



# City of Chicago



SO2021-637

Office of the City Clerk

## Document Tracking Sheet

|                                 |                                                                                                              |
|---------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b>            | 2/24/2021                                                                                                    |
| <b>Sponsor(s):</b>              | Misc. Transmittal                                                                                            |
| <b>Type:</b>                    | Ordinance                                                                                                    |
| <b>Title:</b>                   | Zoning Reclassification Map No. 4-G at 1319-1325 S<br>Ashland Ave/1542-1554 W Hastings Ave - App No. 20636T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                                                        |

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 the current B1-1 Neighborhood Shopping District symbols and indications as shown on Map No. 4-G in the area bounded by:

a line 67.00 feet north of and parallel to West Hastings Avenue; a line 132.20 feet west of and parallel to South Ashland Avenue; West Hastings Avenue; and South Ashland Avenue

to those of a B3-5 Community Shopping District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1319 – 25 South Ashland Avenue/1542 – 54 West Hastings Avenue

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**SUBSTITUTE NARRATIVE AND PLANS**  
 1319 – 25 South Ashland Avenue/1542 – 54 West Hastings Avenue  
 TYPE I REGULATIONS

Narrative: The subject property measures 8,893 square feet and is improved with a vacant lot. The Applicant proposes to construct a new 43,131 square foot, five-story building with commercial space including office and retail, an outdoor rooftop garden, and parking for 8 automobiles, 11 bicycles and one loading berth. The height of the building will be 70 feet. The property is located in a Transit Served Location under the Chicago Zoning Ordinance.

Lot Area: 8,893 square feet

FAR: 4.85

Floor Area: 43,131 square feet

Residential Dwelling Units: 0

Height: 70 feet

Bicycle Parking: 11

Automobile Parking: 8\*

Loading: 1

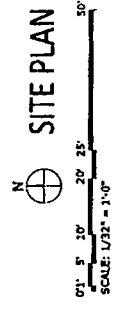
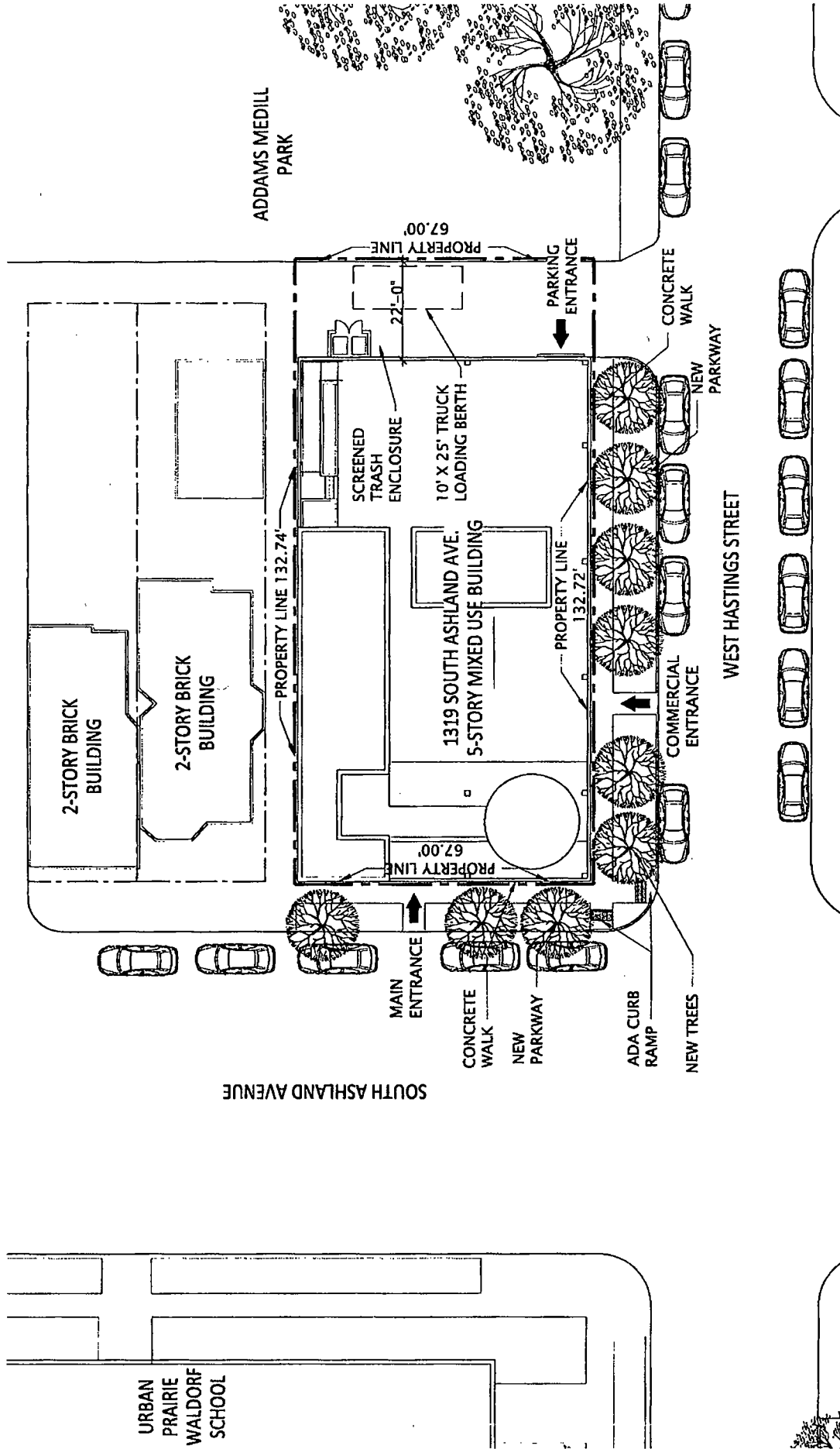
Setbacks:

|                               |        |
|-------------------------------|--------|
| Front (Ashland Avenue):       | 0 feet |
| North Side:                   | 0 feet |
| South Side (Hastings Avenue): | 0 feet |
| Rear Side (alley):            | 0 feet |

A set of drawings is attached with this Application.

\* The subject property is in a transit-served location on South Ashland Avenue that includes the CTA Ashland (Route 9) Bus Stop.

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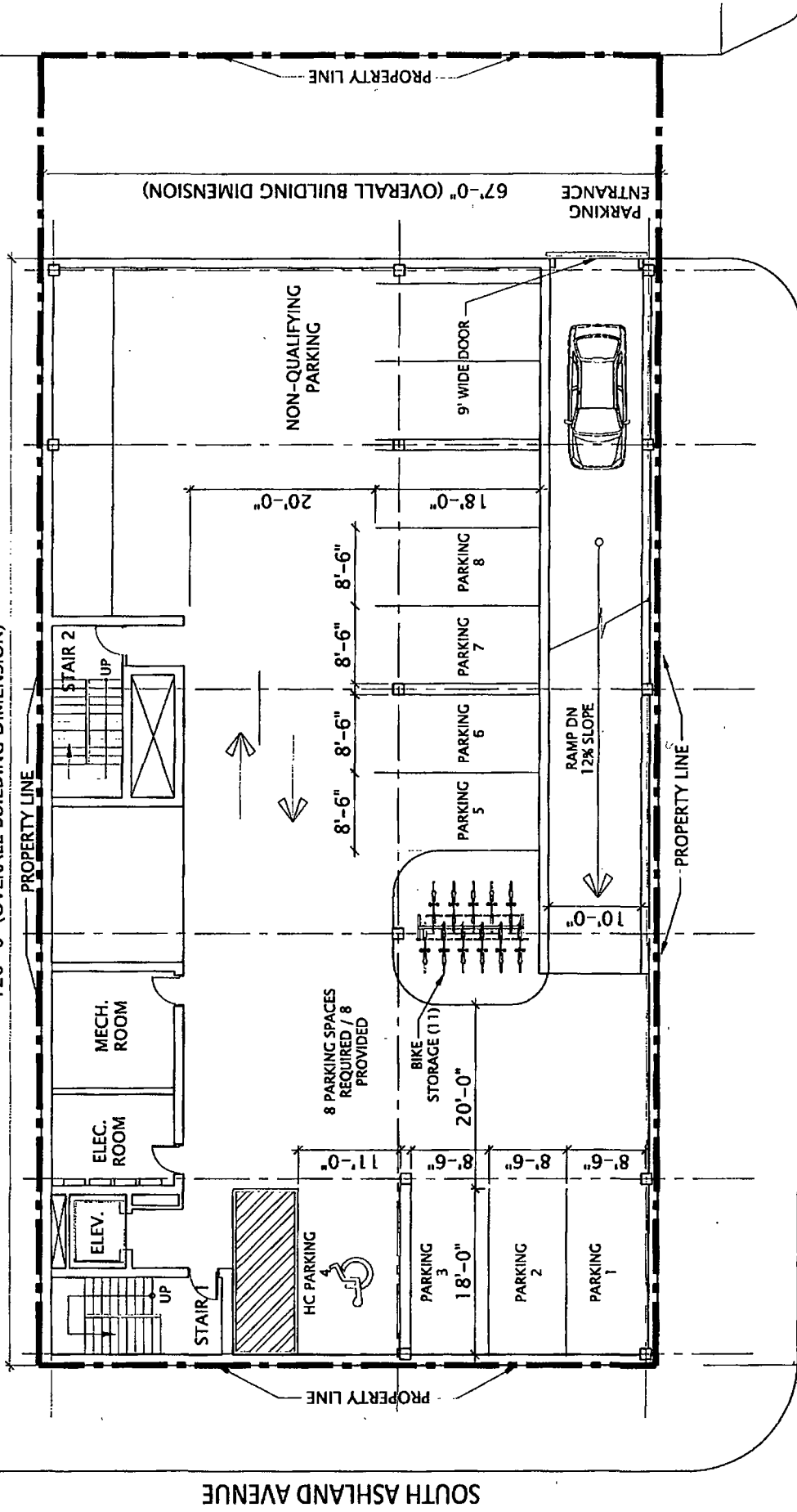
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**1319 South Ashland**

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2-STORY BRICK BUILDING

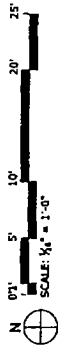
120'-0" (OVERALL BUILDING DIMENSION)



SOUTH ASHLAND AVENUE

WEST HASTINGS STREET

BASEMENT (PARKING)

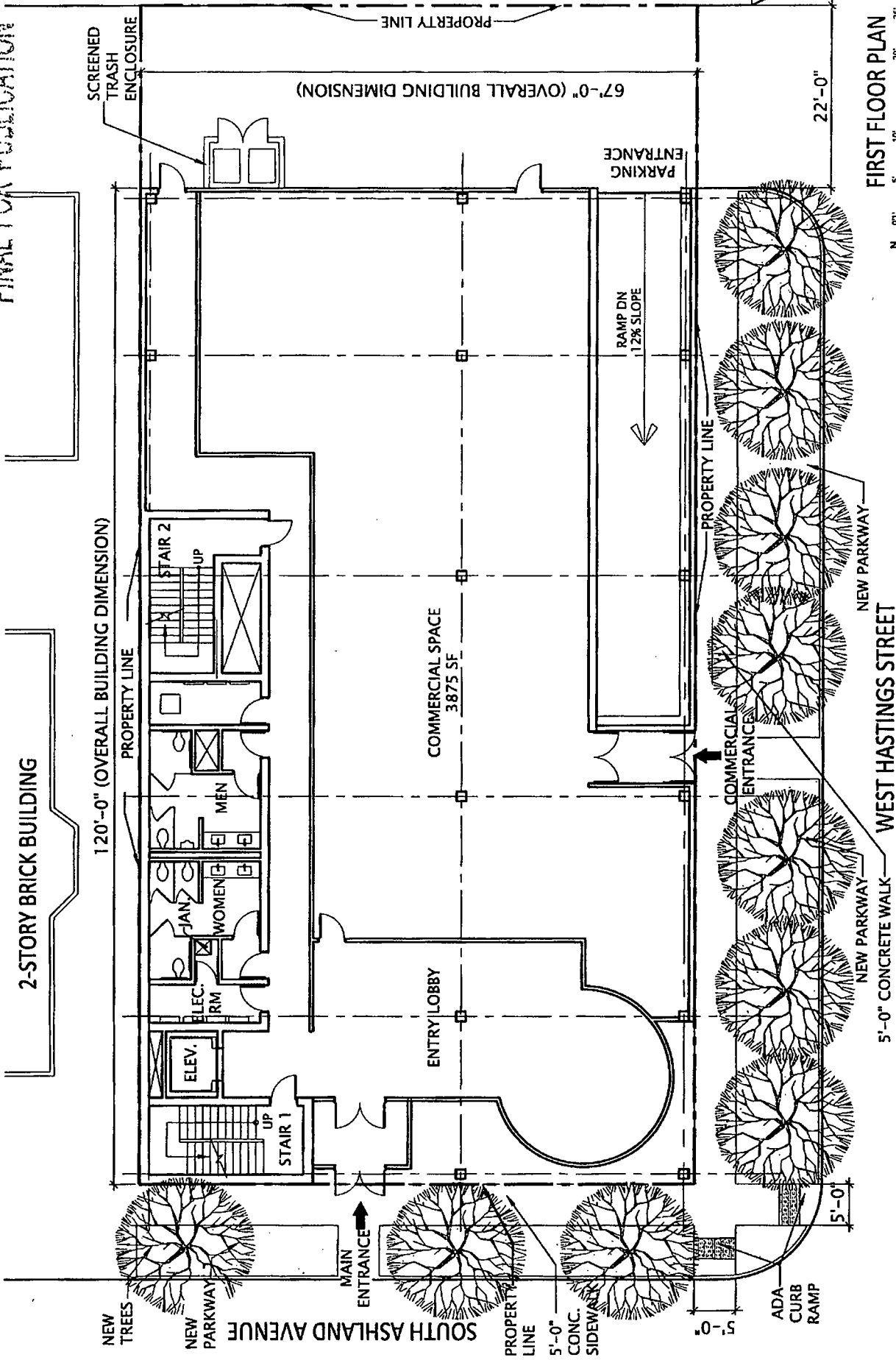


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FIRST FLOOR PLAN

N 0° 1' 5" 10' 20' 25'

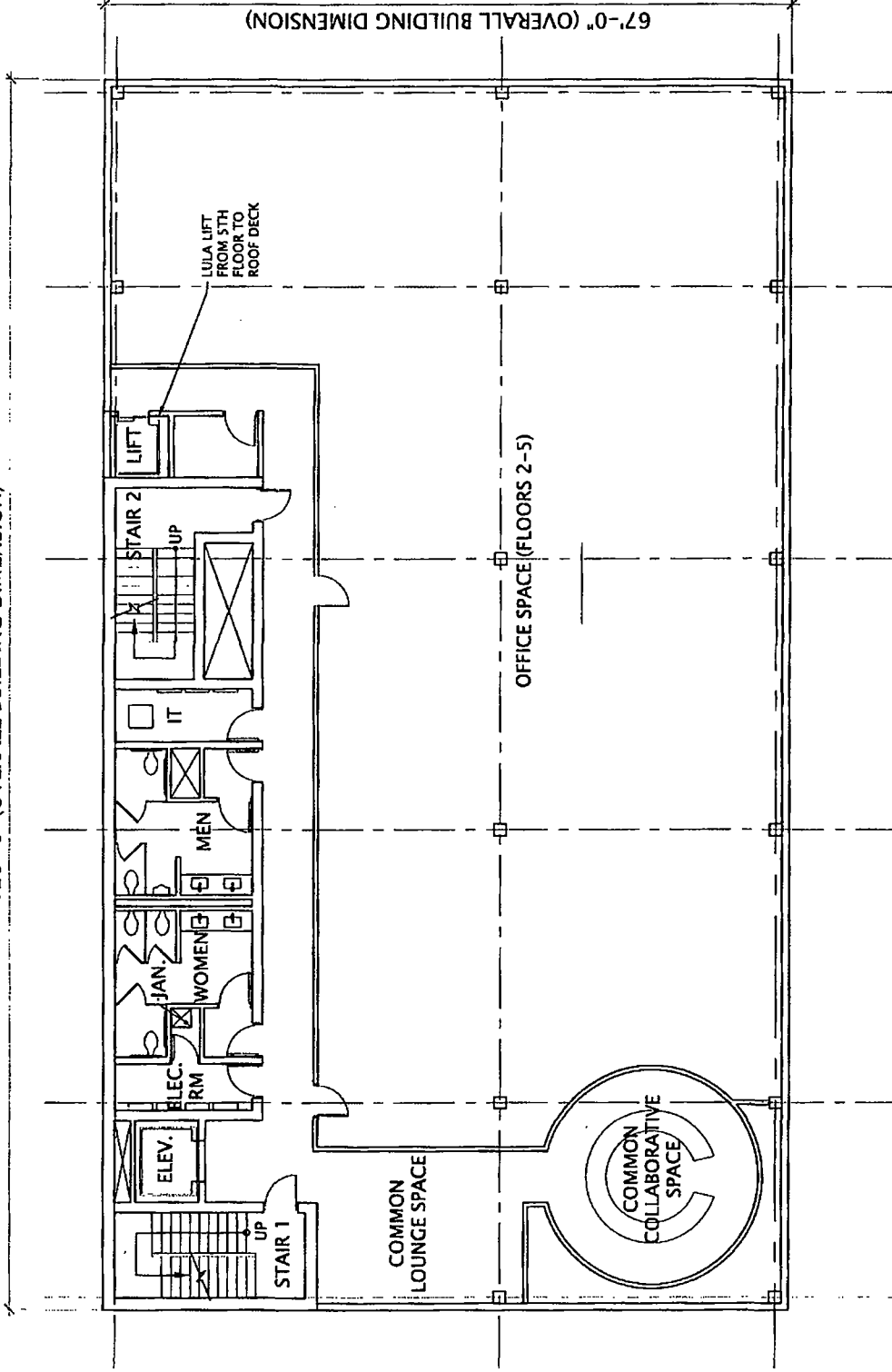
SCALE: 1/4" = 1'-0"

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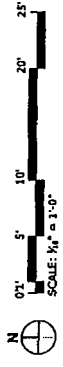
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120'-0" (OVERALL BUILDING DIMENSION)



67'-0" (OVERALL BUILDING DIMENSION)

FLOOR PLAN 2-5

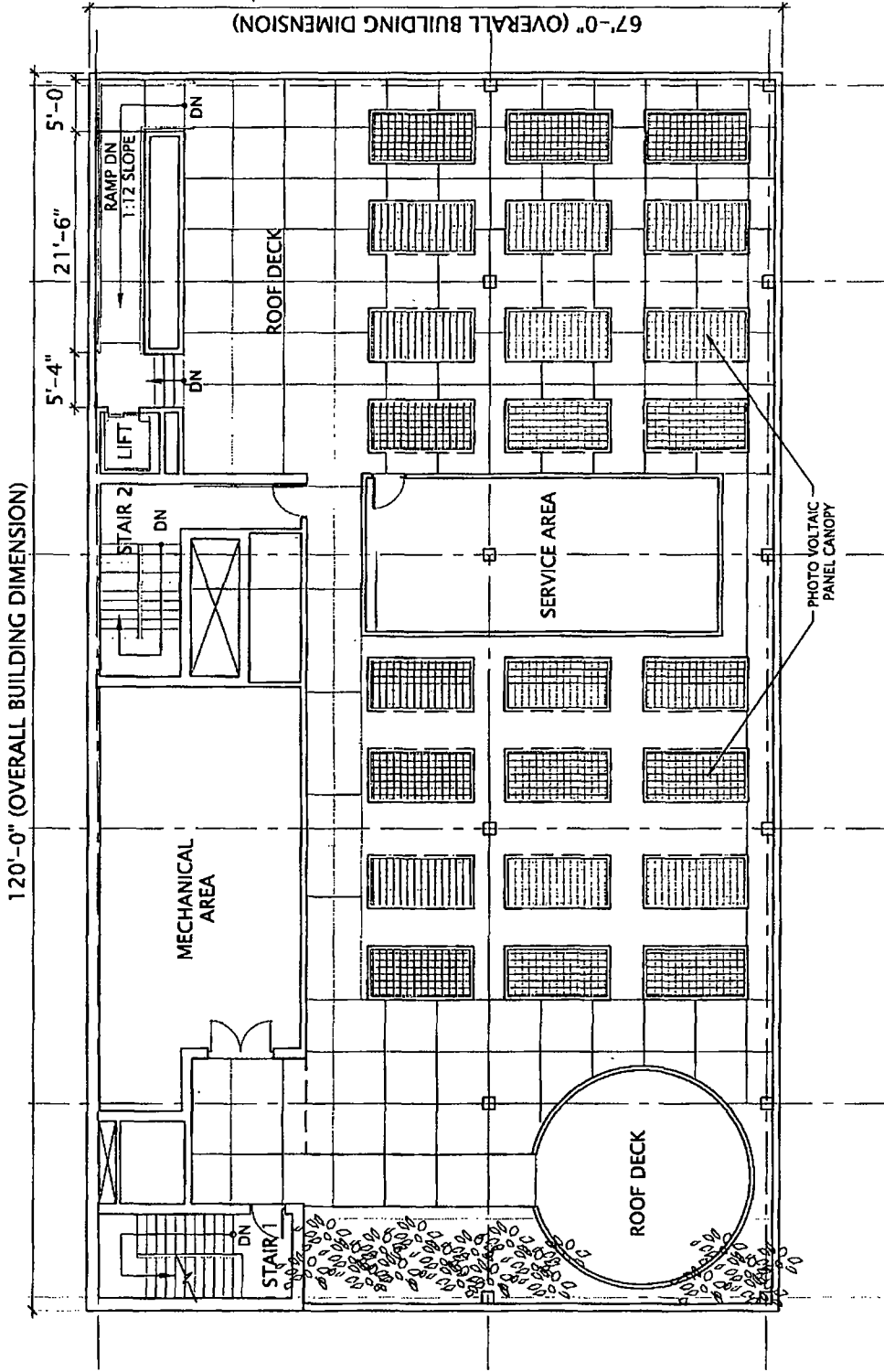


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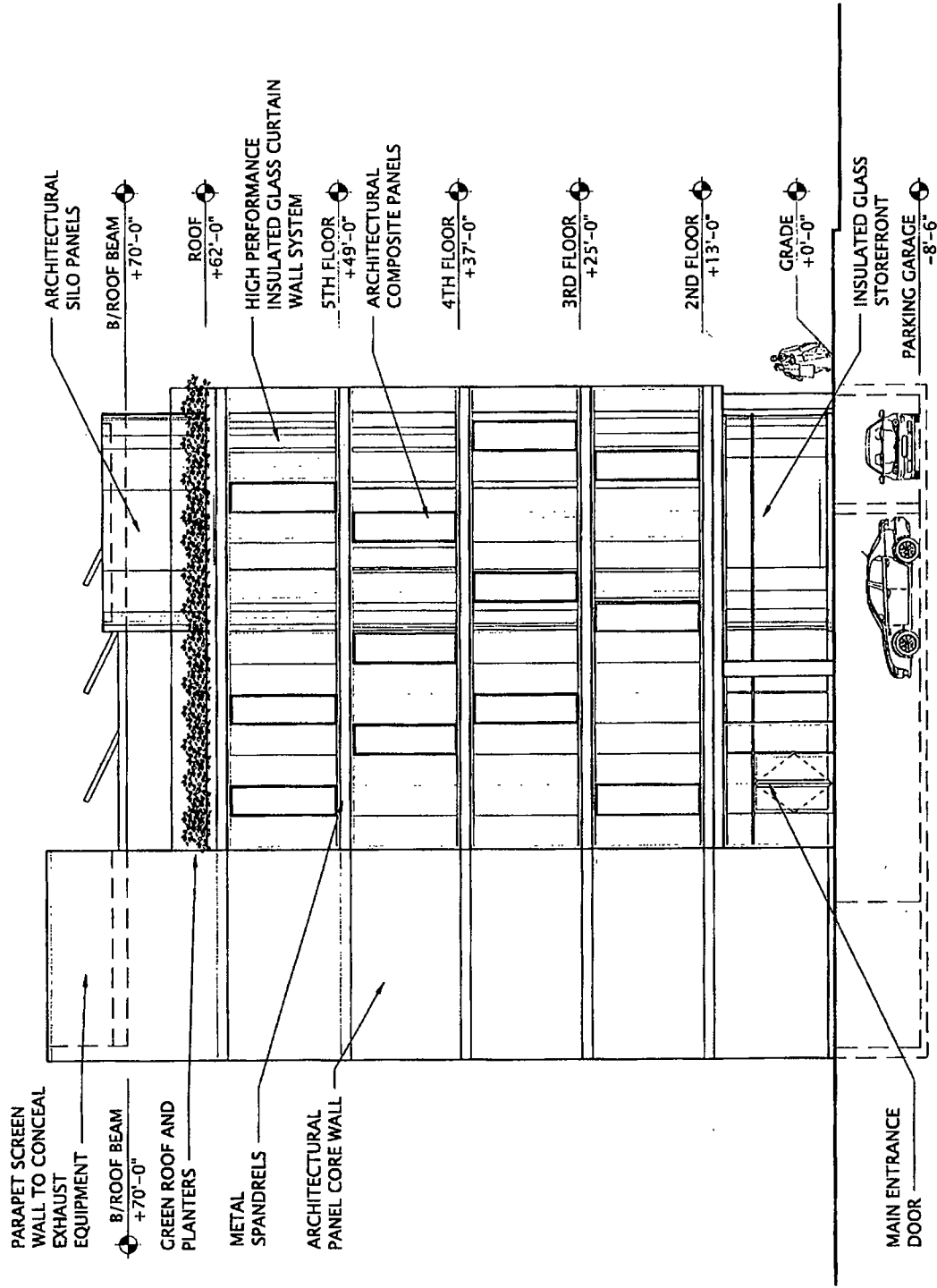
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WEST ELEVATION  
0' 5' 10' 20' 25'  
SCALE: 1/4" = 1'-0"

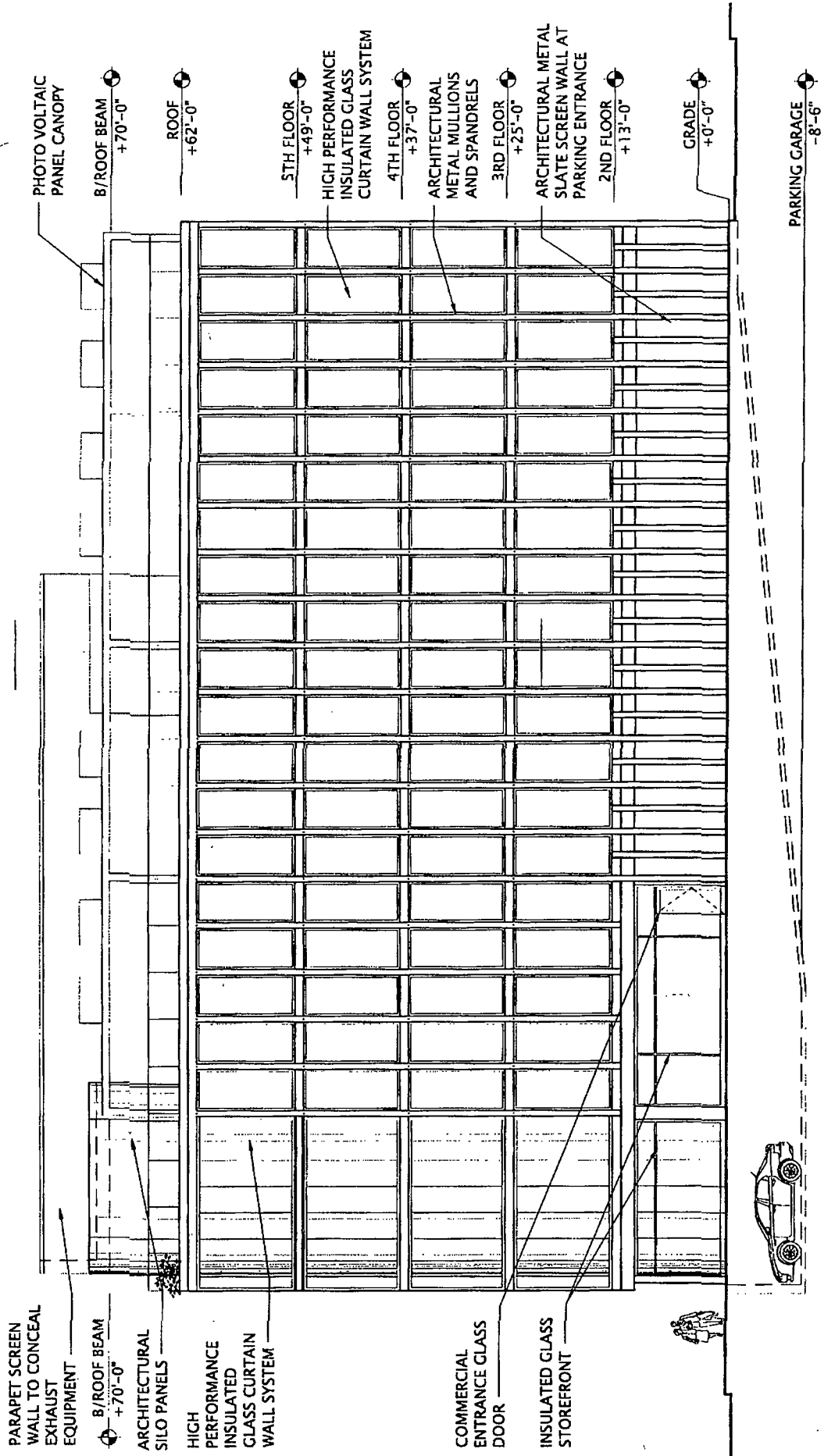
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SOUTH ELEVATION

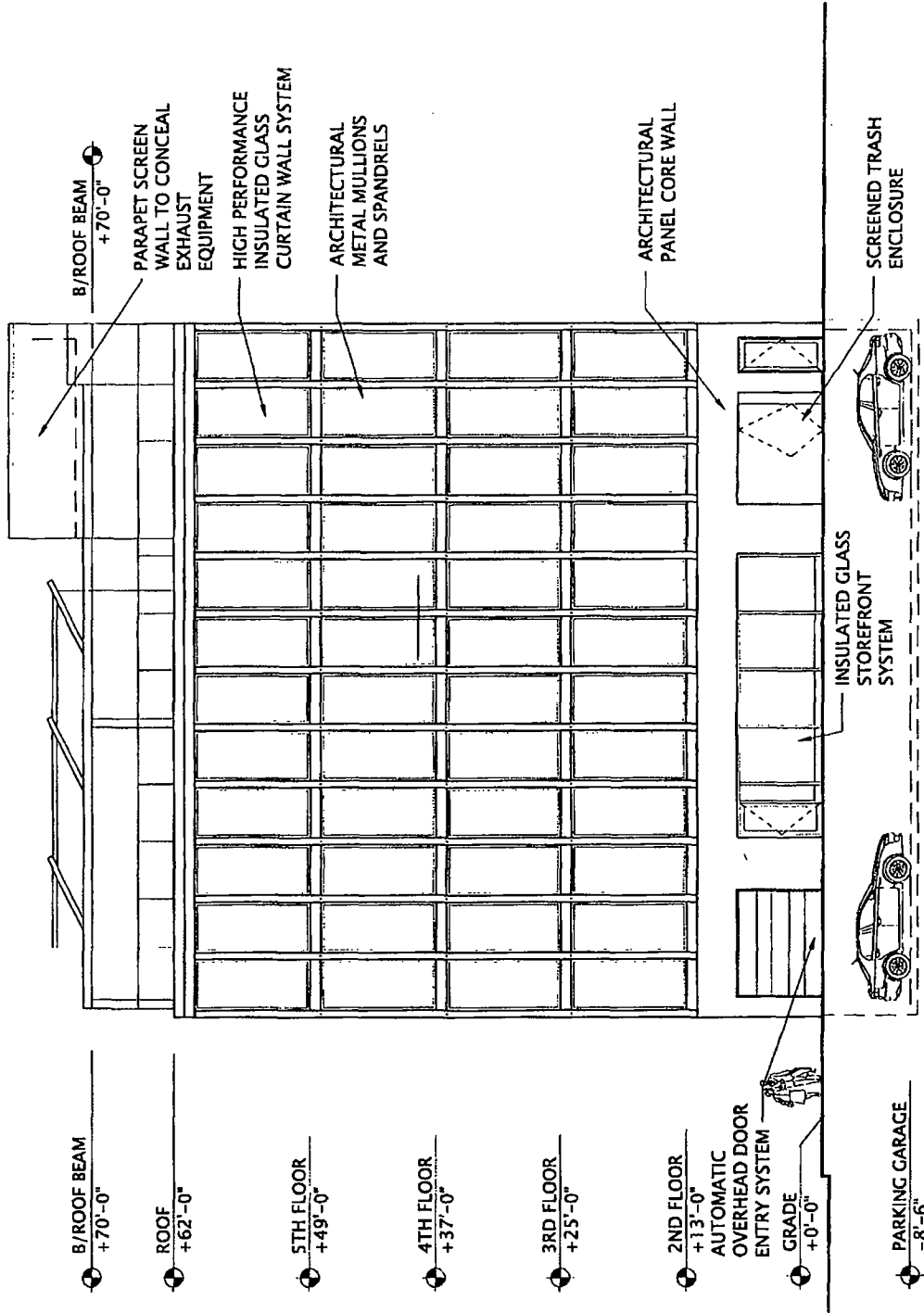


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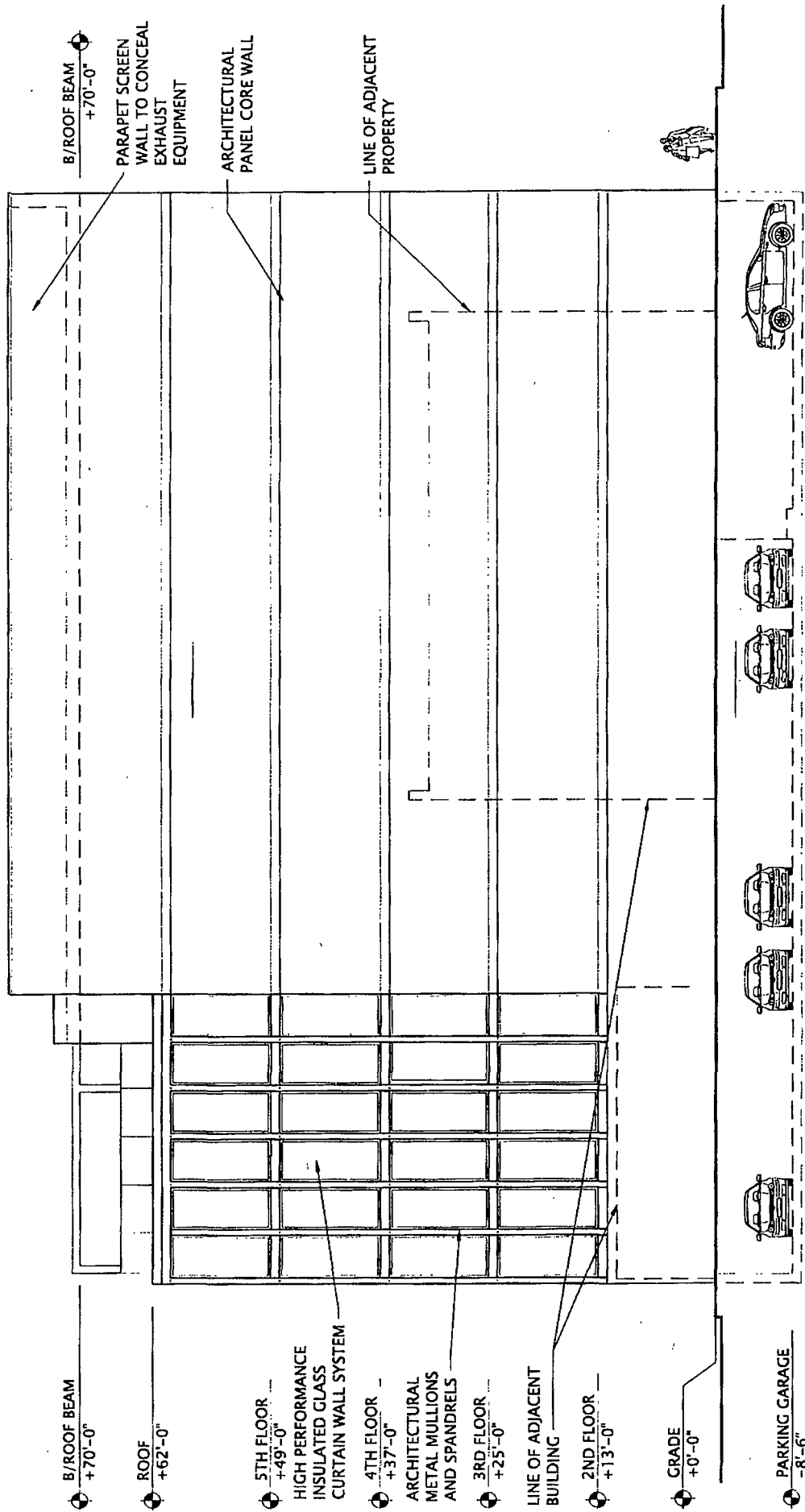


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NORTH ELEVATION



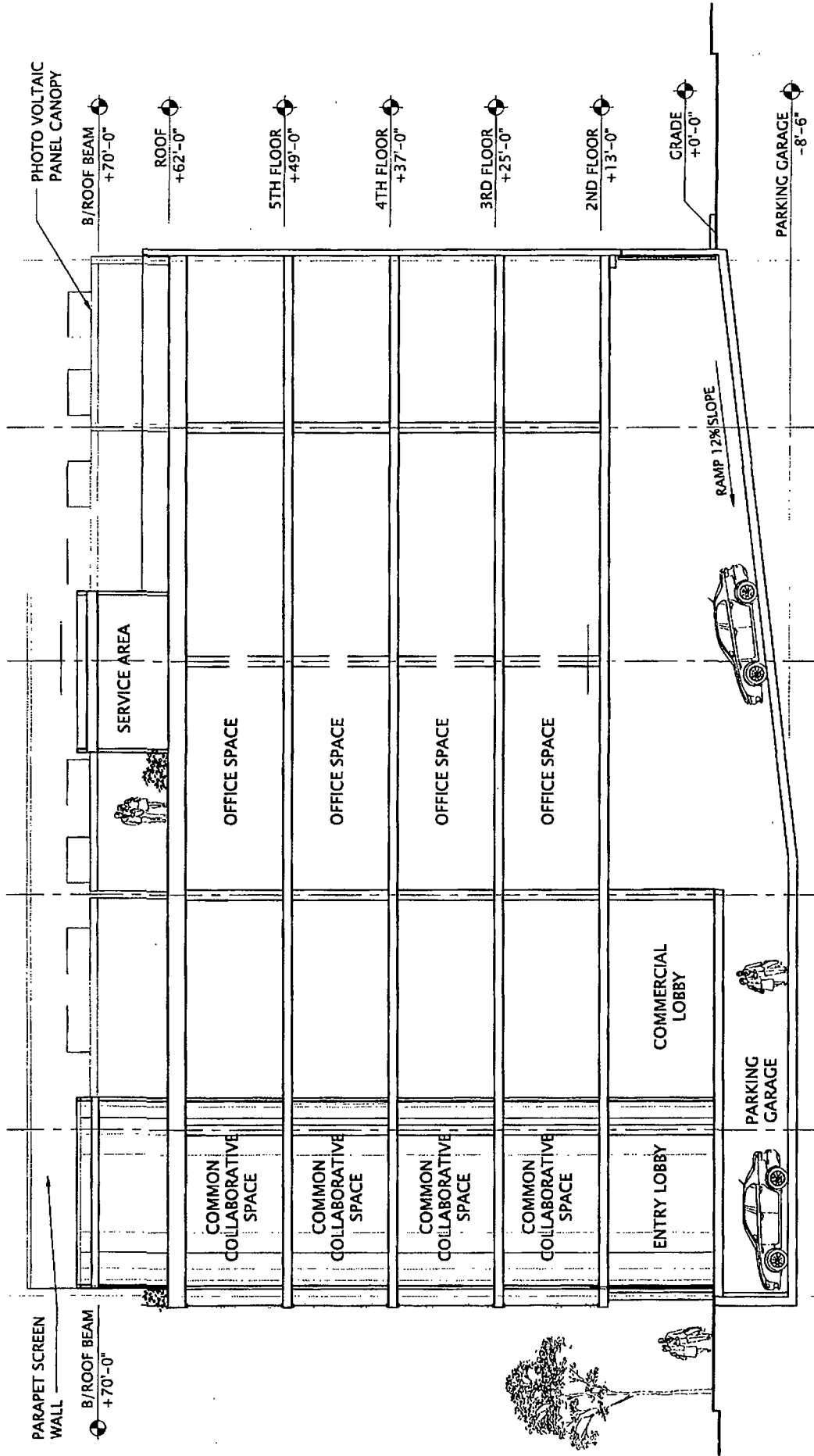
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BUILDING SECTION



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