



# City of Chicago



SO2015-5320

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/29/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 935 N Ashland Ave - App No. 18443
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18443T-1  
INTRO DATE:  
JULY 29, 2015

SUB TO TYPE 1

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 as shown on Map No. 3-G in the area bounded by:**

**A line 50.07 feet North of and parallel to West Walton Street; the public alley next East of and parallel to North Ashland Avenue; a line 25 feet North of and parallel to West Walton Street; North Ashland Avenue.**

**To those of a B1-3, Neighborhood Shopping District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 935 North Ashland Avenue, Chicago IL.**

# 3113  
CHAM  
# 3113

**Application Number 18443, Amended to Type 1 Rezoning**

**NARRATIVE FOR TYPE 1 REZONING FOR  
935 NORTH ASHLAND AVENUE, CHICAGO, IL**

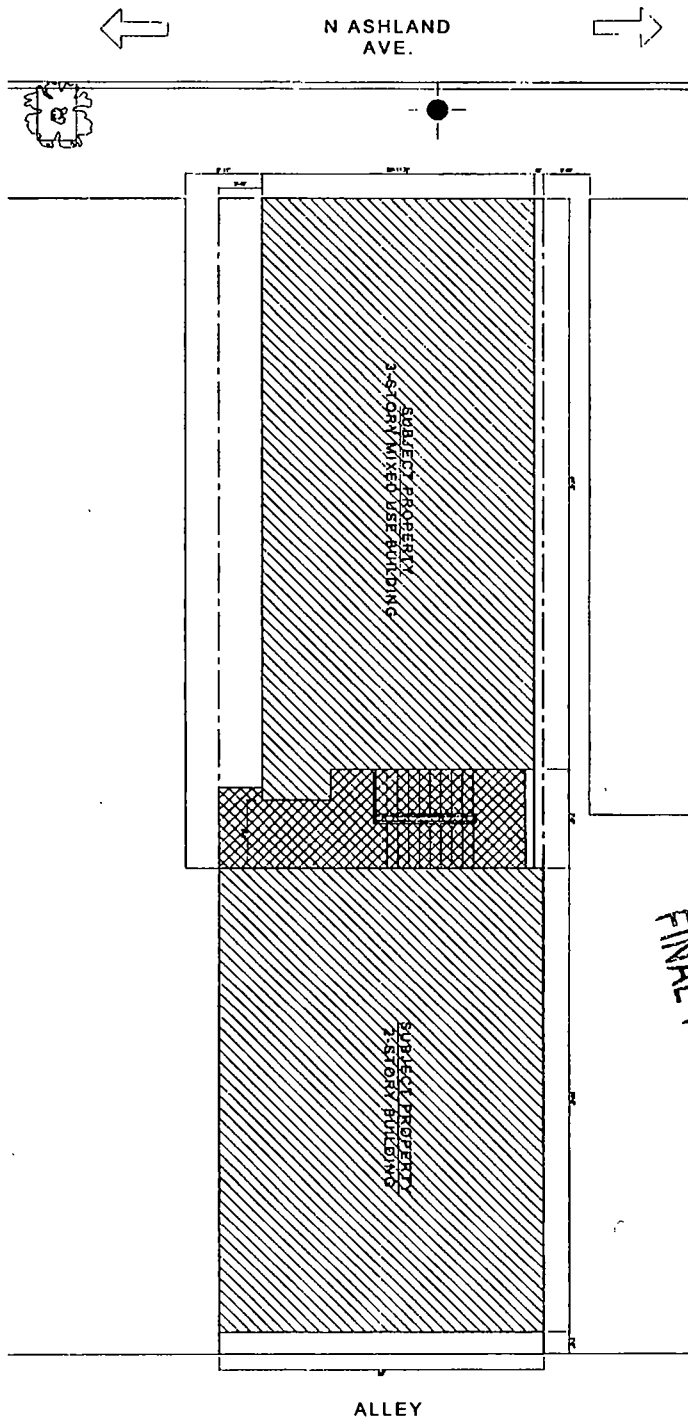
The subject property is currently improved with a mixed use building. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area to build a third story addition and add a third dwelling unit (for a total of 3 DU within the existing building (existing commercial use on the ground floor to remain.)). The Applicant also proposes to replace the front of the existing 2-story building with new construction.

Project Description	Zoning Change from B1-2 to B1-3
Land use:	To build a third story addition and add a third dwelling unit (for a total of 3 DU within the existing building (existing commercial use on the ground floor to remain.))
Floor Area Ratio:	Lot area: 2,258 SF Building Floor Area: 5,175 SF FAR: 2.29
Density:	752 SF per DU
Off- Street parking:	2 parking spaces
Set Backs	Front: 0' North: 0' South: 0' Rear: 1'-9"
Building height:	42'-7 ½"

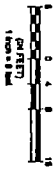
**FINAL FOR PUBLICATION**

RENOVATION, EXPANSION AND  
3-STORY ADDITION TO THE EXISTING MIXED-USED BUILDING

FINAL FOR PUBLICATION



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



EXISTING	1/8" = 1'-0"
PROPOSED	1/8" = 1'-0"
ADJACENT	1/8" = 1'-0"

TS  
TITLE SHEET

SYNERGIES STUDIOS INC.  
DESIGN-BUILD ARCHITECTS & ENGINEERS  
1700 N ASHLAND AVE.  
CHICAGO, IL 60622  
PH: 312.456.1478

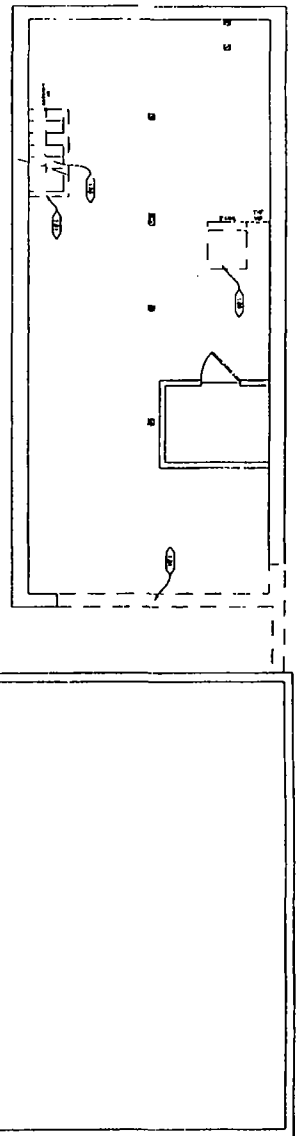
9/8/2015



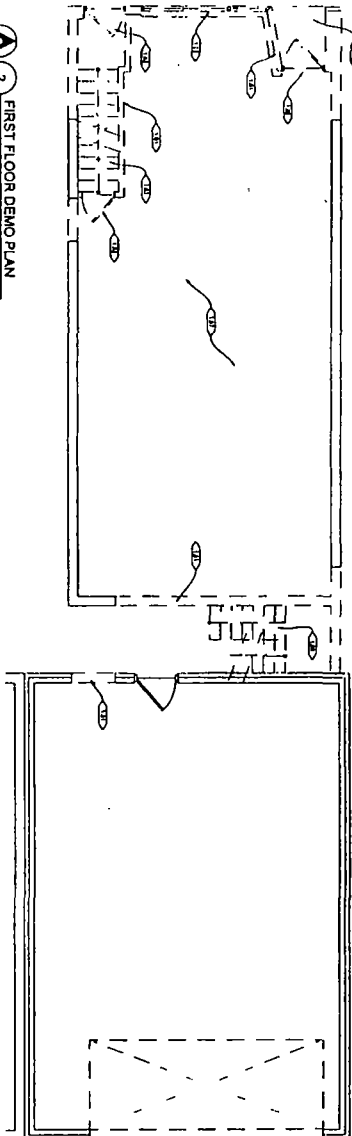
5/10/2015

MIXED-USE DEVELOPMENT  
935 N ASHLAND AVE.  
CHICAGO, IL 60622

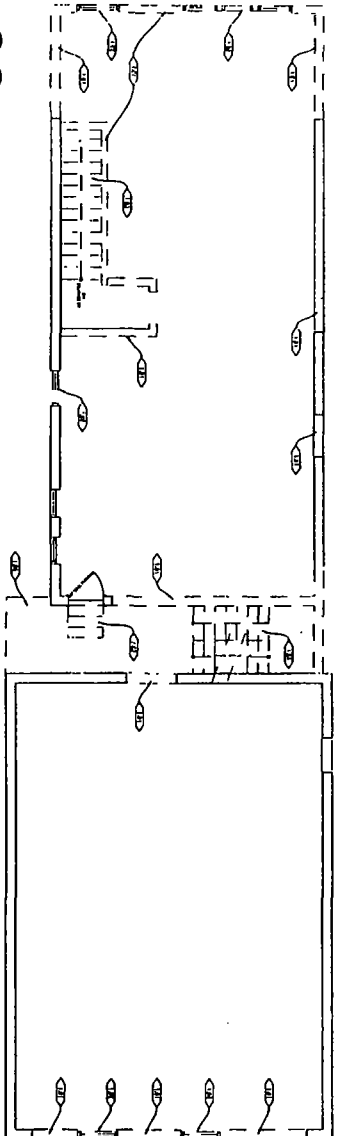
NO.	DATE	DESCRIPTION
1	9/8/2015	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		



1 BASEMENT DEMO PLAN  
SCALE 1/4" = 1'-0"



2 FIRST FLOOR DEMO PLAN  
SCALE 1/4" = 1'-0"



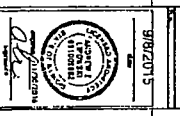
3 SECOND FLOOR DEMO PLAN  
SCALE 1/4" = 1'-0"

# FINAL FOR PUBLICATION

- GENERAL DEMO NOTES**
- 1) REFER TO ALL DEMOLITION WORK REQUIREMENTS.
  - 2) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
  - 3) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
  - 4) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
  - 5) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
  - 6) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
  - 7) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
  - 8) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
  - 9) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
  - 10) VERIFY ALL DEMOLITION IS IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.

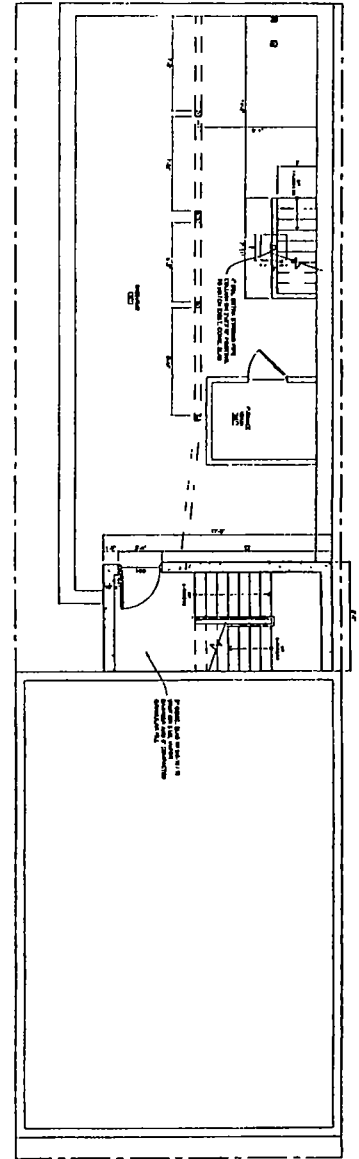
- DEMOLITION NOTES**
- 101 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.
  - 102 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.
  - 103 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.
  - 104 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.
  - 105 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.
  - 106 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.
  - 107 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.
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  - 109 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.
  - 110 REMOVE EXISTING WALL, EXPOSE REINFORCING BARS AND REMOVE TO EXPOSE EXISTING WALL.

MIXED-USE DEVELOPMENT  
935 N ASHLAND AVE.  
CHICAGO, IL 60622

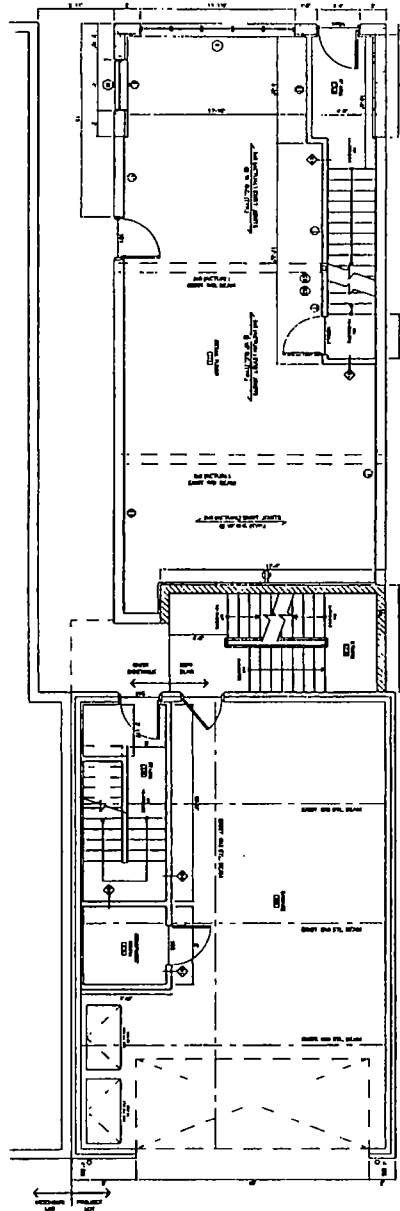


SYNERGIES STUDIOS INC.  
DESIGN-BUILD ARCHITECTS & ENGINEERS  
1228 N ASHLAND AVE.  
CHICAGO, IL 60622  
PH. 867.426.1476  
WWW.SYNERGIESSTUDIOS.COM

CHICAGO, ILLINOIS  
DEMOLITION PLANS  
A0.9



1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



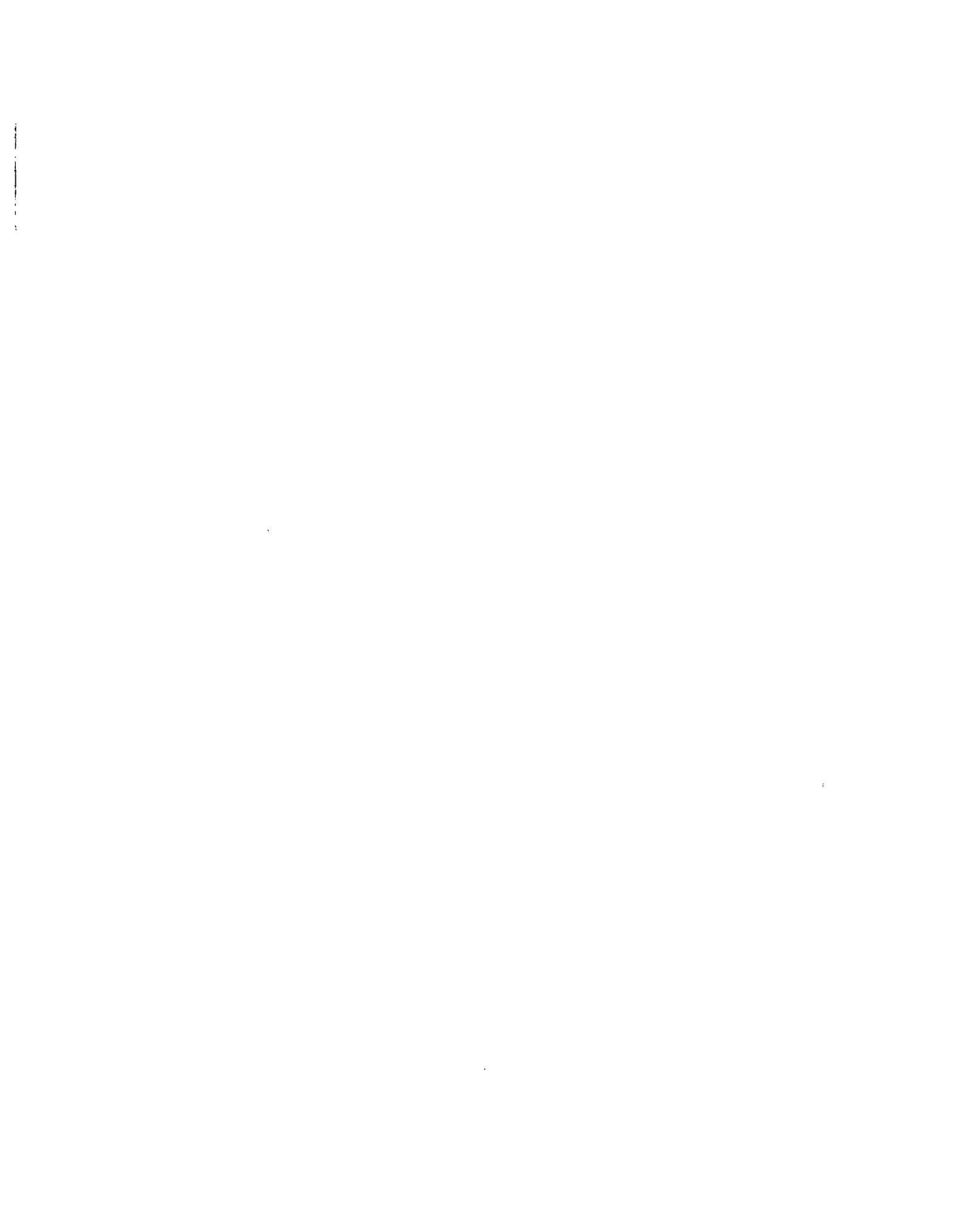
2 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

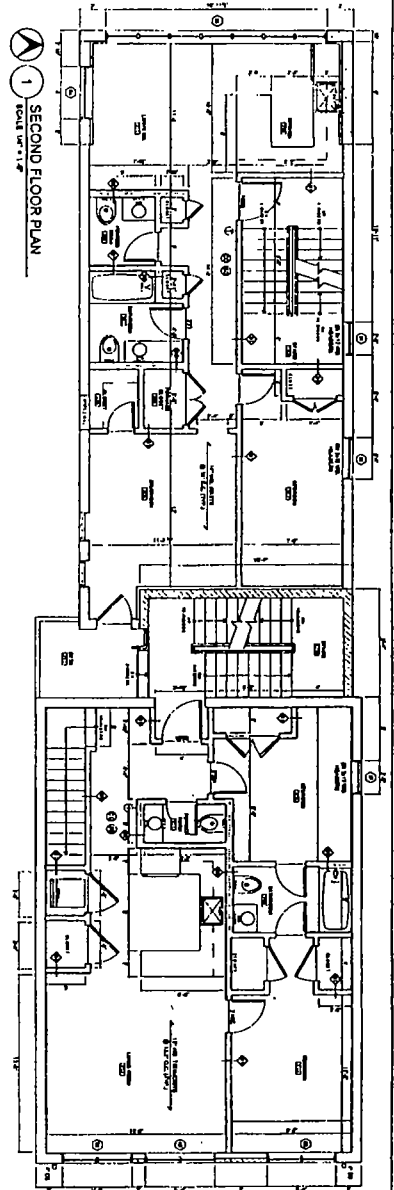
FINAL FOR PUBLICATION

PLAN 10/2015

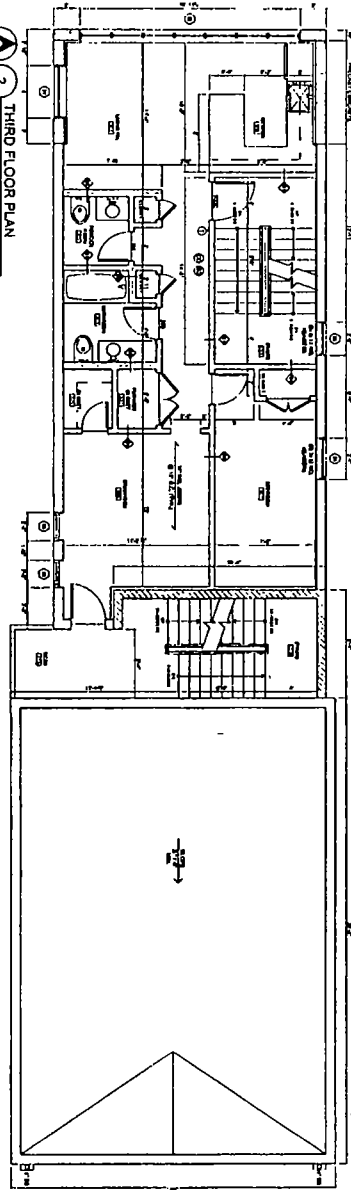
■	NEW WALL
▣	EXISTING WALL
▤	GLASS WALL
▥	GLASS DOOR
▧	NEW DOOR

A1.0 FLOOR PLANS 10/2015	SYNERGIES STUDIOS INC. DESIGN-BUILD ARCHITECTS & ENGINEERS 1700 N ASHLAND AVE. CHICAGO, IL 60622 PH: 847-456-1478 WWW.SYNERGIESSTUDIOS.COM		9/8/2015	MIXED-USE DEVELOPMENT 935 N ASHLAND AVE. CHICAGO, IL 60622
			9/8/2015	

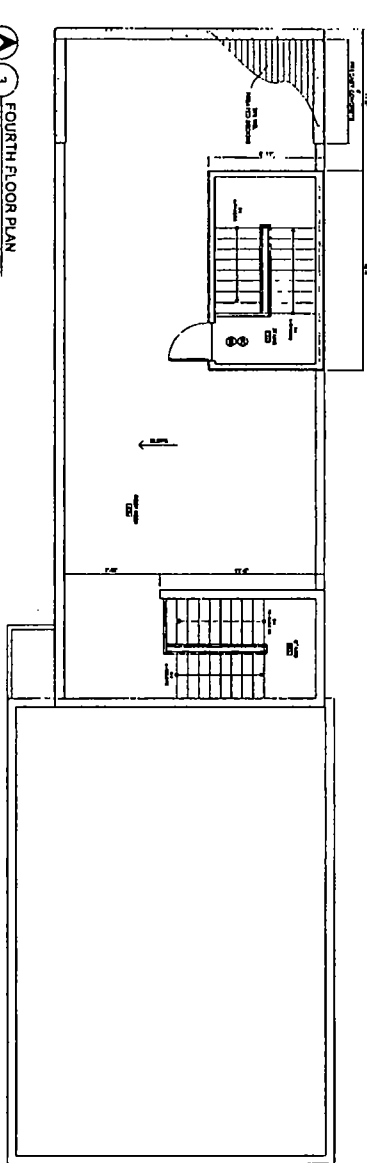




1 SECOND FLOOR PLAN  
Scale 1/8" = 1'-0"



2 THIRD FLOOR PLAN  
Scale 1/8" = 1'-0"



3 FOURTH FLOOR PLAN  
Scale 1/8" = 1'-0"

FINAL FOR PUBLICATION

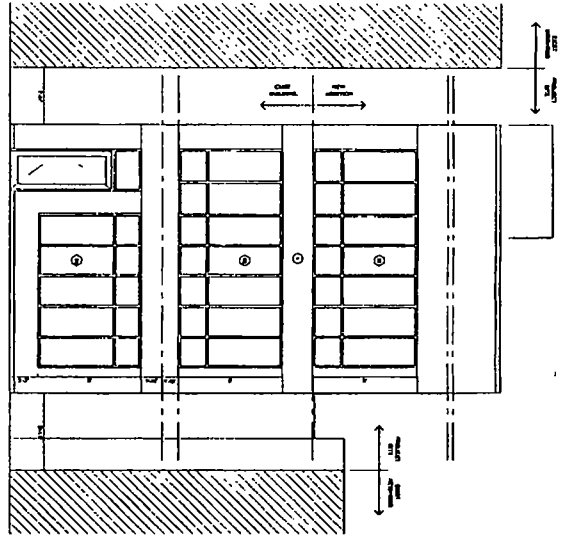
PLAN LEGEND

	NEW FLOOR SLAB
	NEW LABORATORY LIFT SHAFT
	NEW ELEVATOR CONCRETE WALL
	EXISTING WALL
	EXISTING DOOR
	EXISTING WINDOW

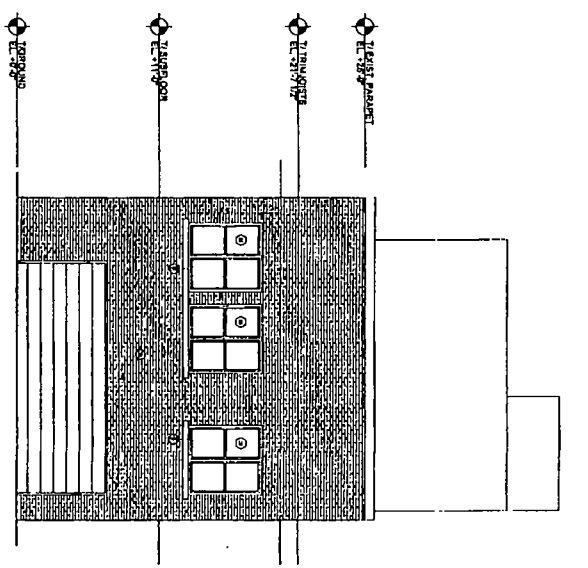
FLOOR PLANS A1.1	SYNERGIES STUDIOS INC. DESIGN-BUILD ARCHITECTS & ENGINEERS 1700 N ASHLAND AVE CHICAGO, IL 60622 PH: 312.826.1478	9/8/2015	9/8/2015	MIXED-USE DEVELOPMENT 935 N ASHLAND AVE. CHICAGO, IL 60622
	ARCHITECT CHICAGO, IL 60622	DATE	DATE	DATE



- TEMPORARY MARKET  
EL. 127.10'
- MARKET  
EL. 127.10'
- 71 SUBROOM (PENHOUSE)  
EL. 127.10'
- 71 SUBROOM  
EL. 123.30'
- 71 SUBROOM  
EL. 113.0'
- TEMPORARY  
EL. 113.0'



1 WEST (FRONT) ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST (BACK) ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR WINDOW SCHEDULE

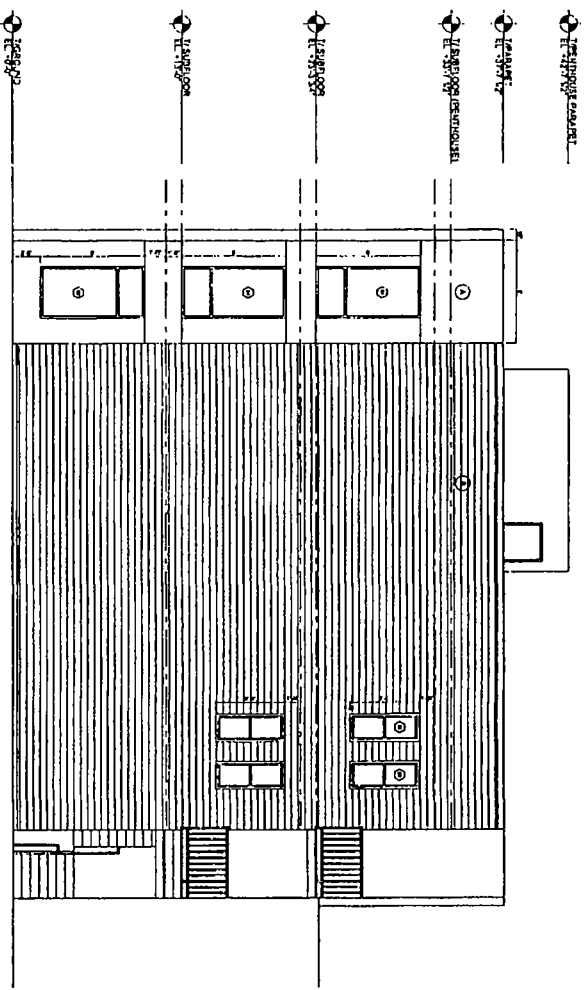
WINDOW	TYPE	NO. OF PANE	UNITS	UNITS
W1	DOUBLE HUNG	1	10	10
W2	DOUBLE HUNG	1	10	10
W3	DOUBLE HUNG	1	10	10
W4	DOUBLE HUNG	1	10	10
W5	DOUBLE HUNG	1	10	10
W6	DOUBLE HUNG	1	10	10
W7	DOUBLE HUNG	1	10	10
W8	DOUBLE HUNG	1	10	10
W9	DOUBLE HUNG	1	10	10
W10	DOUBLE HUNG	1	10	10
W11	DOUBLE HUNG	1	10	10
W12	DOUBLE HUNG	1	10	10
W13	DOUBLE HUNG	1	10	10
W14	DOUBLE HUNG	1	10	10
W15	DOUBLE HUNG	1	10	10
W16	DOUBLE HUNG	1	10	10
W17	DOUBLE HUNG	1	10	10
W18	DOUBLE HUNG	1	10	10
W19	DOUBLE HUNG	1	10	10
W20	DOUBLE HUNG	1	10	10
W21	DOUBLE HUNG	1	10	10
W22	DOUBLE HUNG	1	10	10
W23	DOUBLE HUNG	1	10	10
W24	DOUBLE HUNG	1	10	10
W25	DOUBLE HUNG	1	10	10
W26	DOUBLE HUNG	1	10	10
W27	DOUBLE HUNG	1	10	10
W28	DOUBLE HUNG	1	10	10
W29	DOUBLE HUNG	1	10	10
W30	DOUBLE HUNG	1	10	10
W31	DOUBLE HUNG	1	10	10
W32	DOUBLE HUNG	1	10	10
W33	DOUBLE HUNG	1	10	10
W34	DOUBLE HUNG	1	10	10
W35	DOUBLE HUNG	1	10	10
W36	DOUBLE HUNG	1	10	10
W37	DOUBLE HUNG	1	10	10
W38	DOUBLE HUNG	1	10	10
W39	DOUBLE HUNG	1	10	10
W40	DOUBLE HUNG	1	10	10
W41	DOUBLE HUNG	1	10	10
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W50	DOUBLE HUNG	1	10	10
W51	DOUBLE HUNG	1	10	10
W52	DOUBLE HUNG	1	10	10
W53	DOUBLE HUNG	1	10	10
W54	DOUBLE HUNG	1	10	10
W55	DOUBLE HUNG	1	10	10
W56	DOUBLE HUNG	1	10	10
W57	DOUBLE HUNG	1	10	10
W58	DOUBLE HUNG	1	10	10
W59	DOUBLE HUNG	1	10	10
W60	DOUBLE HUNG	1	10	10
W61	DOUBLE HUNG	1	10	10
W62	DOUBLE HUNG	1	10	10
W63	DOUBLE HUNG	1	10	10
W64	DOUBLE HUNG	1	10	10
W65	DOUBLE HUNG	1	10	10
W66	DOUBLE HUNG	1	10	10
W67	DOUBLE HUNG	1	10	10
W68	DOUBLE HUNG	1	10	10
W69	DOUBLE HUNG	1	10	10
W70	DOUBLE HUNG	1	10	10

FINISH SCHEDULE

FINISH	FINISH MATERIAL
F1	INTERIOR WALLS
F2	INTERIOR CEILING
F3	INTERIOR FLOORING
F4	EXTERIOR WALLS
F5	EXTERIOR FLOORING
F6	EXTERIOR ROOFING
F7	EXTERIOR PAINT
F8	EXTERIOR GLASS
F9	EXTERIOR METAL
F10	EXTERIOR STONE
F11	EXTERIOR BRICK
F12	EXTERIOR TILE
F13	EXTERIOR CONCRETE
F14	EXTERIOR ASPHALT
F15	EXTERIOR GRASS
F16	EXTERIOR SAND
F17	EXTERIOR GRAVEL
F18	EXTERIOR CURB
F19	EXTERIOR DRIVEWAY
F20	EXTERIOR SIDEWALK
F21	EXTERIOR STAIRS
F22	EXTERIOR RAMP
F23	EXTERIOR BALCONY
F24	EXTERIOR TERRACE
F25	EXTERIOR PATIO
F26	EXTERIOR DECK
F27	EXTERIOR PERGOLA
F28	EXTERIOR GAZEBO
F29	EXTERIOR SHED
F30	EXTERIOR GARAGE

FINAL FOR PUBLICATION

<p>SYNERGIES STUDIOS INC. DESIGN BUILD ARCHITECTS &amp; ENGINEERS 1200 N ASHLAND AVE. CHICAGO, IL 60622 PH: 847-838-1478</p>	<p>9/8/2015</p>	<p>MIXED-USE DEVELOPMENT 935 N ASHLAND AVE. CHICAGO, IL 60622</p>	<p>9/8/2015</p>
<p>ELEVATIONS A2.0</p>	<p>DATE: 9/8/2015 DRAWN BY: [Signature]</p>	<p>PROJECT: 935 N ASHLAND AVE. CLIENT: [Name]</p>	<p>SCALE: 1/8" = 1'-0"</p>



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

FINAL FOR PUBLICATION

ROOM #	ROOM	TYPE	NO. OF PARTS	DOOR LOCATIONS	DOOR MAT	TRAILER MAT	COMMENTS
201	BATH	BATH	1				
202	BATH	BATH	1				
203	BATH	BATH	1				
204	BATH	BATH	1				
205	BATH	BATH	1				
206	BATH	BATH	1				
207	BATH	BATH	1				
208	BATH	BATH	1				
209	BATH	BATH	1				
210	BATH	BATH	1				
211	BATH	BATH	1				
212	BATH	BATH	1				
213	BATH	BATH	1				
214	BATH	BATH	1				
215	BATH	BATH	1				
216	BATH	BATH	1				
217	BATH	BATH	1				
218	BATH	BATH	1				
219	BATH	BATH	1				
220	BATH	BATH	1				
221	BATH	BATH	1				
222	BATH	BATH	1				
223	BATH	BATH	1				
224	BATH	BATH	1				
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229	BATH	BATH	1				
230	BATH	BATH	1				
231	BATH	BATH	1				
232	BATH	BATH	1				
233	BATH	BATH	1				
234	BATH	BATH	1				
235	BATH	BATH	1				
236	BATH	BATH	1				
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297	BATH	BATH	1				
298	BATH	BATH	1				
299	BATH	BATH	1				
300	BATH	BATH	1				

MIXED-USE DEVELOPMENT  
935 N ASHLAND AVE.  
CHICAGO, IL 60622

9/8/2015

SYNERGIES STUDIOS INC.  
DESIGN BUILD ARCHITECTS & ENGINEERS  
1320 N ASHLAND AVE  
CHICAGO, IL 60622  
PH 847.836.1419

CHICAGO, IL 60622

ELEVATIONS

A2.1