

NARRATIVE AND PLANS
TYPE I Rezoning Attachment
5636 - 40 North Ashland Avenue
From RS-3 to RM-6

The Property

The subject property is comprised of three lots each containing a two-story residential building. The surrounding area is comprised of varying zoning districts, including RS-3, RM4.5, B1-2, B2-3, B3-2, B3-3, and PD 1312 with an underlying zoning of B2-3. The area is improved with buildings of various heights ranging from 1 to 9 stories that contain single, multi-family, commercial and mixed-use (commercial with residential) uses. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance (Section 17-10-0102-B (1)), as it is within 283 of North Clark Street that is a designated Bus Line Corridor Roadway Segment.

The Project

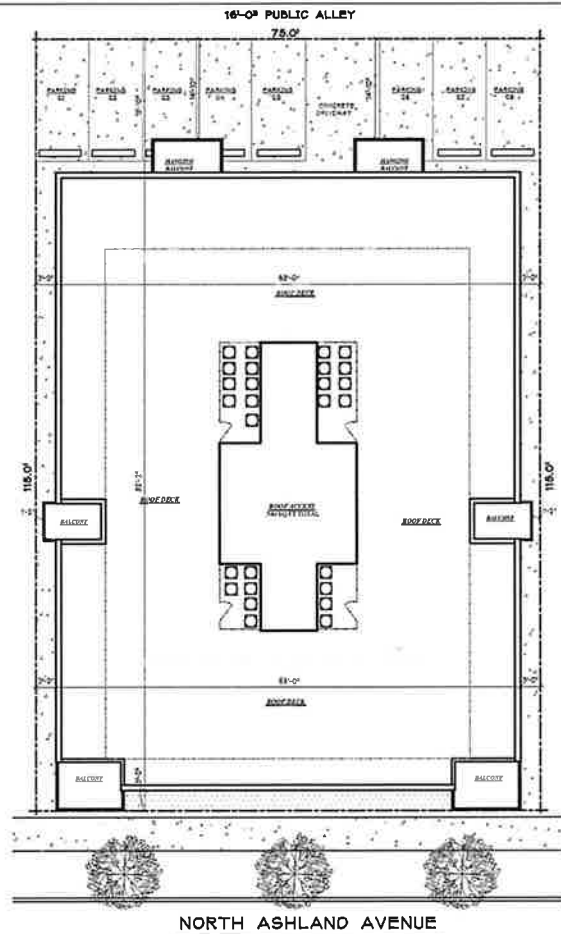
The Applicant proposes to demolish the existing improvements and construct a five-story, 27-unit residential building, 13 automobile parking spaces, and 27 bicycle parking spaces. No commercial space is proposed. The height of the building will be 63.5 feet. To allow the proposed development, the Applicant seeks a zoning change for the subject property from an RS-3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi-Unit District. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary, as allowed by the Chicago Zoning Code, for the proposed project, including: 1) a variation under section 17-13-1101-B to reduce the front setback to 3 feet; 2) a variation under section 17-13-1101-B to reduce the rear yard setback to 12 feet; 3) a variation under section 17-13-1101-B to reduce the north and south side setbacks to 1 foot 2 inches, for a total combined side yard setback of 2 feet 4 inches; and 4) a variation under 17-13-1101-D to reduce the number of loading spaces from 1 to 0.

The following are the relevant zoning parameters for the proposed project:

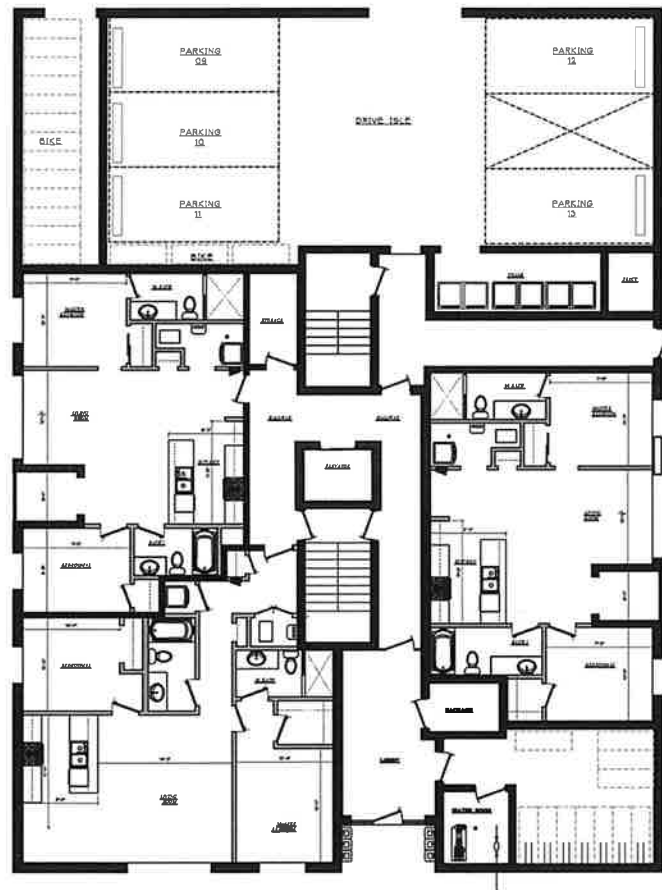
Lot Area:	8,625 sq. ft.
Floor Area:	29,216 sq. ft.
FAR:	3.50
Residential Dwelling Units:	27
MLA Density:	319.44 sq. ft.**
Height:	66.5 ft.
Automobile Parking:	13
Bicycle Parking:	27
Setbacks:	Front (N. Ashland) 3'
	Side (North) 1' 2"
	Side (South) 1' 2"
	Rear (Alley) 12'

5638 N. ASHLAND AVENUE

MC & Associates, LLC
105 W. MADISON AVE.
SUITE 401 CHICAGO, IL 60602
312-795-0772
MICHAEL MARESSO



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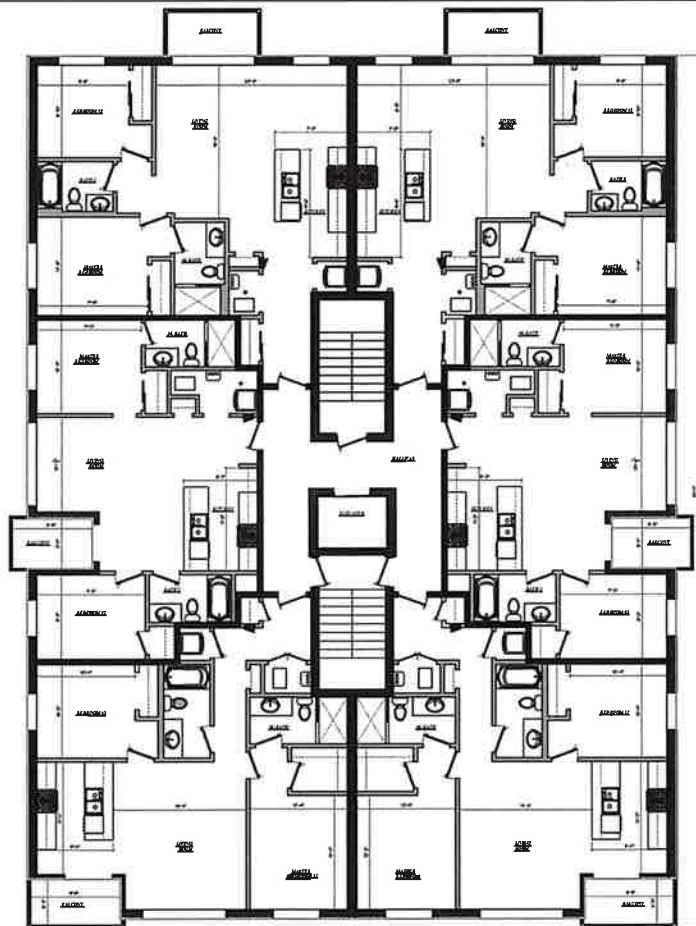


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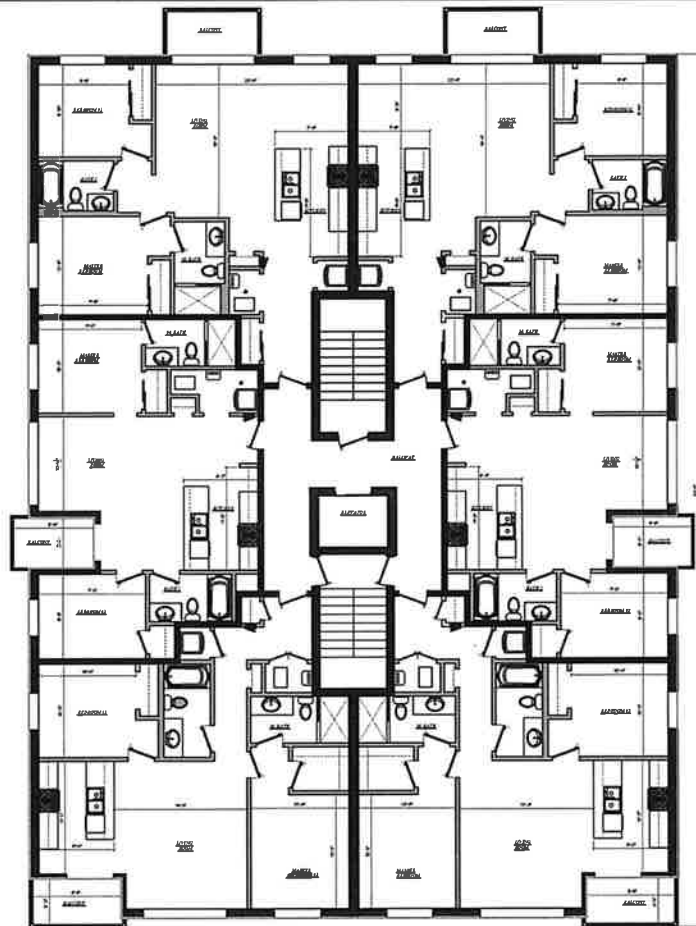


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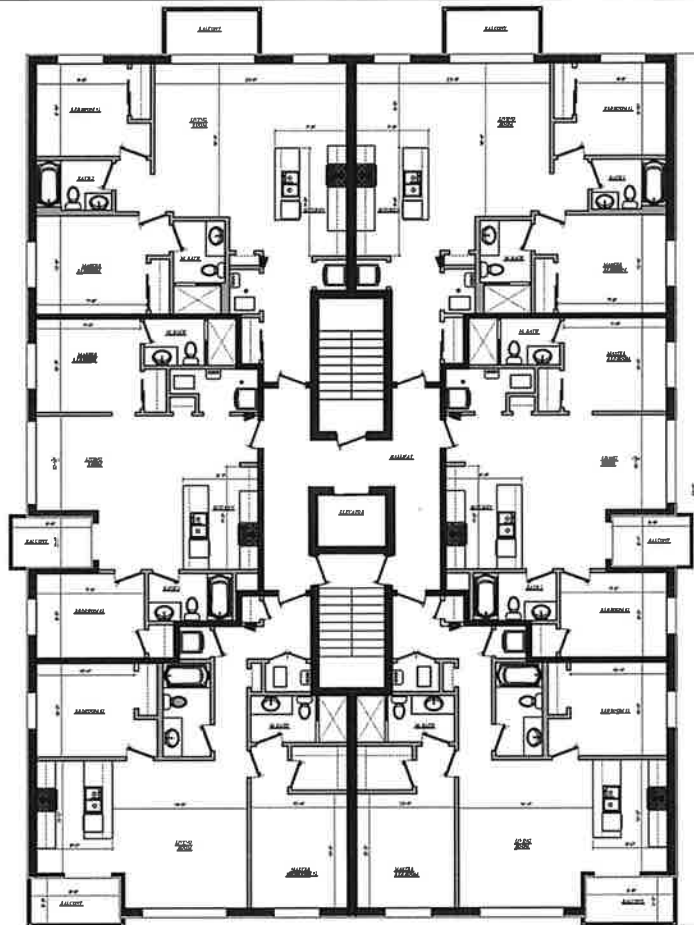


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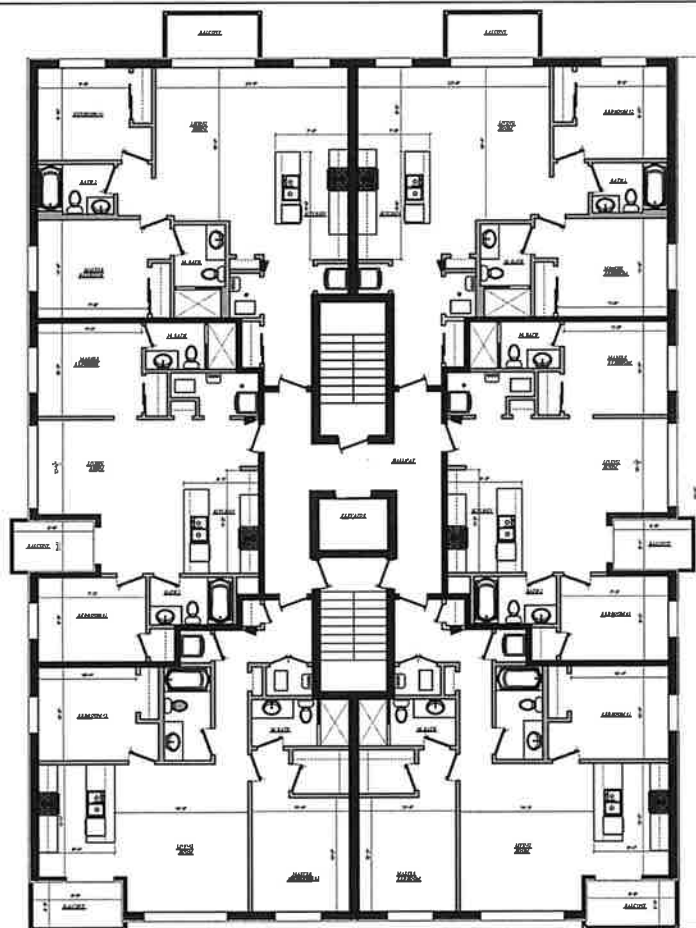
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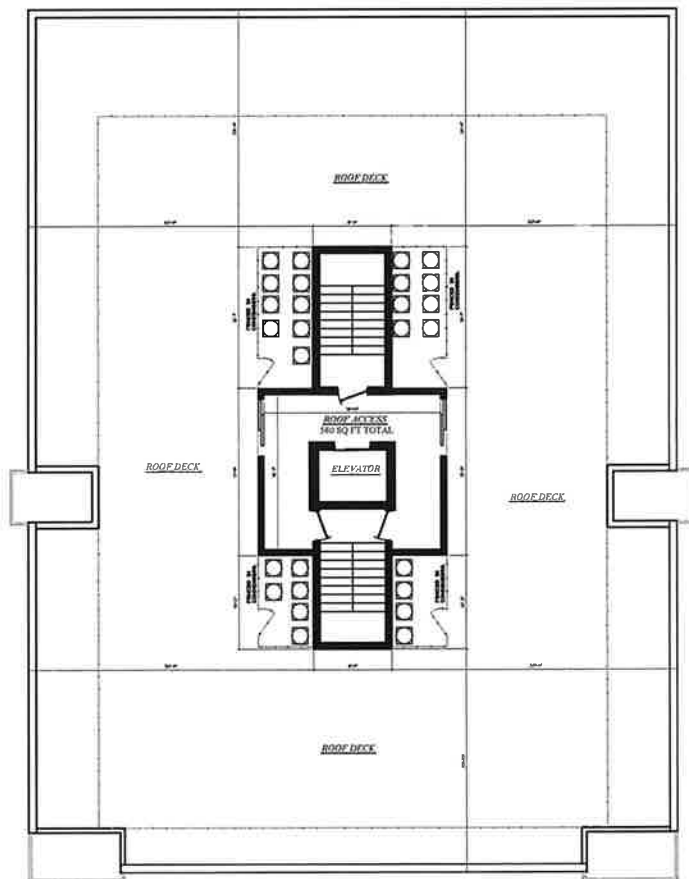


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FRONT ELEVATION

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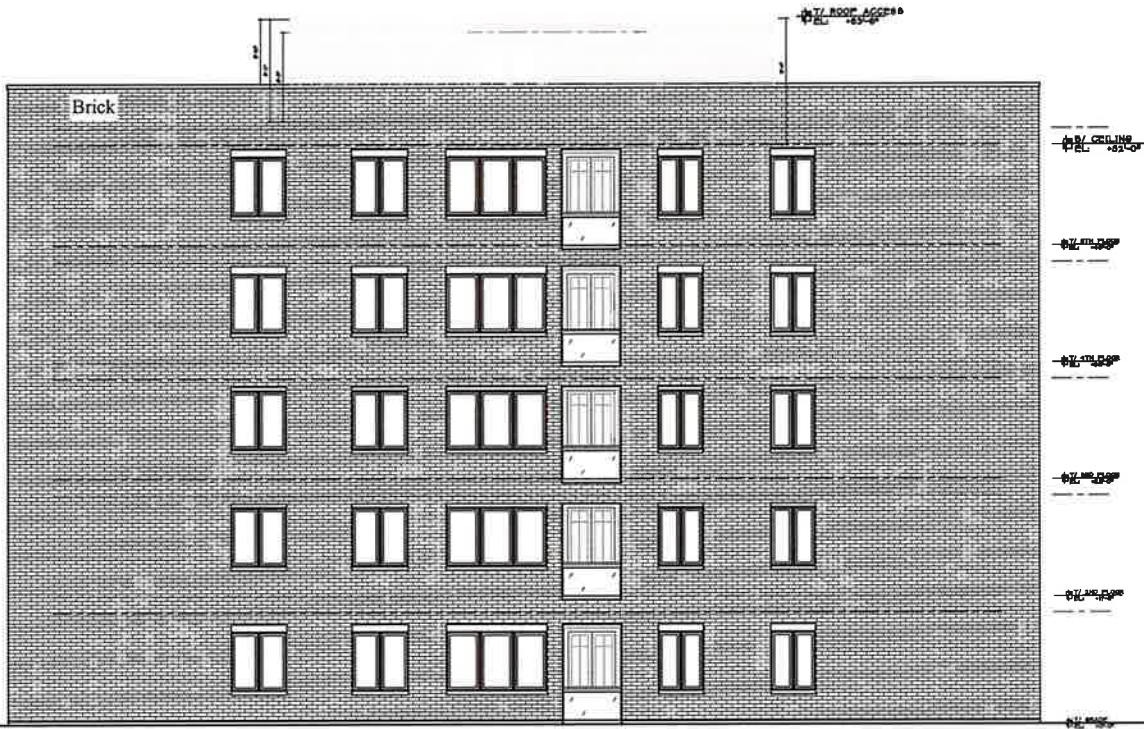
REAR ELEVATION

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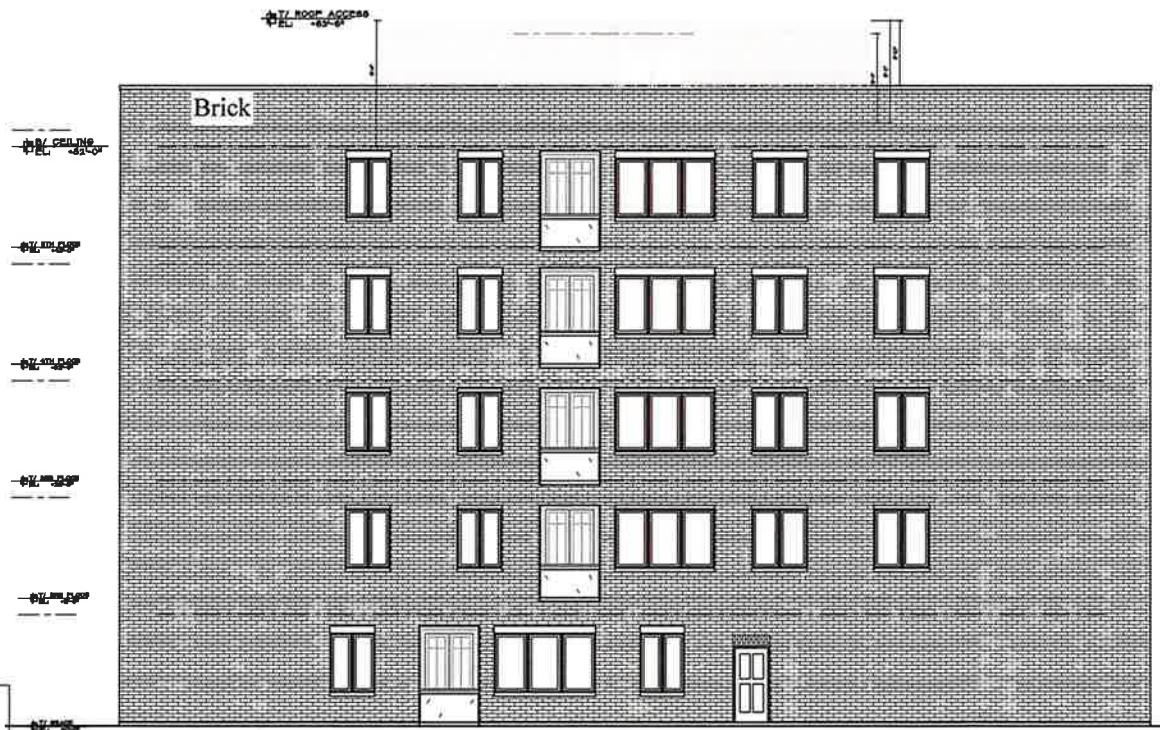


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SOUTH ELEVATION

5638 N. ASHLAND AVENUE

PROPOSED 5 STORY, 27
RESIDENTIAL UNIT BUILDING WITH INTERIOR
AND EXTERIOR PARKING.



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NORTH ELEVATION