

**Type-1 Zoning Map Amendment**  
**For 3639 N Ashland Ave, Chicago, IL 60613**  
**From C1-2 to B2-5**

- 1.A. The applicant seeks a zoning change from a C1-2 Neighborhood Commercial District to that of a B2-5 Neighborhood Mixed-Use District to allow the applicant to convert the ground floor commercial unit to residential, and to allow for a reduced MLA of 200.00 to allow the applicant to add 6 residential units. There will be a total of 8 dwelling units, two parking spaces, and no commercial space. The proposed height will be 36.50’.

FAR	1.80
Density (MLA)	333.19
Building Area	4,800
Lot Area	2,665.50
Building Height	36.50’
Front Setback	0.50’
Rear Setback	26.46’
North Side Setback	1.60’
South Side Setback	3.00’
Parking	2
ARO	N/A

- 17-13-1101-B: The applicant will seek a variation to reduce the required rear yard setback from 30.00’ to 26.46’.
- Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.



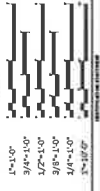


**PAWLAK ARCHITECTURE INC.**  
 T. 312-500-5757 WWW.PAW-ARCH.COM  
 INFO@PAW-ARCH.COM  
 213 W. WASHINGTON ST. SUITE 081  
 CHICAGO, IL 60604  
 DESIGN FIRM REGISTRATION # 144-007931

RESIDENTIAL BUILDINGS  
 2400 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60647

**PIOTR & KAMIL  
 KOWALKOWSKI**

SEE N. ASHLAND AVE.  
 CHICAGO, IL 60613



NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



**PLAN APPROVAL**  
 ILLINOIS PROFESSIONAL ENGINEERING BOARD  
 CHICAGO, ILLINOIS  
 EXPIRES: 12/31/2024  
 REVIEWED BY: KAMIL PAWLOWSKI  
 DATE: 03/13/24

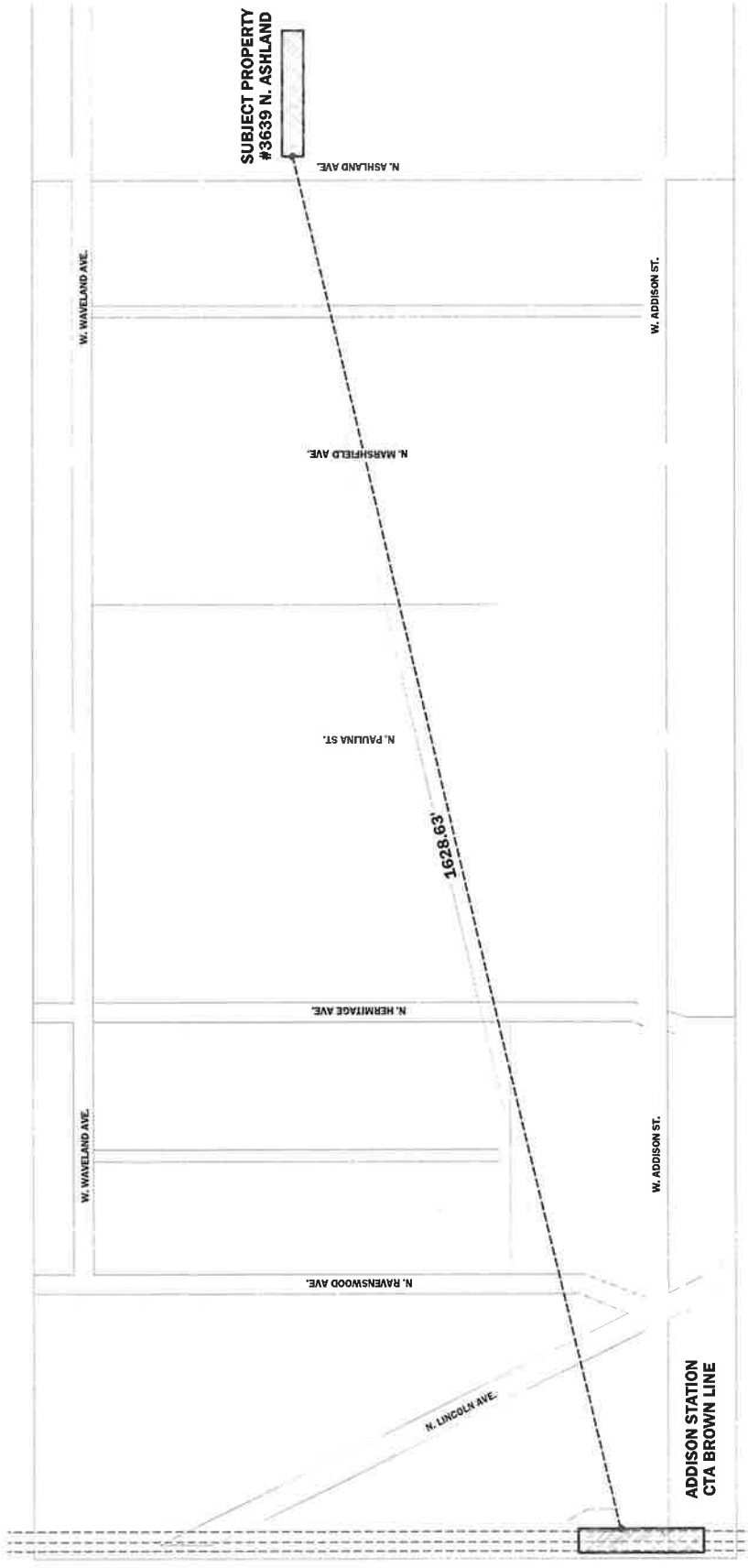
**ZONING SET**  
 EXISTING ZONING: R-1.5  
 PROPOSED ZONING: R-1.5  
 DATE: 03/13/24

**NOTES**

**SHEET LEGEND**

1	GENERAL NOTES & LEGENDS
2	TSL SITE MAP
3	FIRST FLOOR ARCH PLANS
4	SECOND FLOOR ARCH PLANS
5	EXISTING ARCH PLANS
6	PROPOSED ARCH PLANS
7	PROPOSED ELEVATIONS

PRINT DATE: 03/13/24  
 SCALE: 1" = 60'-0"  
**G-3 3 10**  
**TSL SITE MAP**



**ADDISON STATION  
 CTA BROWN LINE**





**PAVLOVICH ARCHITECTURE INC**  
 T. 312-990-5757 WWW.PAV-ARCH.COM  
 INFO@PAV-ARCH.COM  
 215 W. WASHINGTON ST. SUITE 401  
 CHICAGO, IL 60601  
 DESIGN FIRM REGISTRATION # 14-007931

INTERIOR DESIGNER: PIOTR KOWALKOWSKI  
 REGISTERED ARCHITECT  
 RESIDENTIAL BUILDING

**PIOTR & KAMIL  
 KOWALKOWSKI**

3639 N. ASHLAND AVE.  
 CHICAGO, IL 60613

1" = 1'-0"  
 3/4" = 1'-0"  
 3/8" = 1'-0"  
 1/4" = 1'-0"  
 1" = 10'-0"

APPROVED FOR CONSTRUCTION  
 PIOTR KOWALKOWSKI  
 REGISTERED ARCHITECT  
 NO. 14-007931  
 EXPIRES 12/31/2018



PLAN APPROVAL

DESIGNED BY: PIOTR KOWALKOWSKI  
 DRAWN BY: ANIEL PAWLOVICZ  
 REVIEWED BY: ANIEL PAWLOVICZ  
 DATE: 04/15/18

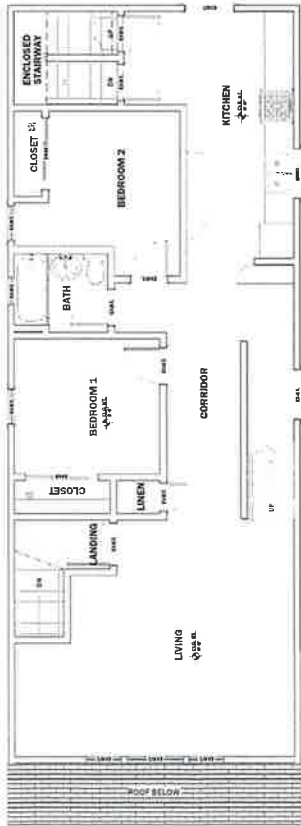
ZONING SET

REVISIONS:  
 1. 04/15/18  
 2. 04/15/18

NOTES

- SHEET LEGEND**
- 1. SITE PLAN & ZONING
  - 2. GENERAL NOTES & LEGENDS
  - 3. ESI SITE MAP
  - 4. FIRST FLOOR ARCH. PLANS
  - 5. SECOND FLOOR ARCH. PLANS
  - 6. EXISTING ARCH. PLANS
  - 7. PROPOSED ARCH. PLANS
  - 8. PROPOSED ELEVATIONS

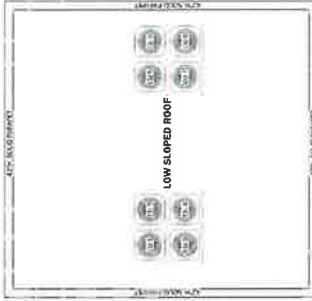
DATE: 4/15/18  
 SHEET: 6 OF 10  
 PROJECT: AP-3  
 SECOND FLOOR ARCH. PLANS



1 EXISTING SECOND FLOOR PLAN  
 3/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
 3/4" = 1'-0"



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	PERMITS	REMARKS
1	EXISTING SECOND FLOOR	1,200	100%	1	EXISTING SECOND FLOOR
2	PROPOSED SECOND FLOOR	1,200	100%	2	PROPOSED SECOND FLOOR
3	EXISTING ROOF	1,200	100%	3	EXISTING ROOF
4	PROPOSED ROOF	1,200	100%	4	PROPOSED ROOF

**PAYLOVIC ARCHITECTURE INC**  
 T.312.964.7777 WWW.PAY-ARCH.COM  
 INFO@PAY-ARCH.COM  
 210 W. WASHINGTON ST. STE. 401  
 CHICAGO, IL 60604

INTERIOR DESIGNER OF EXIST. 2 UNIT  
 RESIDENTIAL BUILDING

**PIOTR & KAMIL  
 KOWALKOWSKI**

3838 N. ASHLAND AVE.  
 CHICAGO, IL 60613



THIS SET OF ARCHITECTURAL PLANS IS THE PROPERTY OF PAYLOVIC ARCHITECTURE INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF PAYLOVIC ARCHITECTURE INC. IS STRICTLY PROHIBITED.



PLAN APPROVAL

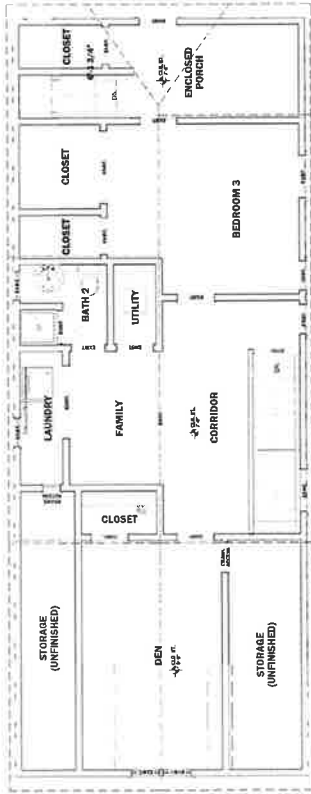
DESIGNED BY: PIOTR KOWALKOWSKI  
 CHECKED BY: KAMIL KOWALKOWSKI  
 DATE: 01.22.20

**ZONING SET**  
 ZONING DISTRICT: CHICAGO  
 ZONING CODE: R-1.5  
 ZONING BOARD: CHICAGO ZONING BOARD

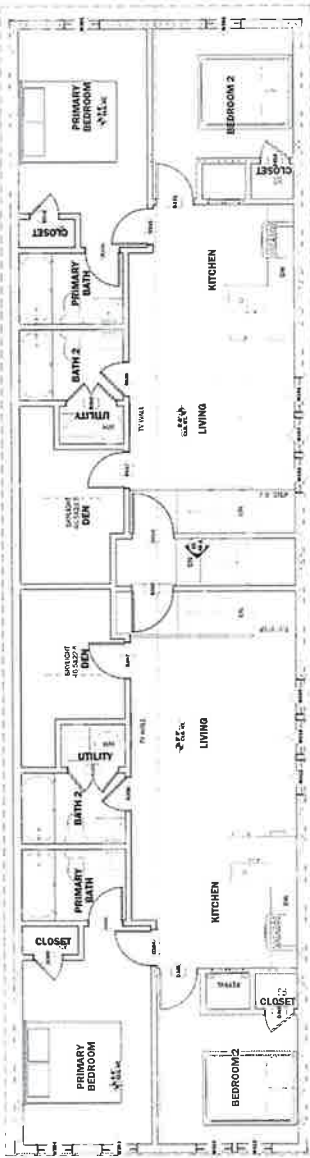
**NOTES**

- SHEET LEGEND**
- 1. SITE PLAN & ZONING
  - 2. GENERAL NOTES & LEGENDS
  - 3. FIRST FLOOR ARCH PLANS
  - 4. SECOND FLOOR ARCH PLANS
  - 5. THIRD FLOOR ARCH PLANS
  - 6. EXISTING ARCH PLANS
  - 7. PROPOSED ARCH PLANS
  - 8. PROPOSED ELEVATIONS

AP-4 7 10  
 THIRD FLOOR  
 ARCH. PLANS



**1 - EXISTING THIRD FLOOR PLAN**  
 1/4" = 1'-0"

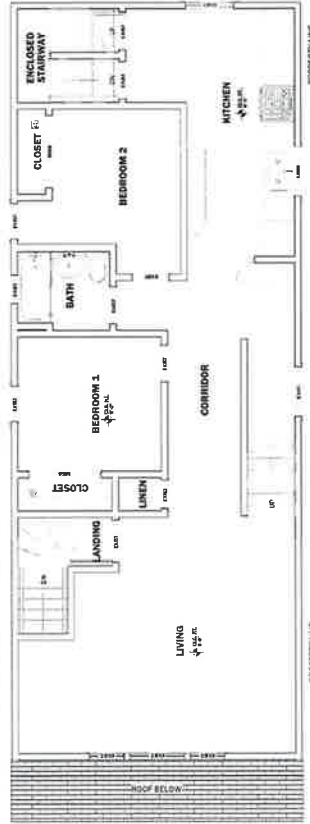


**2 - PROPOSED THIRD FLOOR PLAN**  
 1/4" = 1'-0"

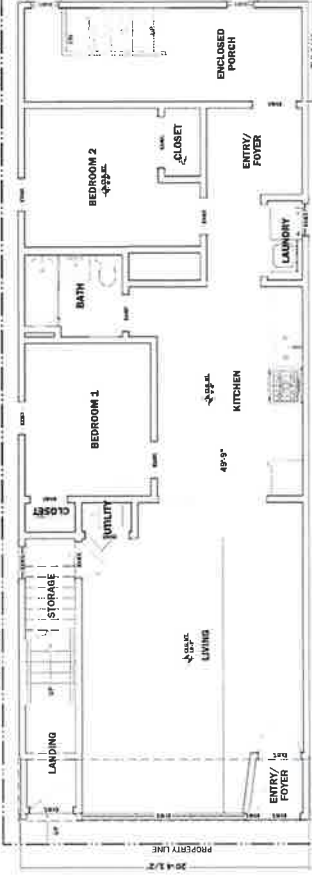
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	DATE
1	CEILING	100	SQ. FT.	12.00	1200.00	1/22/20
2	FLOORING	500	SQ. FT.	2.00	1000.00	1/22/20
3	WALLS	200	SQ. FT.	5.00	1000.00	1/22/20
4	DOORS	10	EA.	100.00	1000.00	1/22/20
5	WINDOWS	20	EA.	50.00	1000.00	1/22/20
6	PAINT	100	GAL.	10.00	1000.00	1/22/20
7	PLUMBING	50	HR.	20.00	1000.00	1/22/20
8	ELECTRICAL	50	HR.	20.00	1000.00	1/22/20
9	MECHANICAL	50	HR.	20.00	1000.00	1/22/20
10	CONCRETE	100	CY.	10.00	1000.00	1/22/20
11	FOUNDATION	100	SQ. FT.	10.00	1000.00	1/22/20
12	ROOFING	100	SQ. FT.	10.00	1000.00	1/22/20
13	INSULATION	100	SQ. FT.	10.00	1000.00	1/22/20
14	MECHANICAL	100	SQ. FT.	10.00	1000.00	1/22/20
15	ELECTRICAL	100	SQ. FT.	10.00	1000.00	1/22/20
16	PLUMBING	100	SQ. FT.	10.00	1000.00	1/22/20
17	MECHANICAL	100	SQ. FT.	10.00	1000.00	1/22/20
18	ELECTRICAL	100	SQ. FT.	10.00	1000.00	1/22/20
19	PLUMBING	100	SQ. FT.	10.00	1000.00	1/22/20
20	MECHANICAL	100	SQ. FT.	10.00	1000.00	1/22/20



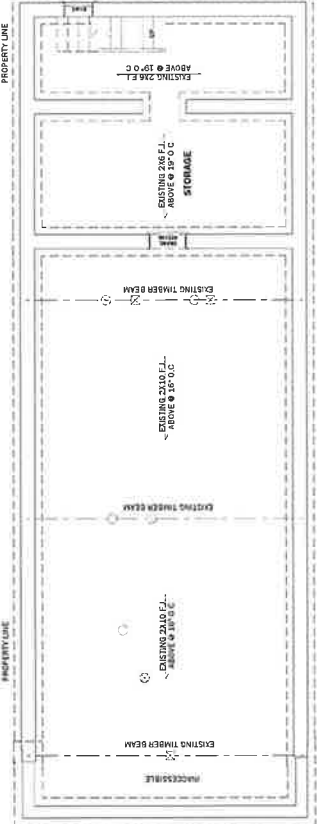
1/4" = 1'-0" **④** EXISTING THIRD FLOOR PLAN



1/4" = 1'-0" **③** EXISTING SECOND FLOOR PLAN



1/4" = 1'-0" **②** EXISTING FIRST FLOOR PLAN



1/4" = 1'-0" **①** EXISTING BASEMENT PLAN

**P**AVLOVICK **A** RCHITECTURE **I** N C  
 T-312-946-5722 WWW.PAV-ARCH.COM  
 2315 W. FULLERTON AVE.  
 CHICAGO, IL 60649  
 DESIGN FIRM REGISTRATION # 154 007031  
 INTERIOR OUT REBAR OF EXIST. 2 UNIT  
 RESIDENTIAL BUILDING

**PIOTR & KAMIL  
 KOWALKOWSKI**

3849 N. ASHLAND AVE  
 CHICAGO, IL 60613



ALL DRAWINGS SHALL BE CONSIDERED VOID UNLESS SIGNED AND SEALED BY THE REGISTERED ARCHITECT.  
 REGISTERED ARCHITECT  
 STATE OF ILLINOIS  
 PIOTR & KAMIL KOWALKOWSKI  
 154 N. STATE ST. CHICAGO, IL 60601  
 312.946.5722



**PLAN APPROVAL**  
 APPROVED FOR THE ARCHITECT:  
 APPROVED FOR THE CLIENT:  
 REVIEWED BY: SAMUEL PAVLOVICK  
 DATE: 10.11.13

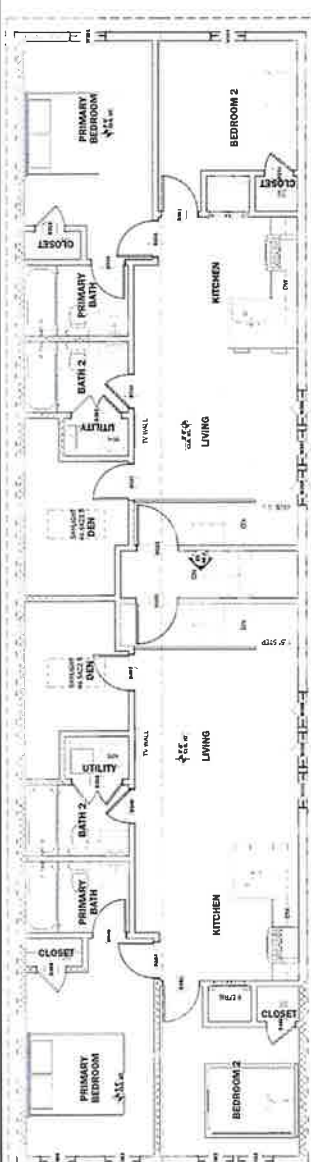
**ZONING SET**  
 REGULATORY CODES:  
 CHICAGO ZONING ORDINANCE  
 CHICAGO SUBDIVISION ACT  
 CHICAGO PLANNING COMMISSION  
 CHICAGO PLANNING DEPARTMENT  
 CHICAGO PLANNING BOARD

**NOTES**

- SHEET LEGEND**
- 0-1 SITE PLAN & ZONING
  - 0-2 GENERAL NOTES & LEGENDS
  - 0-3 EXISTING ARCH PLANS
  - 0-4 EXISTING ARCH PLANS
  - AP-1 FIRST FLOOR ARCH PLANS
  - AP-2 SECOND FLOOR ARCH PLANS
  - AP-3 EXISTING ARCH PLANS
  - AP-4 EXISTING ARCH PLANS
  - AP-5 PROPOSED ARCH PLANS
  - AP-6 PROPOSED ARCH PLANS
  - AP-7 PROPOSED ARCH PLANS
  - AP-8 PROPOSED ARCH PLANS
  - AP-9 PROPOSED ARCH PLANS
  - AP-10 PROPOSED ARCH PLANS

DATE: 10.11.13  
 SHEET: AP-5  
 OF: 10  
 PROJECT: EXISTING ARCH. PLANS

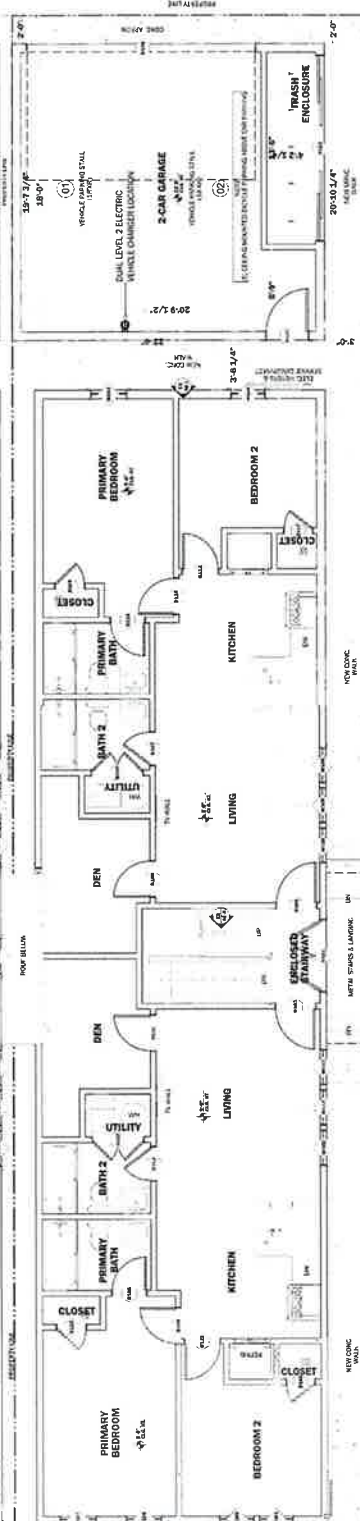
1/4" = 1'-0"  
PROPOSED THIRD FLOOR PLAN



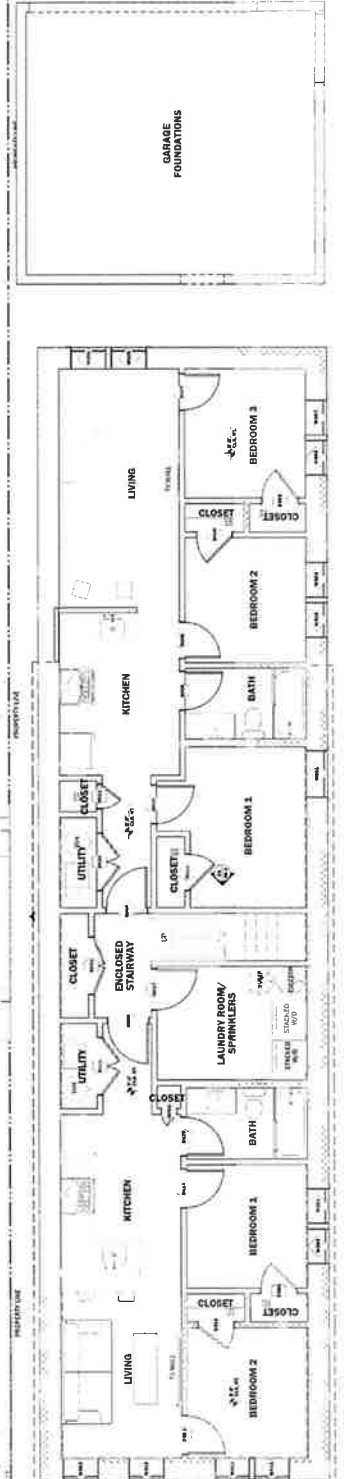
1/4" = 1'-0"  
PROPOSED SECOND FLOOR PLAN



1/4" = 1'-0"  
PROPOSED FIRST FLOOR PLAN



1/4" = 1'-0"  
PROPOSED BASEMENT PLAN

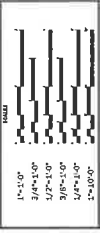


**PMAVAYK ARCHITECTURE INC**  
T. 312.466.5527 WWW.PAV-ARCH.COM  
1700 N. LA SALLE ST. SUITE 401  
CHICAGO, IL 60610  
DESIGN FIRM REGISTRATION # 164.007931

INTERIOR OUTREACH OF EXIST. 2 UNIT  
RESIDENTIAL BUILDING

**PIOTR & KAMIL KOWALKOWSKI**

3839 N. ASHLAND AVE  
CHICAGO, IL 60633



ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.  
ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.  
ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.



**PLAN APPROVAL**  
DATE: 03/27/20  
DESIGNER: SAMUEL PALOVICH  
REVIEWED BY: SAMUEL PALOVICH

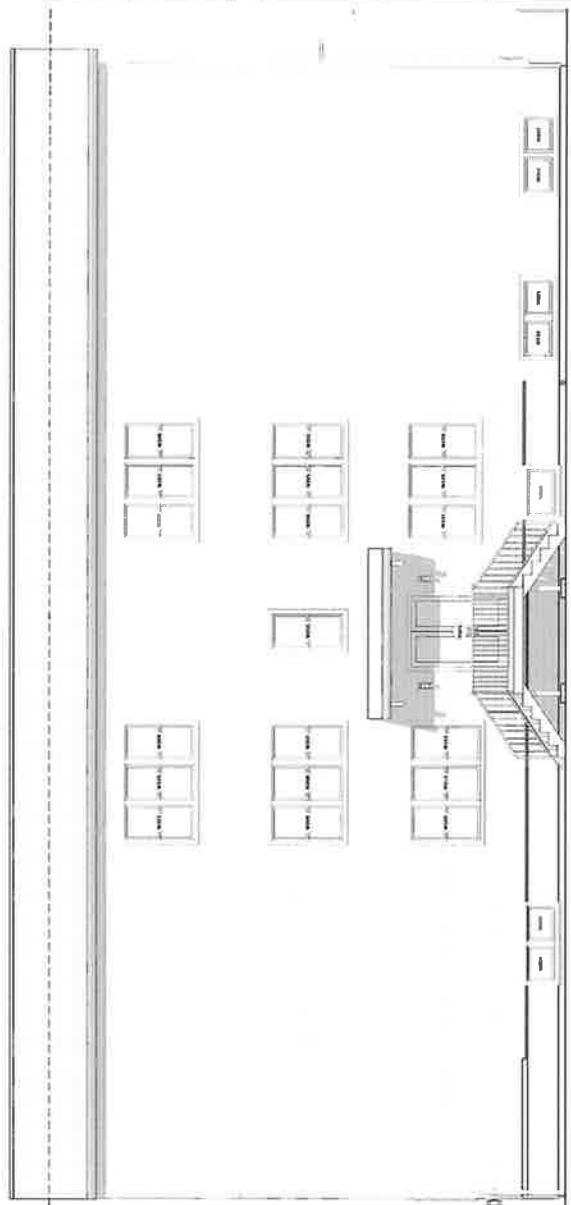
**ZONING SET**  
DATE: 03/27/20  
DESIGNER: SAMUEL PALOVICH  
REVIEWED BY: SAMUEL PALOVICH

**NOTES**

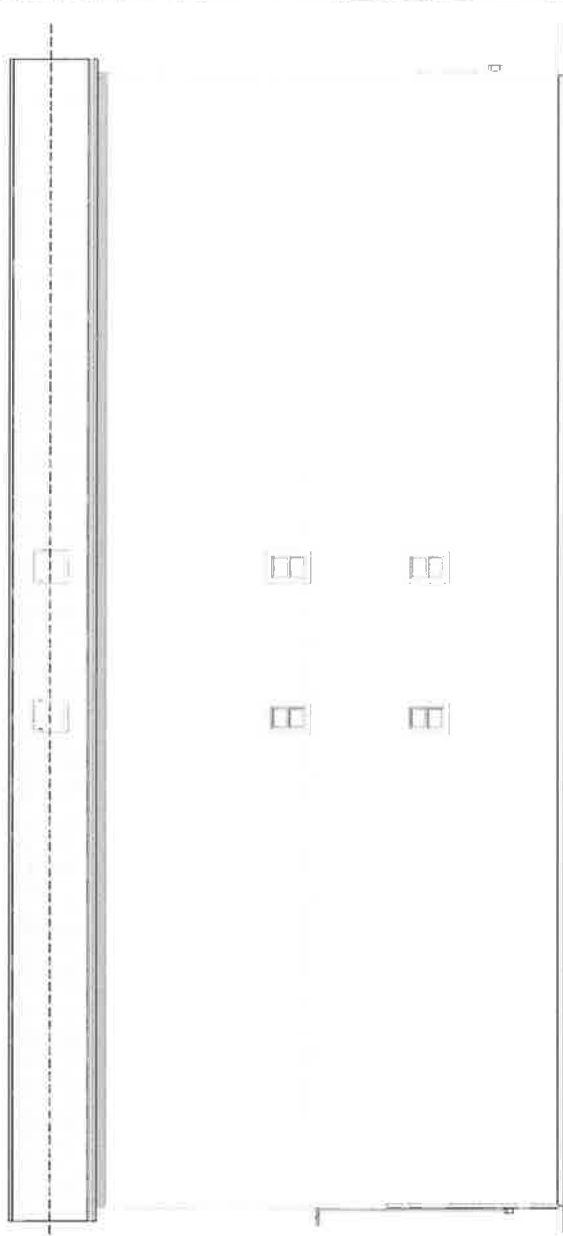
- SHEET LEGEND**
- 1 SITE PLAN & ZONING
  - 2 GENERAL NOTES & LEGENDS
  - 3 FLOOR ARCH PLANS
  - 4 FLOOR ARCH PLANS
  - 5 FIRST FLOOR ARCH PLANS
  - 6 SECOND FLOOR ARCH PLANS
  - 7 THIRD FLOOR ARCH PLANS
  - 8 EXISTING ARCH PLANS
  - 9 PROPOSED ARCH PLANS
  - 10 PROPOSED ELEVATIONS

PRINT DATE: 11/11/23  
NO. **AP-6** OF **10**  
**PROPOSED ARCH. PLANS**

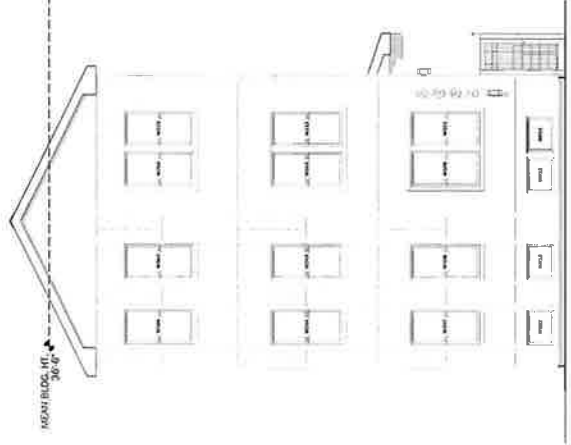




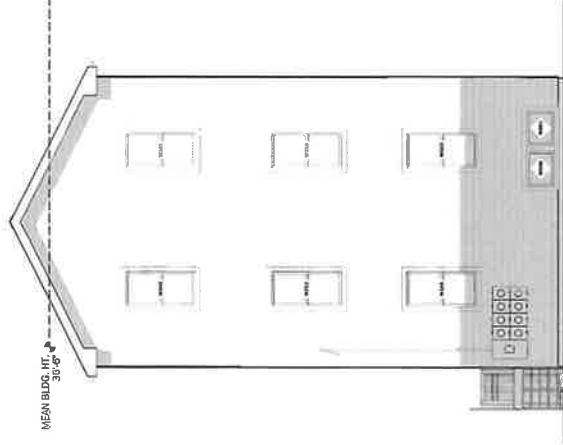
② PROPOSED SOUTH ELEVATION  
3/4" = 1'-0"



④ PROPOSED NORTH ELEVATION  
3/4" = 1'-0"



① PROPOSED WEST ELEVATION  
3/4" = 1'-0"



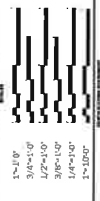
③ PROPOSED EAST ELEVATION  
3/4" = 1'-0"

**P**AWLAK ARCHITECTURE INC.  
T. 312-906-5757 WWW.PAW-ARCH.COM  
INFO@PAW-ARCH.COM  
218 W. WHITE ST. STE. 401  
CHICAGO, IL 60610  
DESIGN FIRM REGISTRATION # 184-00781

INTERIOR CONSULTING FIRM  
RESIDENTIAL BUILDING

**PIOTR & KAMIL  
KOWALKOWSKI**

3839 N. ASHLAND AVE  
CHICAGO, IL 60613



DATE: 10/15/20  
DRAWN BY: KYLE ROYER  
CHECKED BY: SAMUEL PAVLOVICH  
PROJECT: 184-00781 - 184-00781

**PLAN APPROVAL**

**ZONING SET**

**NOTES**

**SHEET LEGEND**

TAG	TITLE
1	GENERAL NOTES & FINISHES
2	GENERAL NOTES & LEGENDS
3	TLS SITE MAP
4	FIRST FLOOR ARCH. PLANS
5	SECOND FLOOR ARCH. PLANS
6	THIRD FLOOR ARCH. PLANS
7	EXISTING ARCH. PLANS
8	PROPOSED ARCH. PLANS
9	PROPOSED ELEVATIONS
10	PROPOSED ELEVATIONS

DATE: 10/15/20  
10/15/20  
02/12/20

REVISED DATE: 10/15/20  
**AE-1** 10 10  
**PROPOSED ELEVATIONS**