



City of Chicago



O2017-897

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 2/22/2017

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 3-H at 1038-1040 N
Ashland Ave - App No. 19121T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

19121 T1
INTRO. DATE:
FEB. 22, 2017

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 of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

West Cortez Street; North Ashland Avenue; a line 50.02 feet south of and parallel to West Cortez Street; the north south public alley west of and parallel to 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.

Common Address of Property: 1038-1040 North Ashland Avenue

PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT

1038-1040 NORTH ASHLAND AVENUE

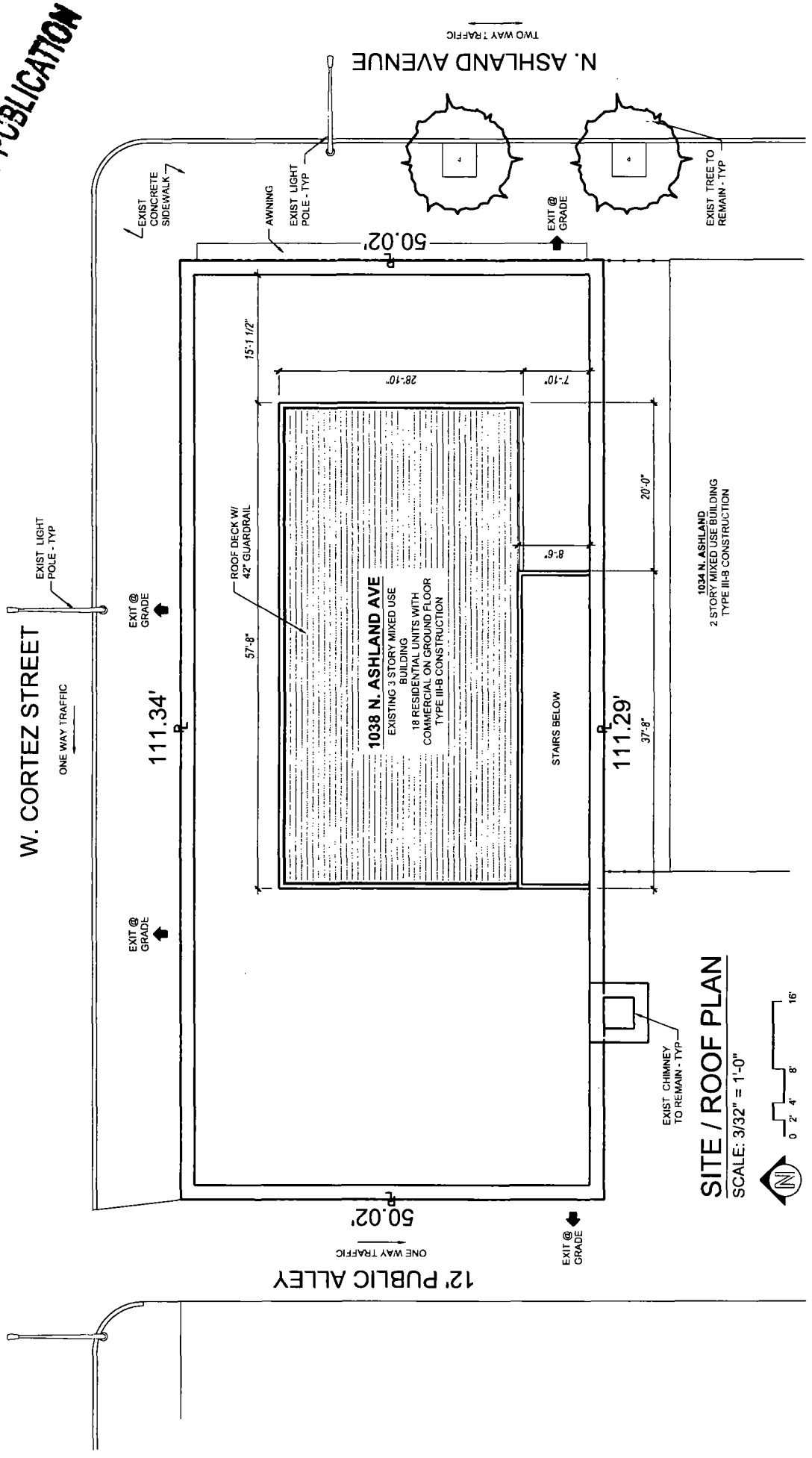
B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a B1-2 Neighborhood Shopping District to a B2-3 Neighborhood Mixed-Use District for the renovation of an existing 3 story building to allow for a total of 18 dwelling units and ground floor retail space for a total of 5,587 square feet. The renovation will not alter the building’s current dimensions. The property is a transit-served location located 1,320 feet from the CTA Blue Line Division station and will have 0 automobile parking spaces. 18 bicycle parking spaces will be provided.

Lot Area	5,587 square feet
Parking	0 automobile parking spaces; 18 bicycle parking spaces
Rear Setback	0 feet
North Setback	0 feet
Front Setback	0 feet
South Setback	0 feet
FAR	3.0
Building Square Footage	16,700 square feet
MLA	Efficiency Unit: 300 All Other Dwelling Units: 309
Building Height	37 feet 1 inch

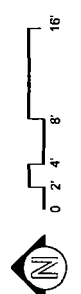
FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



SITE / ROOF PLAN

SCALE: 3/32" = 1'-0"



1038 N. ASHLAND AVE.
 CHICAGO, ILLINOIS 60622

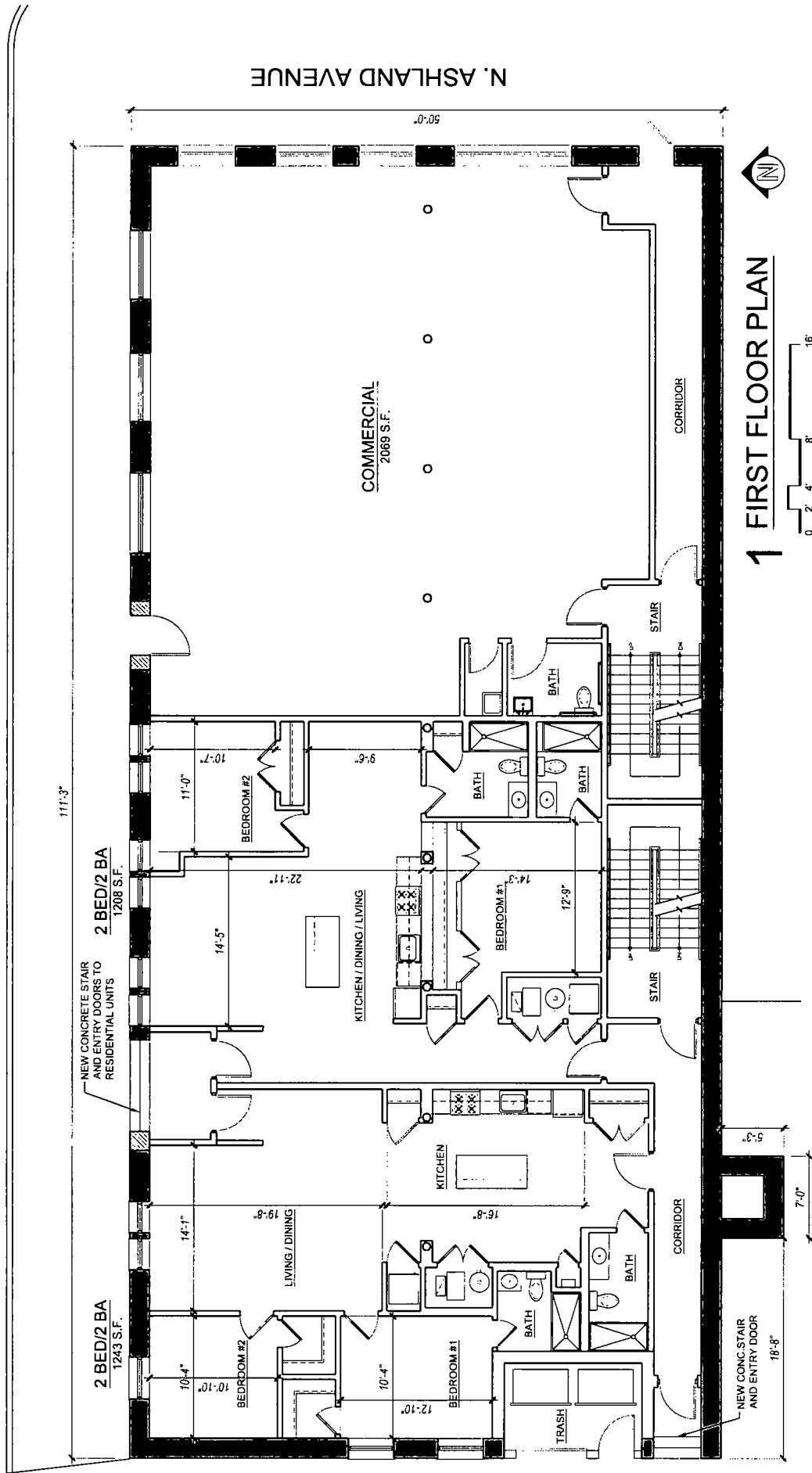
ARCHITECT: SPANGLER
 1038 N. ASHLAND AVE. CHICAGO, ILLINOIS 60622
 312.467.1000

VERSION
V1.0

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W. CORTEZ STREET

N. ASHLAND AVENUE



1 FIRST FLOOR PLAN



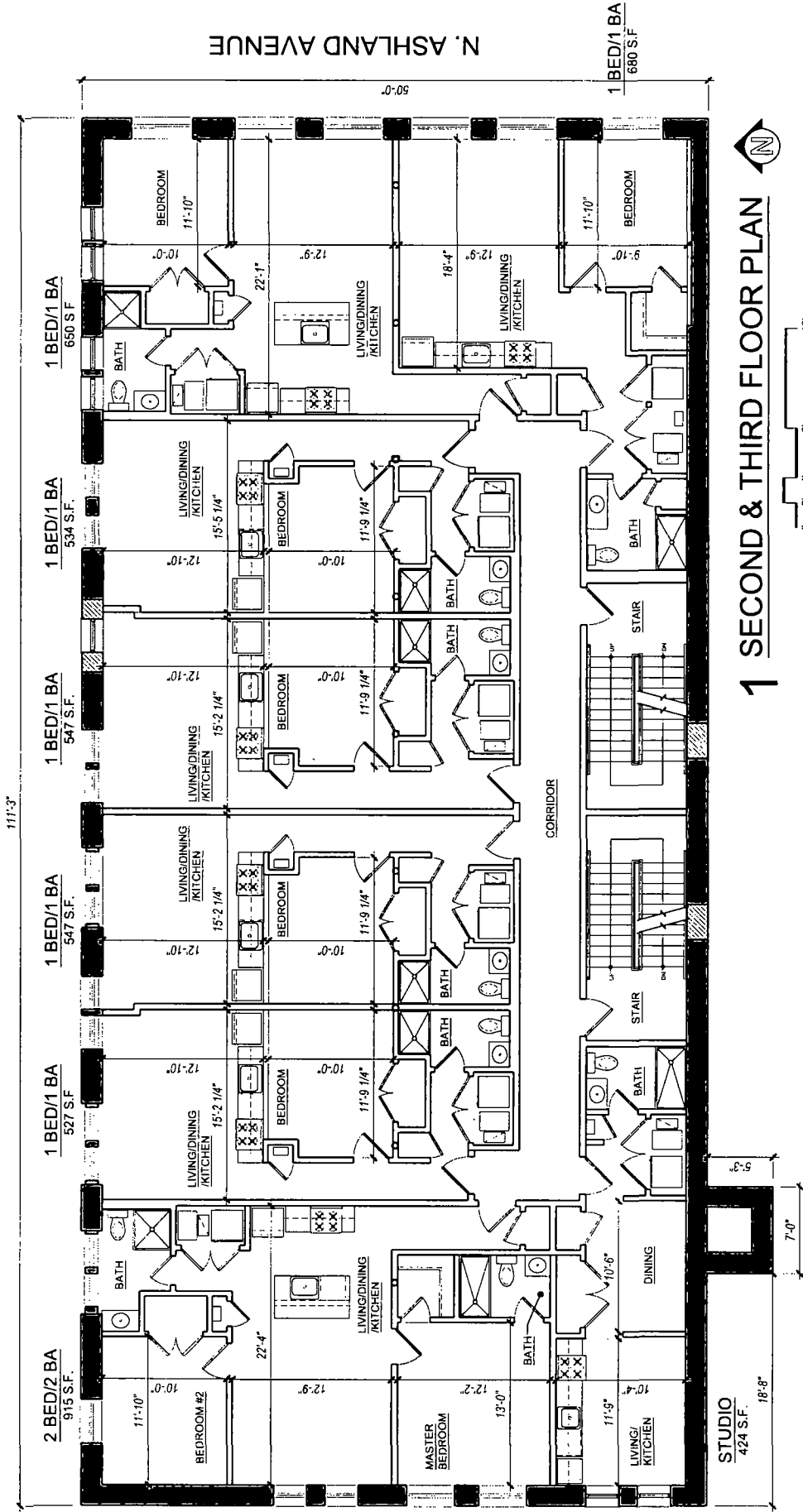
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 SPACE

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12' PUBLIC ALLEY

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W. CORTEZ STREET



1 SECOND & THIRD FLOOR PLAN

12' PUBLIC ALLEY

N. ASHLAND AVENUE

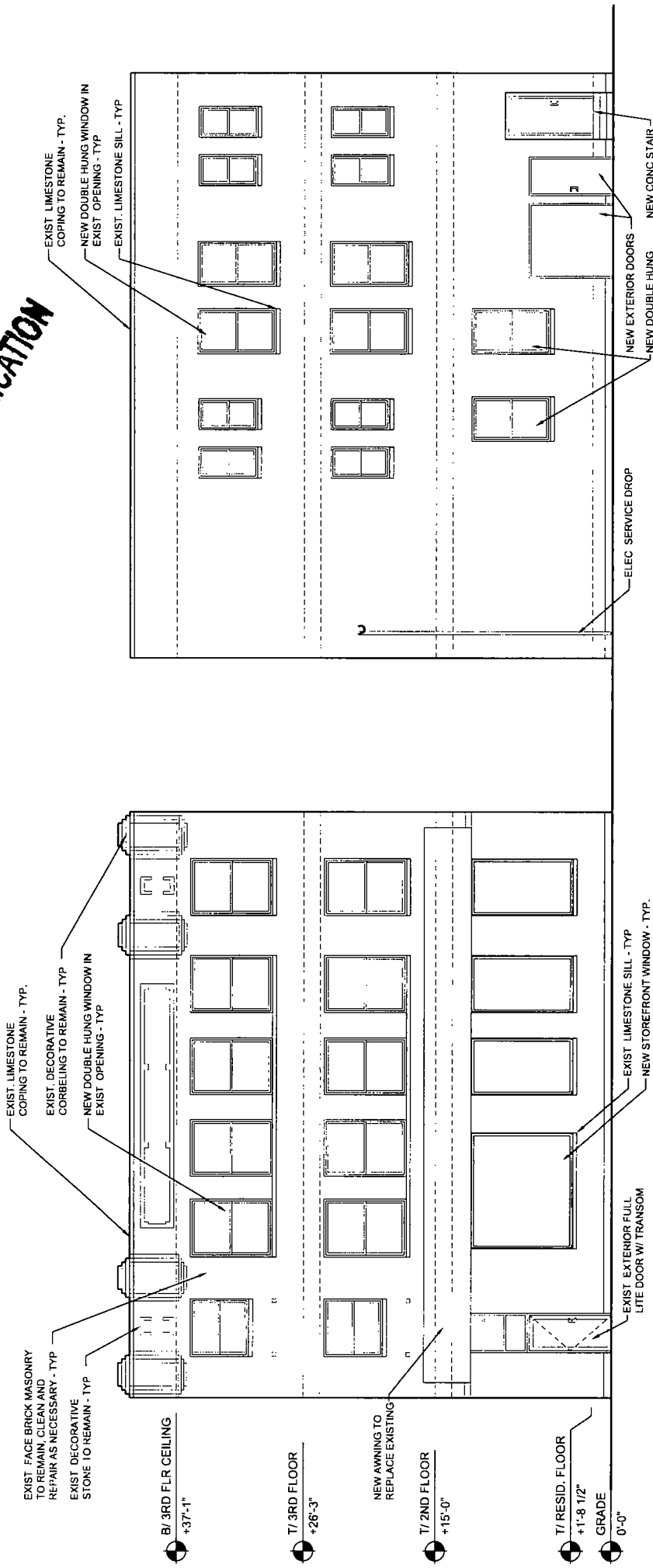
1038 N. ASHLAND AVE.

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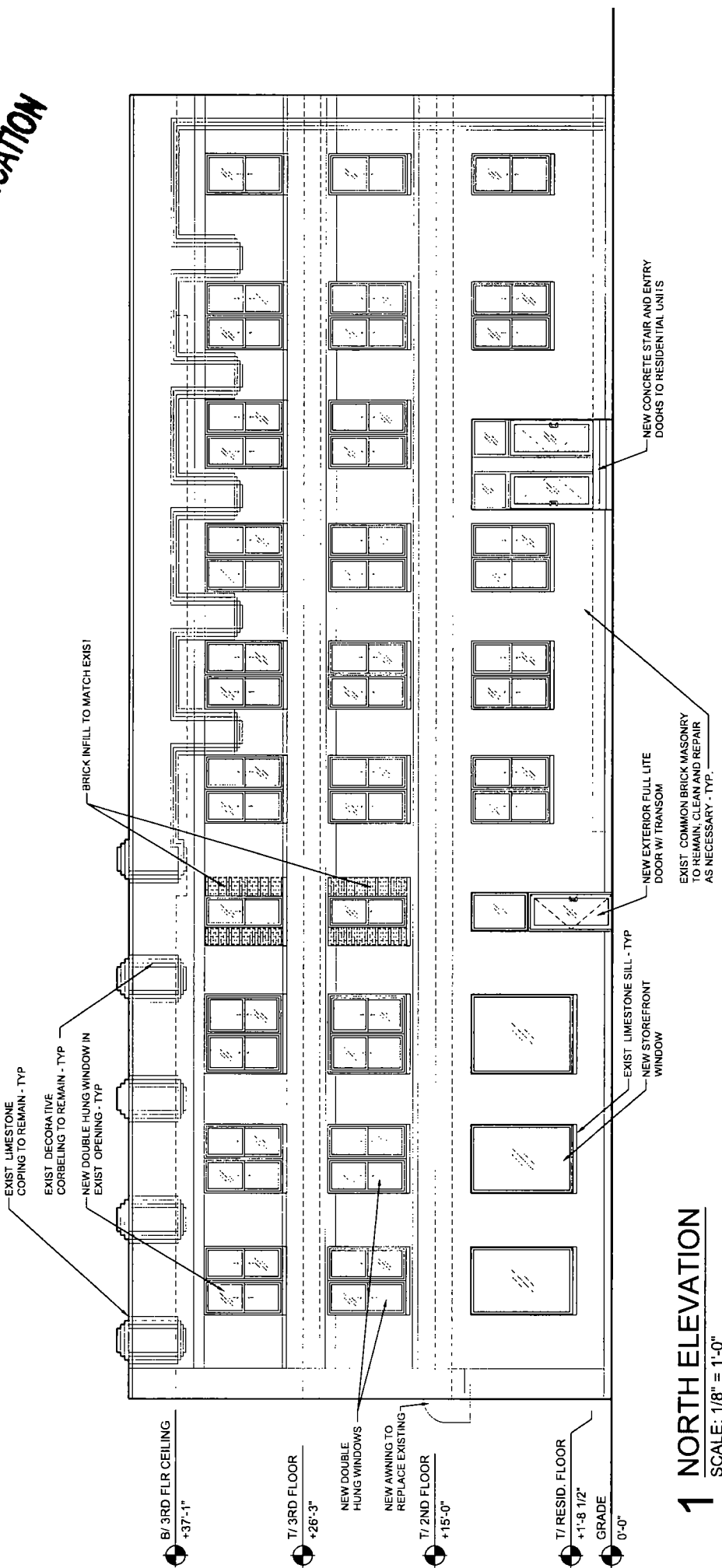
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2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

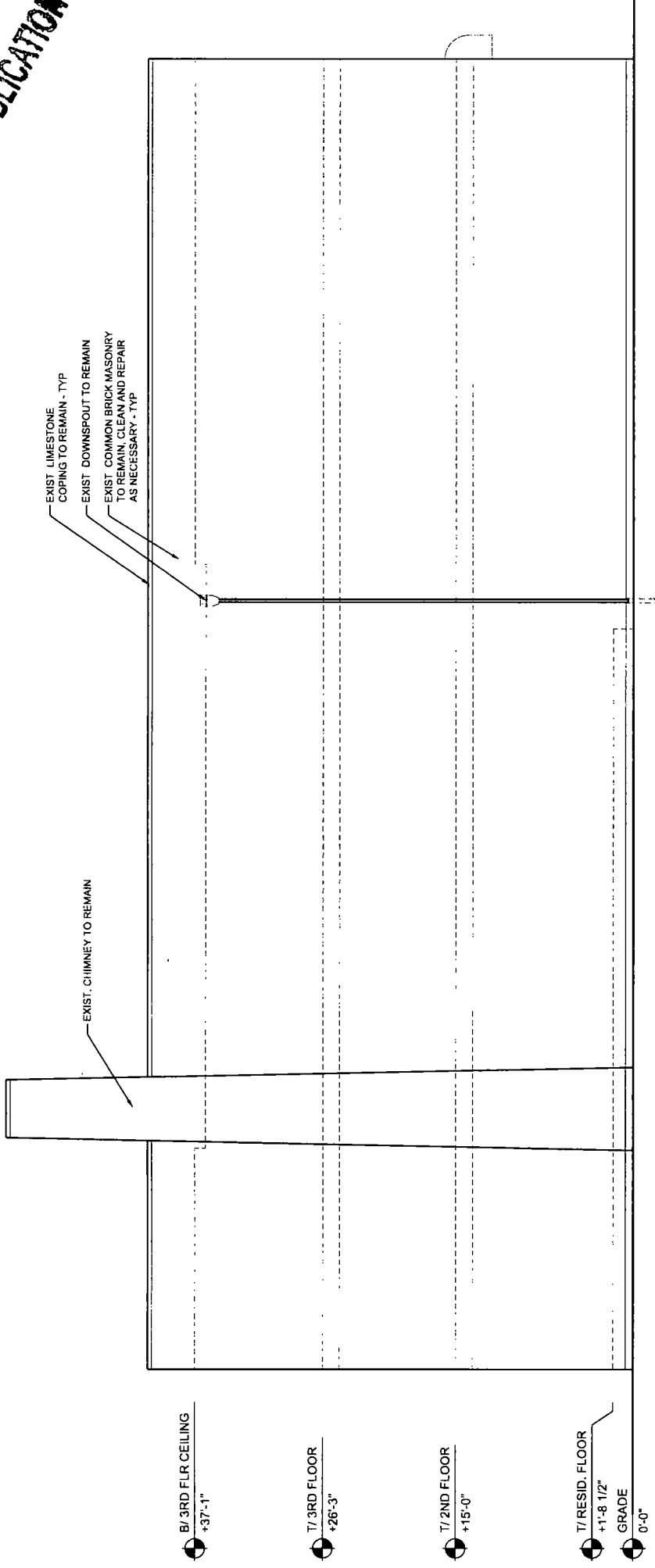
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V1.0

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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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