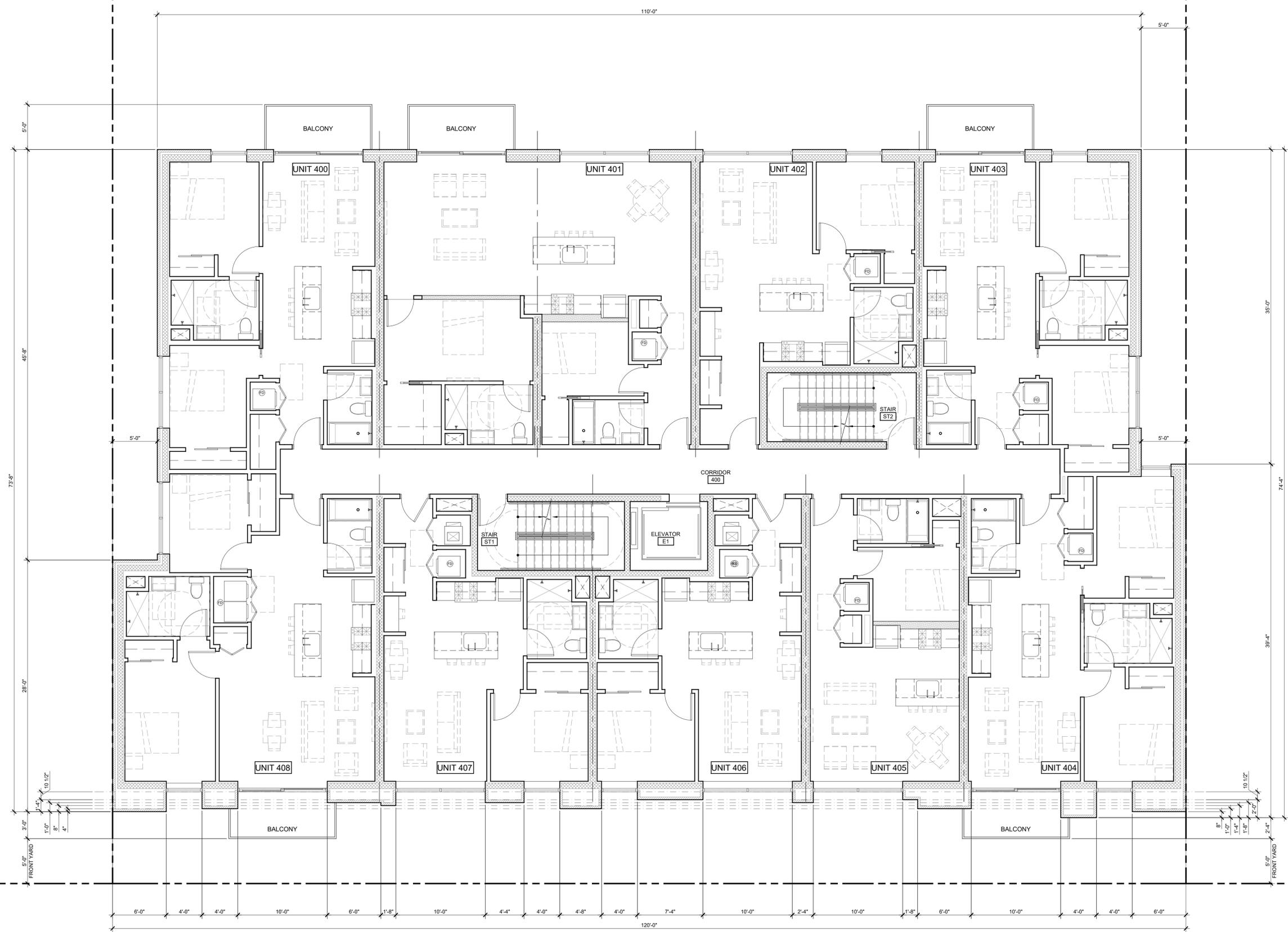
LEVEL 3 FLOOR PLAN

A1.3

3431 N. ASHLAND

DATE STAMP: 11/8/2021 11:29:03 AM

N
 1 LEVEL 3 FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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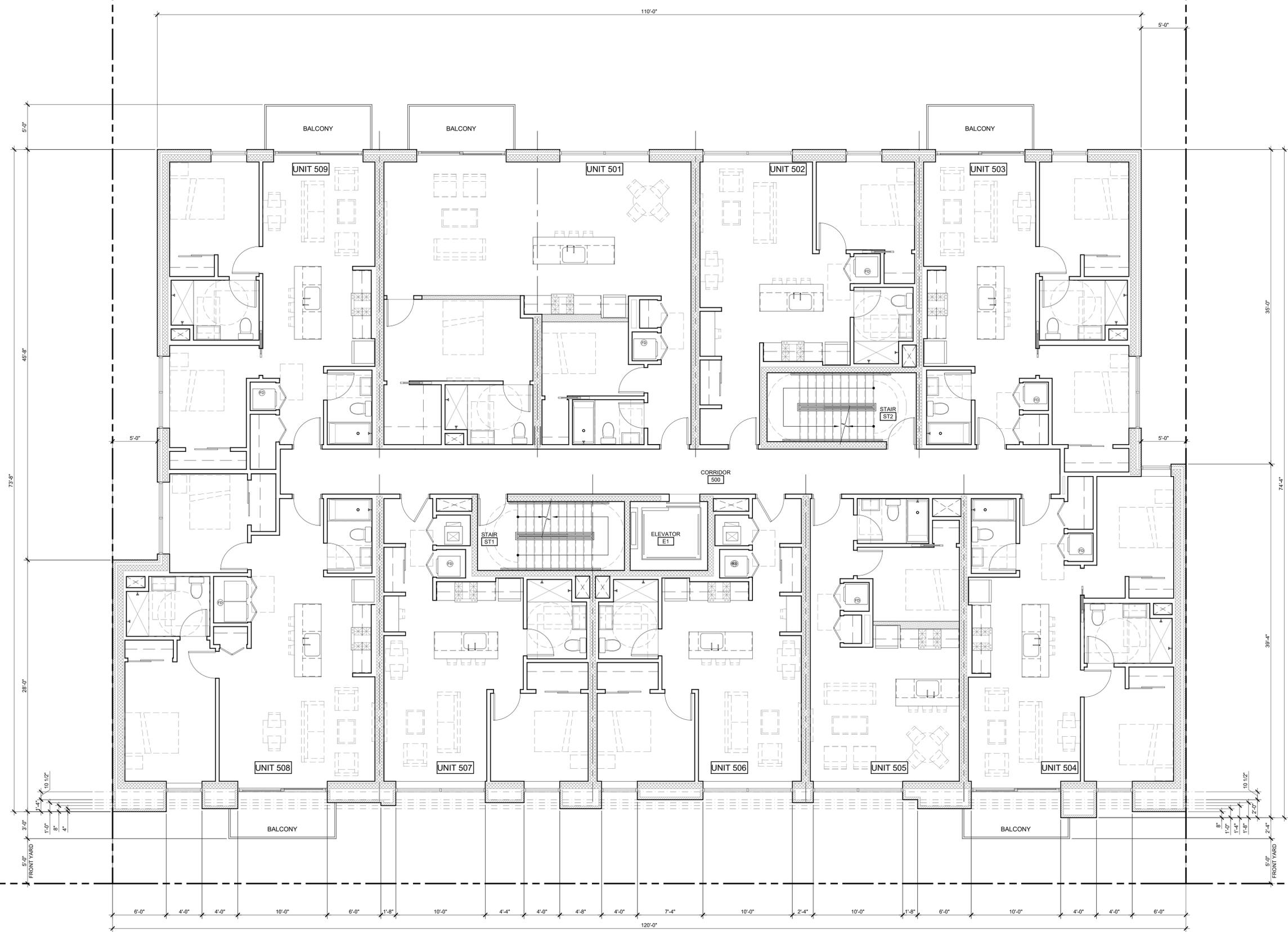
LEVEL 4 FLOOR PLAN

A1.4

3431 N. ASHLAND

LEVEL 4 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

DATE STAMP: 11/8/2021 11:29:11 AM



DATE STAMP - 11/8/2024 11:29:19 AM



1 LEVEL 5 FLOOR PLAN
SCALE: 3/16" = 1'-0"

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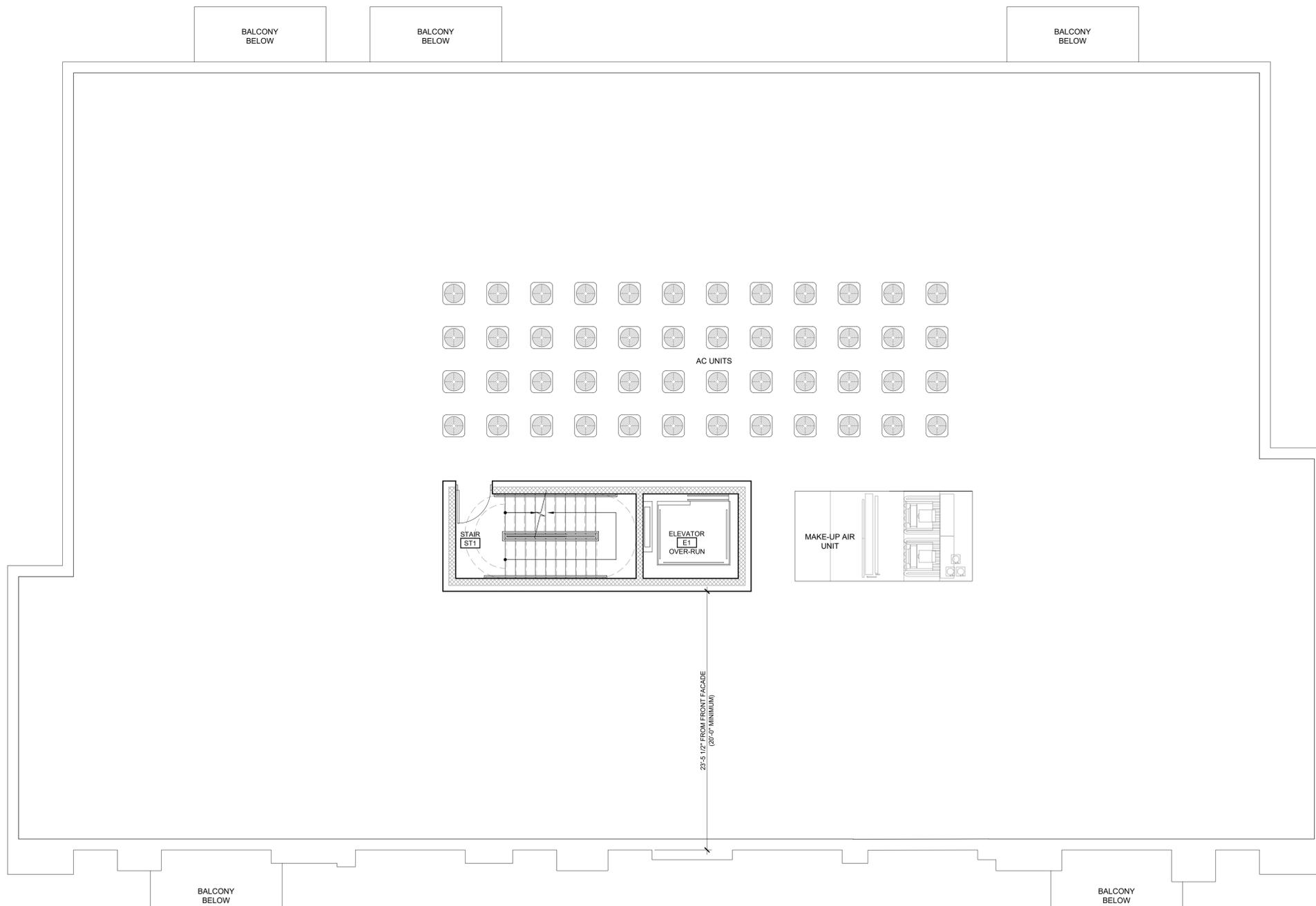
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No.	Description	Date
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ROOF PLAN
A1.5
3431 N. ASHLAND

DATE STAMP: 11/8/2021 11:28:55 AM



Studio Dwell
 ARCHITECTS
 1135 N. California Ave. Chicago, IL 60622 773.489.9200 1773.489.9201

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1. PER CBC 14B-907.2.10.2, SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - 1.1. ON THE CEILING OR WALL OUTSIDE OF AND WITHIN 15 FEET (4579 MM) OF EACH ROOM USED FOR SLEEPING PURPOSES.
 - 1.2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - 1.3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - 1.4. AT THE UPPERMOST CEILING OF EACH INTERIOR EXIT STAIRWAY.
2. PER CHICAGO ELECTRICAL CODE 210.12, ALL 120-VOLT, SINGLE PHASE, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS AND DEVICES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT-INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
3. ALL GLAZED AREAS IN HAZARDOUS LOCATIONS AS DEFINED IN CBC 14B-2406.4 SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS SET FORTH IN CBC 14B-2408. HAZARDOUS LOCATIONS INCLUDE:
 - 3.1. GLAZING IN DOORS AND ADJACENT TO DOORS.
 - 3.2. GLAZING IN WINDOWS \geq 50 FT. WITH BOTTOM EDGE \leq 1' ABOVE THE FLOOR AND TOP EDGE \geq 3' ABOVE THE FLOOR.
 - 3.3. GLAZING IN GUARDS OR RAILINGS (SEE CBC 14B-2407).
 - 3.4. GLAZING FACING WET SURFACES.
 - 3.5. GLAZING ADJACENT TO STAIRS AND RAMPS.
4. ALL EXIT DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY & OPERATIONAL WITHOUT ANY SPECIAL KNOWLEDGE.
5. ALL EGRESS DOORS SHALL SWING IN THE DIRECTION OF EGRESS UNLESS SERVING LESS THAN 50 OCCUPANTS.
6. ALL DOORS LEADING TO HAZARDOUS ROOMS TO HAVE KNURLED HARDWARE.

3431 N. ASHLAND
CHICAGO, IL

No.	Description	Date
1	TYPE 1 ZONING SET	11.8.2021

Job No: 210326
Date: 11.8.2021

ROOF PLAN

A1.R

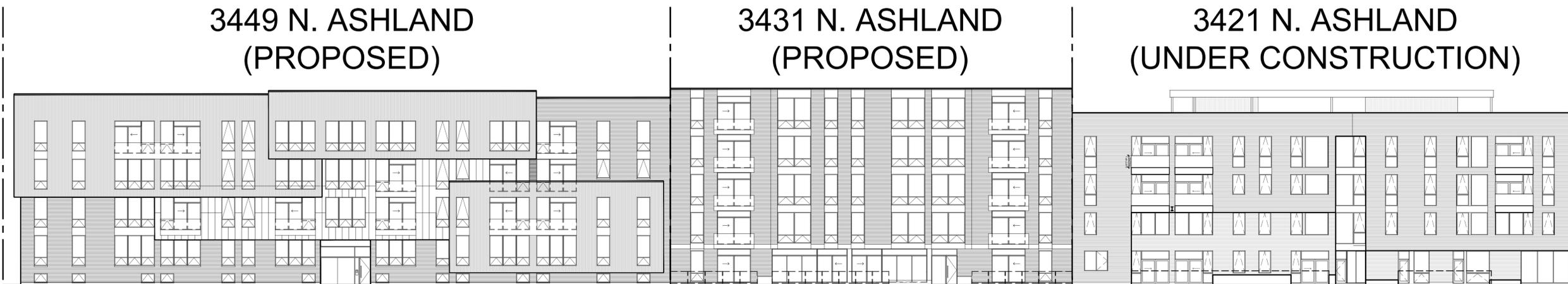
3431 N. ASHLAND





1 RENDERING - 3421-3449 NORTH ASHLAND

SCALE: 1/16" = 1'-0"



W. CORNELIA AVE.

CTA BROWN LINE

4 STORIES + GARDEN LEVEL
ZONING HEIGHT: 48'-10"
T/PARAPET: 57'-10"

5 STORIES
ZONING HEIGHT: 55'-10"
T/PARAPET: 58'-10"

5 STORIES (INCLUDING PENTHOUSE)
ZONING HEIGHT: 55'-8"
T/PARAPET: 57'-8"

1 WEST ELEVATION - 3421-3449 NORTH ASHLAND

SCALE: 1/16" = 1'-0"

STUDIO DWELL ARCHITECTS
1135 N. CALIFORNIA AVE. CHICAGO, IL 60622 773.489.9200 1773.489.9201

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 - 1.2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - 1.3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - 1.4. AT THE UPPERMOST CEILING OF EACH INTERIOR EXIT STAIRWAY.
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 - 3.1. GLAZING IN DOORS AND ADJACENT TO DOORS.
 - 3.2. GLAZING IN WINDOWS +950 FT. WITH BOTTOM EDGE <18" ABOVE THE FLOOR AND TOP EDGE >36" ABOVE THE FLOOR.
 - 3.3. GLAZING IN GUARDS OR RAILINGS (SEE CBC 14B-2407).
 - 3.4. GLAZING FACING WET SURFACES.
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3431 N. ASHLAND
CHICAGO, IL

No.	Description	Date
1	TYPE 1 ZONING SET	11.8.2021

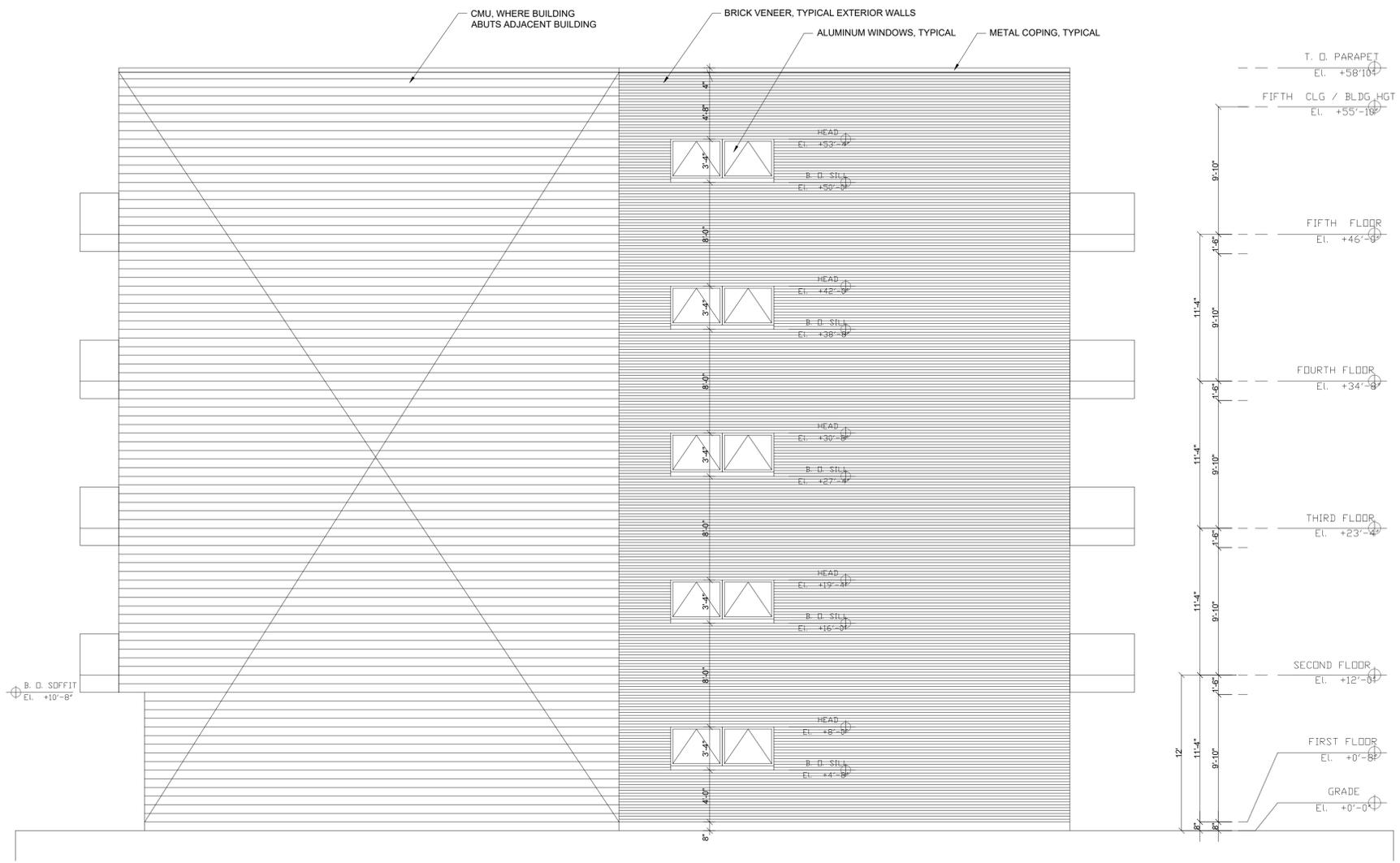
Job No: 210326
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WEST ELEVATION
3421-3449
N. ASHLAND BLOCK

A3.0

3431 N. ASHLAND

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 - 1.2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - 1.3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
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 - 3.1. GLAZING IN DOORS AND ADJACENT TO DOORS.
 - 3.2. GLAZING IN WINDOWS \geq 50 FT. WITH BOTTOM EDGE \leq 18" ABOVE THE FLOOR AND TOP EDGE \geq 36" ABOVE THE FLOOR.
 - 3.3. GLAZING IN GUARDS OR RAILINGS (SEE CBC 14B-2407).
 - 3.4. GLAZING FACING WET SURFACES.
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CHICAGO, IL

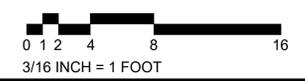
No.	Description	Date
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SOUTH ELEVATION

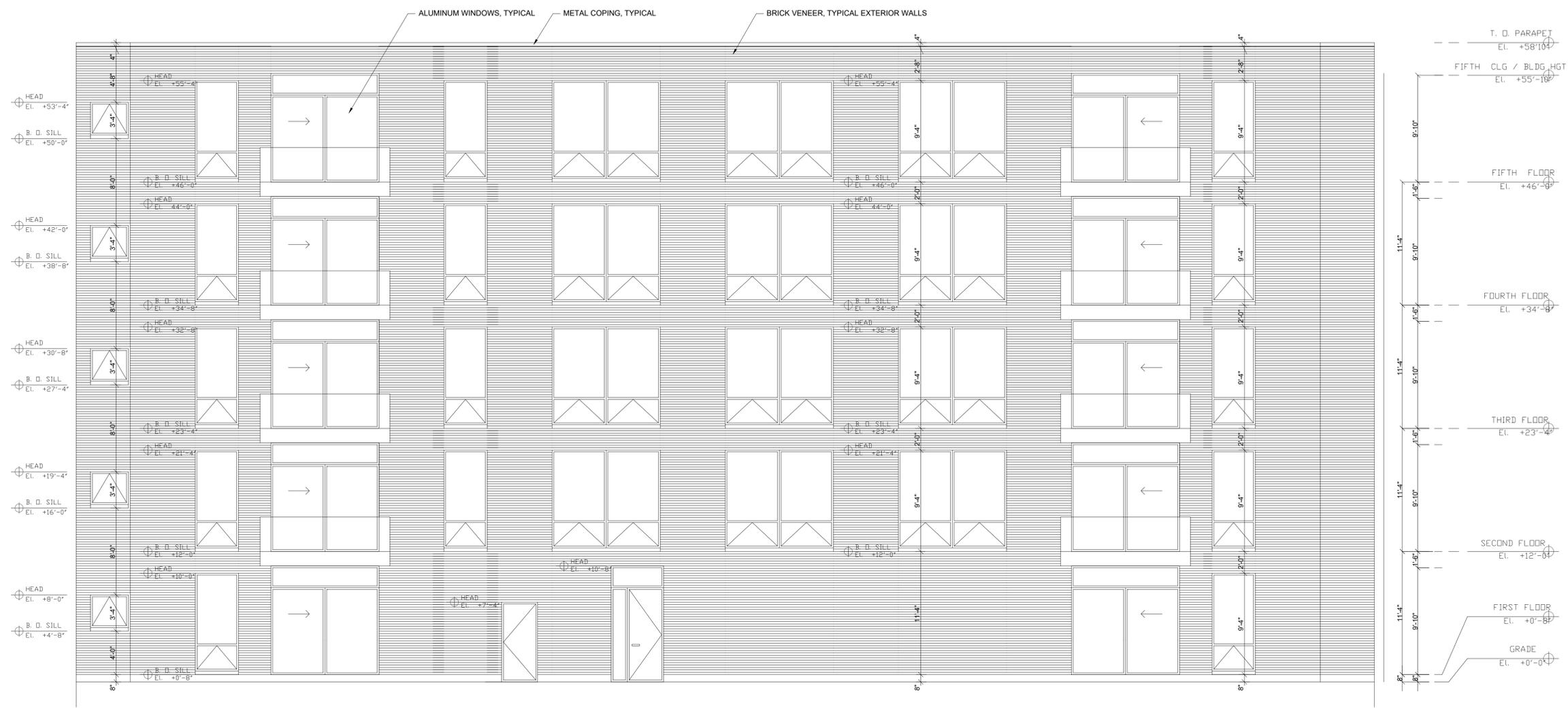
A3.2

3431 N. ASHLAND



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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 - 3.1. GLAZING IN DOORS AND ADJACENT TO DOORS.
 - 3.2. GLAZING IN WINDOWS ≥ 50 FT. WITH BOTTOM EDGE < 18 ABOVE THE FLOOR AND TOP EDGE > 36 ABOVE THE FLOOR.
 - 3.3. GLAZING IN GUARDS OR RAILINGS (SEE CBC 14B-2407).
 - 3.4. GLAZING FACING WET SURFACES.
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 CHICAGO, IL

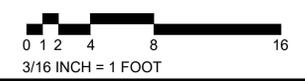
No.	Description	Date
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EAST ELEVATION

A3.3

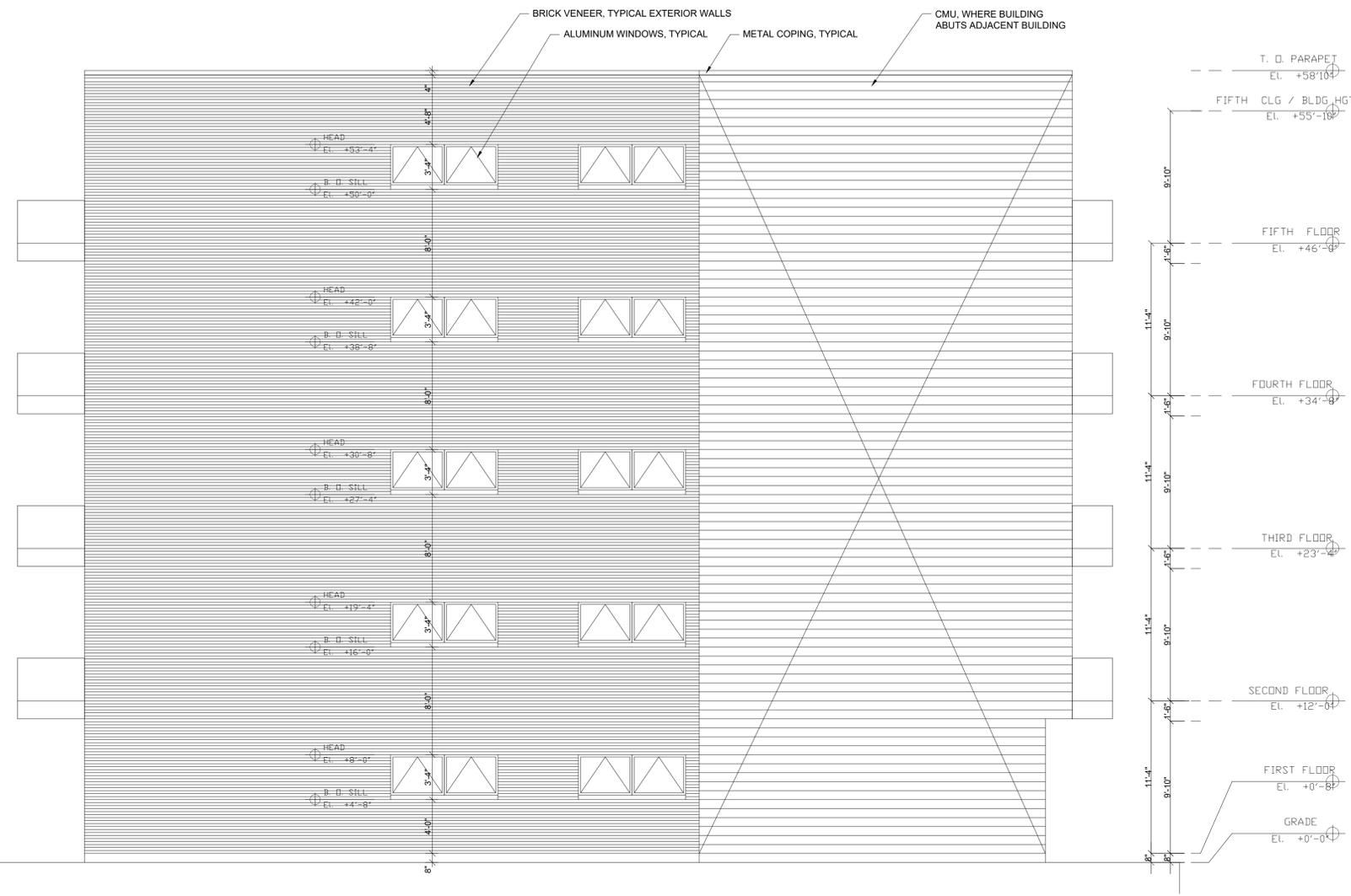
3431 N. ASHLAND



1

EAST ELEVATION
 SCALE: 3/16" = 1'-0"

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1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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 - 1.3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
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NORTH ELEVATION

A3.4

3431 N. ASHLAND