



City of Chicago



SO2022-2806

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1321-1323 N Ashland Ave - App No. 21153T1
Committee(s) Assignment:	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 the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-G in the area bounded by

A line 386.40 feet south of and parallel to West Blackhawk Street; the alley next east of and parallel to North Ashland Avenue; a line 458.40 feet south of and parallel to West Blackhawk Street; North Ashland Avenue.

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 1319 North Ashland Avenue and 1321-1323 N. Ashland Avenue

SUBSTITUTE PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT

1319-1323 N. Ashland Avenue

B3-2 Community Shopping District and Multi-Unit District to a B3-3 Community Shopping District.

The Applicant seeks to redevelop a parking lot at 1321-1323 N. Ashland with a new four-story mixed-use building. The new mixed-use building at 1321-1323 N. Ashland will have approximately 1,209 square feet of ground floor commercial space and nine total dwelling units on the upper floors. 1321-1323 N. Ashland is a transit served location, and there will be seven indoor parking spaces provided for the nine dwelling units. The height of the building at 1321-1323 N. Ashland will be forty-three feet, eight inches. The Applicant will preserve the existing three-story mixed-use building at 1319 N. Ashland containing five dwelling units, 1,000 square feet of commercial space, and three surface parking spaces.

	1321-1323 N. Ashland	1319 N. Ashland
Lot Area	5,784 SF	2,892 SF
Density - MLA	642	578.4 (existing)
Off Street Parking	7*	3
Rear Setback	30 feet	32 feet
Side (North) Setback	4.5 feet	0 feet
Side (South) Setback	3.5 feet	3 feet
Front Setback	1 foot	0 feet
FAR	2.35	2.0 (existing)
Building Height	43 feet 8 inches	36 feet, 10 inches (existing)

*The property is a transit served location adjacent to Ashland Avenue

EXISTING 3 STORY BRICK BUILDING WITH 5 DWELLING UNITS AND 1 RETAIL SPACE AT THE GROUND FLOOR

NOTES

1. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE AND THE CITY OF CHICAGO BUILDING CODE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CHIEF OF DEPARTMENT OF BUILDING AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURING THE PROJECT. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURING THE PROJECT.

INDEX OF DRAWINGS

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A.1	EXISTING FLOOR PLANS
A.2	EXISTING ELEVATIONS (BASIS)
A.3	EXISTING ELEVATIONS (ROOF)
A.4	EXISTING ELEVATIONS (MORTAR)

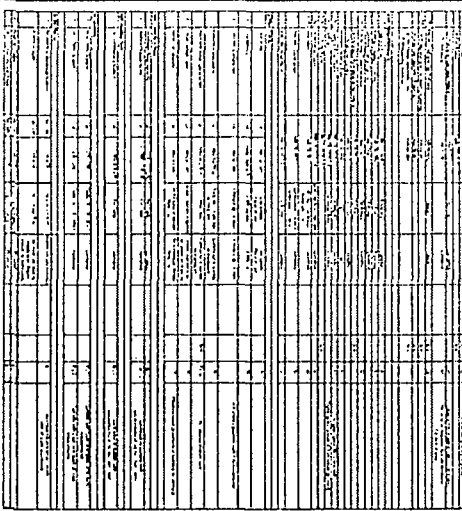
ZONING DATA

Code	Minimum Building Height	Maximum Building Height	Maximum Floor Area	Maximum Lot Coverage	Maximum Setback	Maximum Lot Area	Minimum Lot Area	Minimum Setback
CB-3 (COMMERCIAL BUSINESS)	12'-0"	30'-0"	15,000 sq ft	30%	10'-0"	4,000 sq ft	1,000 sq ft	5'-0"
CB-4 (COMMERCIAL BUSINESS)	12'-0"	30'-0"	15,000 sq ft	30%	10'-0"	4,000 sq ft	1,000 sq ft	5'-0"
CB-5 (COMMERCIAL BUSINESS)	12'-0"	30'-0"	15,000 sq ft	30%	10'-0"	4,000 sq ft	1,000 sq ft	5'-0"

PROJECT INFO.

PROJECT NAME	EXISTING 3 STORY BRICK BUILDING WITH 5 DWELLING UNITS AND 1 RETAIL SPACE AT THE GROUND FLOOR
CLIENT	[Redacted]
ARCHITECT	ARCHIT BCTS
DATE	11.10.20

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12,000.00
2	CEMENT	100	YD	80.00	8,000.00
3	IRON REINFORCING	100	YD	100.00	10,000.00
4	BRICK	100	YD	150.00	15,000.00
5	MORTAR	100	YD	40.00	4,000.00
6	ROOFING	100	YD	100.00	10,000.00
7	PAINT	100	YD	50.00	5,000.00
8	PLASTER	100	YD	30.00	3,000.00
9	CONCRETE	100	YD	120.00	12,000.00
10	CEMENT	100	YD	80.00	8,000.00
11	IRON REINFORCING	100	YD	100.00	10,000.00
12	BRICK	100	YD	150.00	15,000.00
13	MORTAR	100	YD	40.00	4,000.00
14	ROOFING	100	YD	100.00	10,000.00
15	PAINT	100	YD	50.00	5,000.00
16	PLASTER	100	YD	30.00	3,000.00
17	CONCRETE	100	YD	120.00	12,000.00
18	CEMENT	100	YD	80.00	8,000.00
19	IRON REINFORCING	100	YD	100.00	10,000.00
20	BRICK	100	YD	150.00	15,000.00
21	MORTAR	100	YD	40.00	4,000.00
22	ROOFING	100	YD	100.00	10,000.00
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24	PLASTER	100	YD	30.00	3,000.00
25	CONCRETE	100	YD	120.00	12,000.00
26	CEMENT	100	YD	80.00	8,000.00
27	IRON REINFORCING	100	YD	100.00	10,000.00
28	BRICK	100	YD	150.00	15,000.00
29	MORTAR	100	YD	40.00	4,000.00
30	ROOFING	100	YD	100.00	10,000.00
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53	MORTAR	100	YD	40.00	4,000.00
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56	PLASTER	100	YD	30.00	3,000.00
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98	CEMENT	100	YD	80.00	8,000.00
99	IRON REINFORCING	100	YD	100.00	10,000.00
100	BRICK	100	YD	150.00	15,000.00



11.0 CODE MATRIX, SITE PLAN & NOTES

A.1.1 EXISTING FLOOR PLANS

A.2.1 EXISTING ELEVATIONS (BASIS)

A.3.1 EXISTING ELEVATIONS (ROOF)

A.4.1 EXISTING ELEVATIONS (MORTAR)

SITE PLAN

SCALE 3/32" = 1'-0"

18 FOOT PUBLIC ALLEY

24 00'

120.80'

N. ASHLAND AVE
TWO WAY

ARCHIT BCTS

1319 N. ASHLAND AVE.
CHICAGO, IL 60622

CODE MATRIX, NOTES, & SITE PLAN

SEAL [Professional Seal]

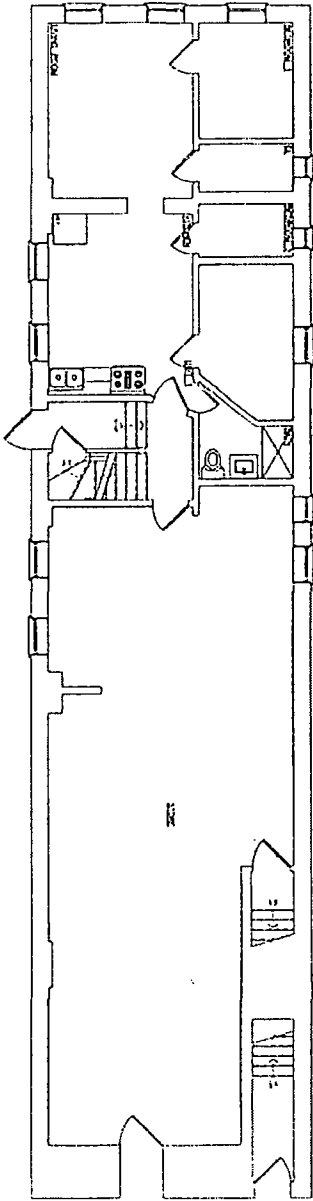
DATE 11.10.20

PROJECT NO. 1110

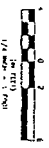
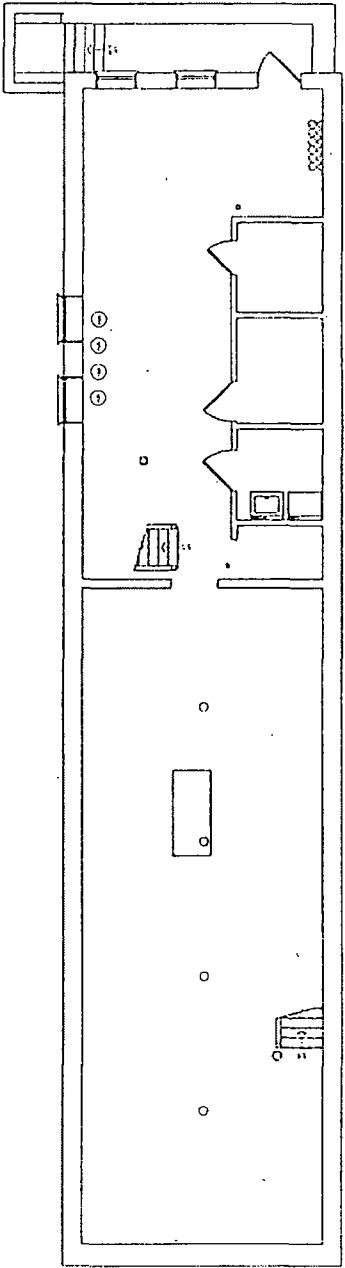
T1.0

11.10.20

1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



A1.0

PROJECT
1319 N ASHLAND AVE
CHICAGO IL 60622

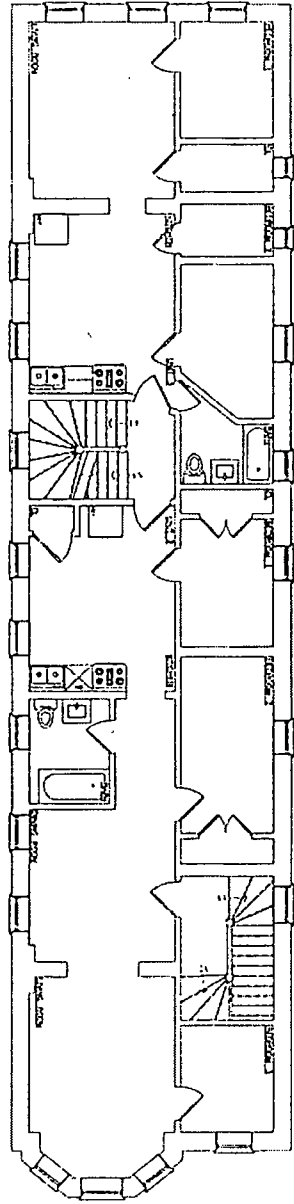


ARCHITECTS
PLANNING
ARCHITECTURAL ENGINEERING

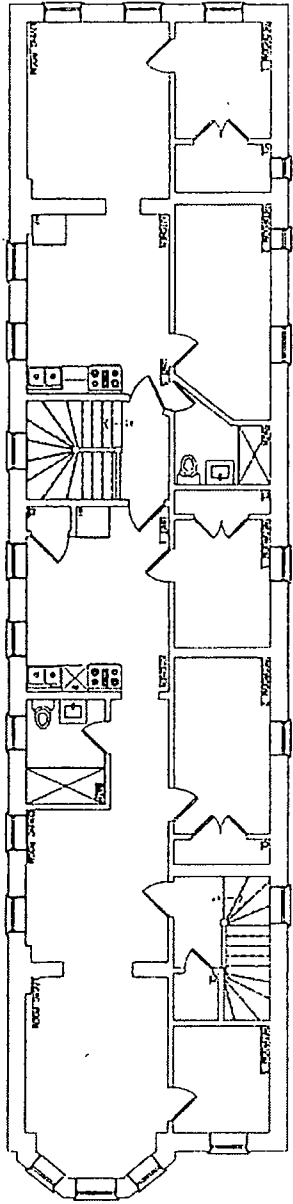
1319 N ASHLAND AVE.
CHICAGO, IL 60622

EXISTING
FLOOR PLANS

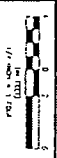
DATE
BY



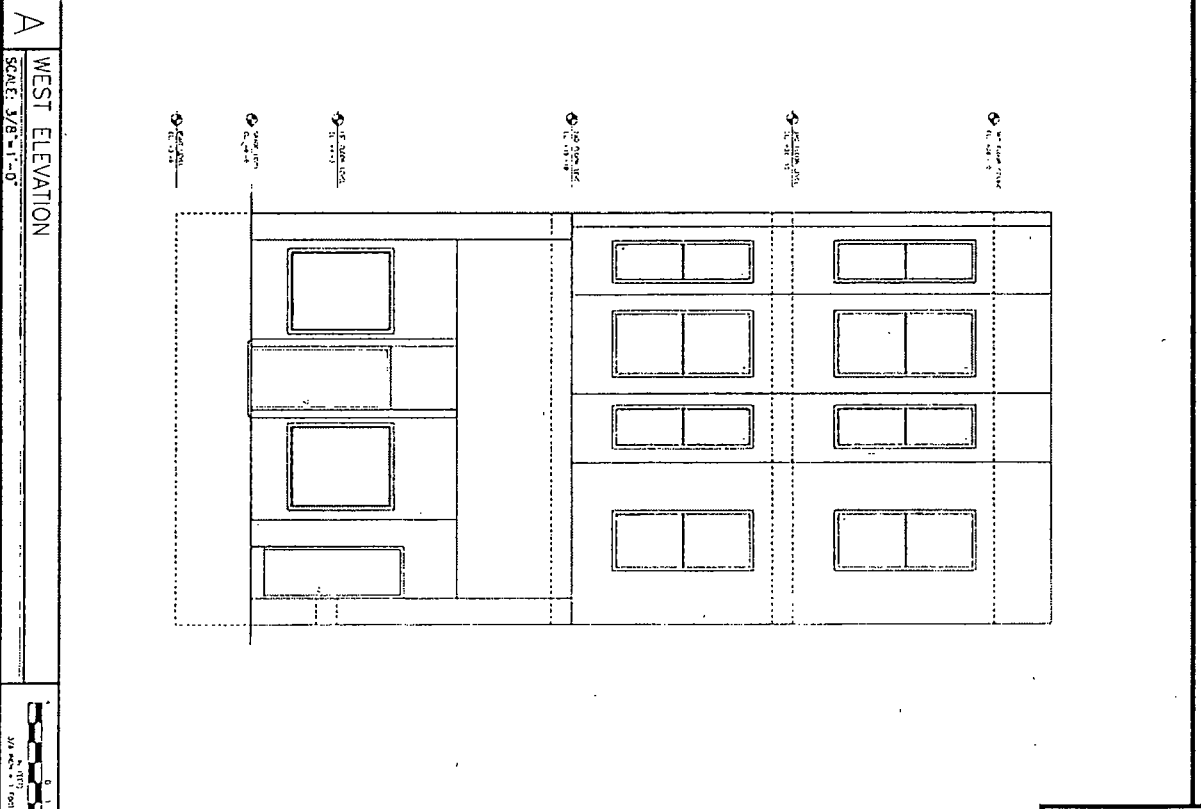
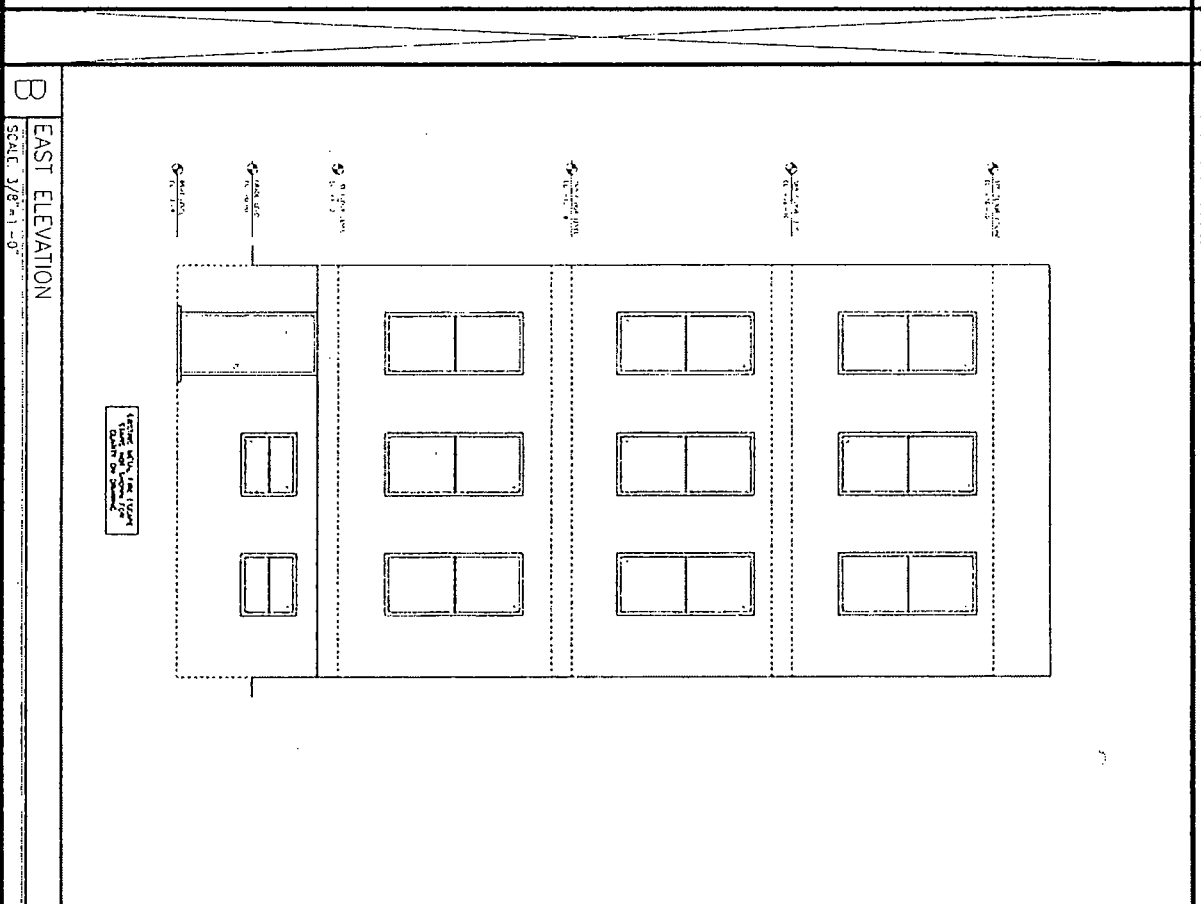
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EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



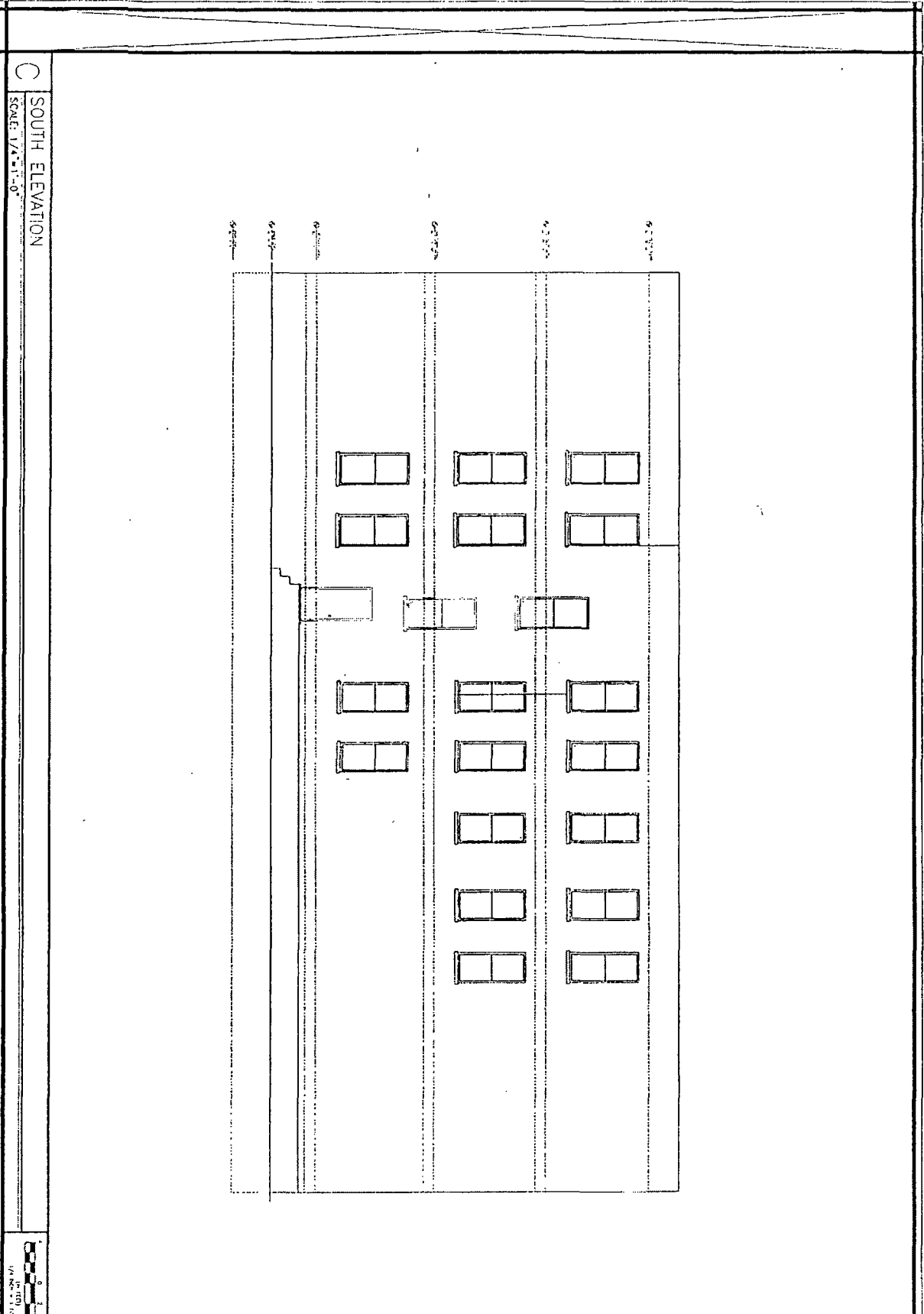
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EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



<p>PROJECT 1319 WASHINGTON AVE CHICAGO, IL 60622</p>			<p>ARCHITECTS 1322 N. BROADWAY CHICAGO, IL 60622 TEL: 773.331.1111 FAX: 773.331.1112</p>	<p>1319 N ASHLAND AVE. CHICAGO, IL 60622</p>	<p>EXISTING FLOOR PLANS</p>	<p>DATE: 11/11/11</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>PROJECT NO.</p>
								<p>DATE: 11/11/11</p>

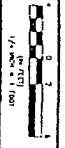
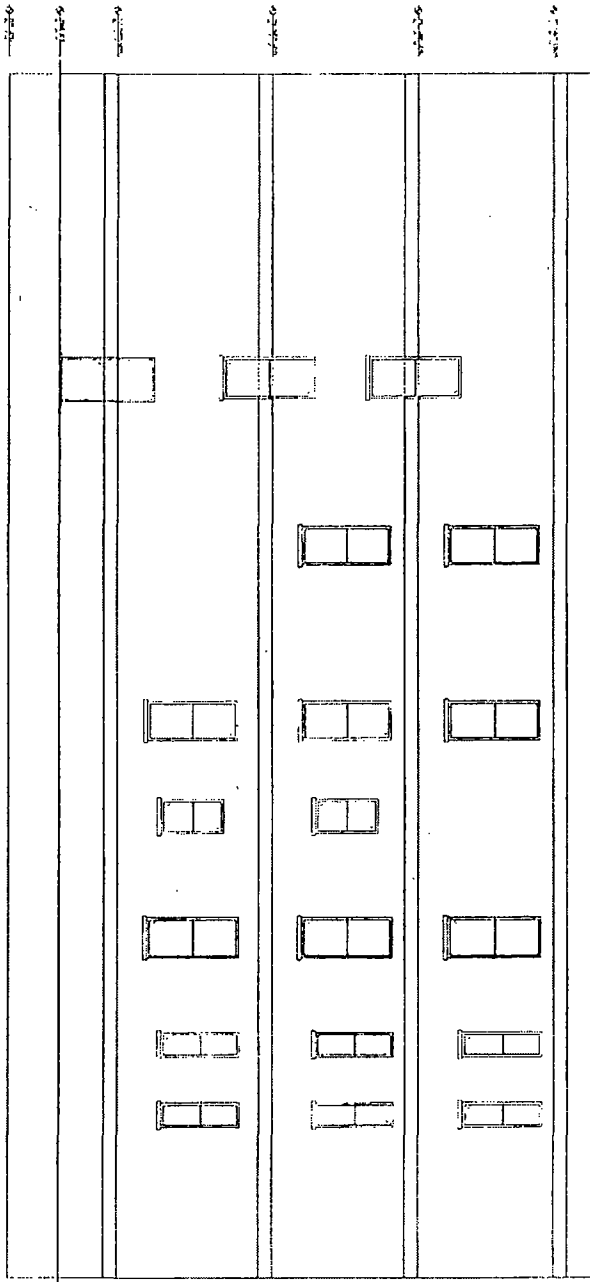


<p>A2.0</p>			<p>ARCHITECTS ARCHITECTS 1111 N. DUNSMuir Ave. CHICAGO, IL 60622 312.733.1100 312.733.2200</p>	<p>1319 N ASHLAND AVE. CHICAGO, IL 60622</p>	<p>EXISTING ELEVATIONS</p>	<p>DATE: 11/11/2023 TIME: 10:00 AM PROJECT: 1319 N ASHLAND AVE</p>
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<p>PROJECT DATE: 10/13/11 DRAWN BY: [Signature]</p>	<p>EXISTING ELEVATION</p>	<p>1319 N ASHLAND AVE. CHICAGO, IL 60622</p>	<p>ARCHITECTS RMD REGISTERED ARCHITECTS 1111 N Dearborn Ave Chicago, IL 60610 312.752.2100 www.rmdarchitects.com</p>	<p>PROJECT 1319 N ASHLAND AVE CHICAGO, IL 60622 SCALE DATE: 10/13/11 BY: [Signature]</p> <p>ARCHITECTS RMD REGISTERED ARCHITECTS 1111 N Dearborn Ave Chicago, IL 60610 312.752.2100 www.rmdarchitects.com</p> <p>A2.1</p>
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D NORTH ELEVATION
SCALE: 1/4"=1'-0"



A2.2

PROJECT
1319 N ASHLAND AVE
CHICAGO, IL 60622
DATE
BY



ARCHITECTURE
ARCHITECTS
ARCHITECTURAL ENGINEERING

1319 N ASHLAND AVE.
CHICAGO, IL 60622

EXISTING
ELEVATION

DATE
BY

NEW FIVE STORY MIXED USE BUILDING WITH ONE RETAIL SPACE AT GROUND FLOOR, 9 DWELLING UNITS ABOVE AND ATTACHED 7 CAR GARAGE (B, R2 OCCUPANCY, III-A CONSTRUCTION)

NOTES

1. THIS PLAN IS BASED UPON THE RECORD DRAWINGS FOR THE PROJECT AS SHOWN ON THE RECORD DRAWINGS. THE CLIENT HAS REPRESENTED THAT THE RECORD DRAWINGS ARE CORRECT AND COMPLETE. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD DRAWINGS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD DRAWINGS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

2. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD DRAWINGS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD DRAWINGS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

3. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD DRAWINGS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD DRAWINGS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

4. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD DRAWINGS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE RECORD DRAWINGS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.

INDEX OF DRAWINGS

A.1.0	CODE MATRIX, SITE PLAN & NOTES
A.1.1	PROPOSED FLOOR PLAN
A.1.2	PROPOSED FLOOR PLAN
A.1.3	PROPOSED FLOOR PLAN
A.2.0	PROPOSED ELEVATIONS (EAST/WEST)
A.2.1	PROPOSED ELEVATIONS (SOUTH)
A.2.2	PROPOSED ELEVATIONS (NORTH)

ZONING DATA

APPLICABLE ZONING DISTRICT	PROPOSED ZONING DISTRICT	PERMITTED USES	PERMITTED HEIGHT	PERMITTED AREA	PERMITTED SETBACKS	PERMITTED PARKING	PERMITTED SIGNAGE	PERMITTED OTHER
B-2	B-2	RESIDENTIAL DWELLING UNITS, COMMERCIAL RETAIL	5 STORIES	10,000 SQ FT	5 FT FRONT, 5 FT SIDE, 10 FT REAR	10 SPACES PER 1,000 SQ FT	AREA SIGNAGE	

PROJECT INFO

NO.	DATE	SCALE	DESCRIPTION
1	10/15/2024	1/8" = 1'-0"	FINAL FOR PUBLICATION

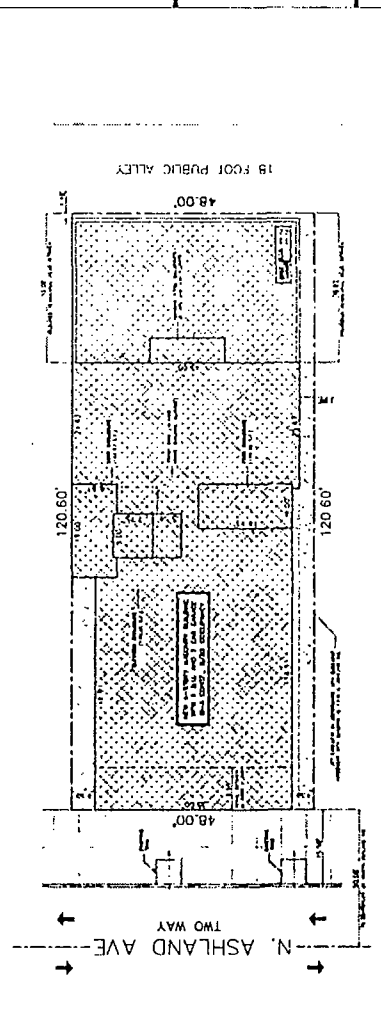
CODE MATRIX, NOTES, & SITE PLAN

1321-23 N. ASHLAND AVE
CHICAGO, IL 60622

ARCHITECT: [Firm Name]
DATE: [Date]

SEAL AND SIGNATURE OF ARCHITECT

SEAL AND SIGNATURE OF PROFESSIONAL ENGINEER

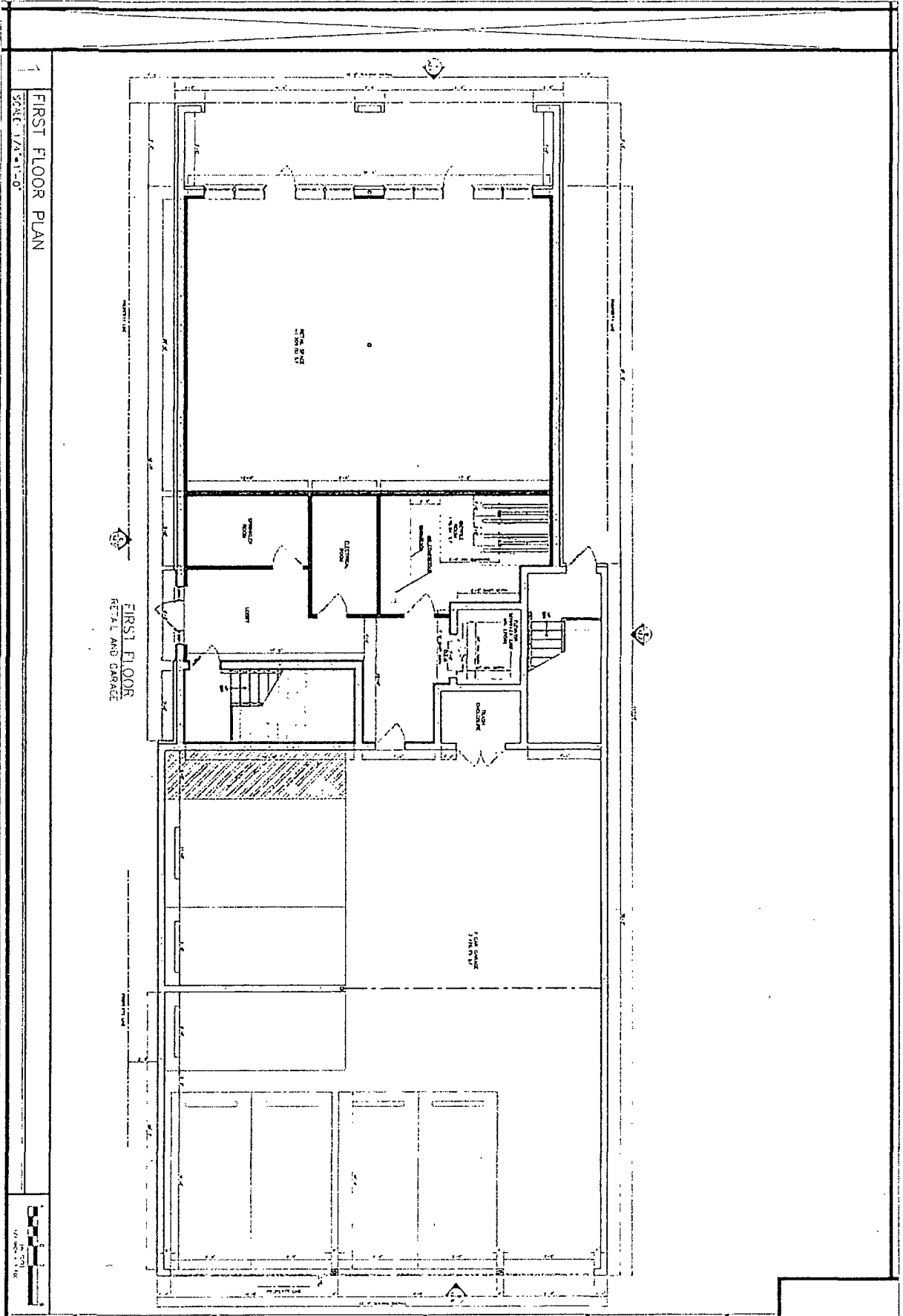


1 SITE PLAN
SCALE 3/32" = 1'-0"

GRAPHIC SCALE AND NORTH ARROW

T1.0
10/15/2024

Final for Publication



FIRST FLOOR PLAN

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

FIRST FLOOR
RETAIL AND GARAGE



A1.0



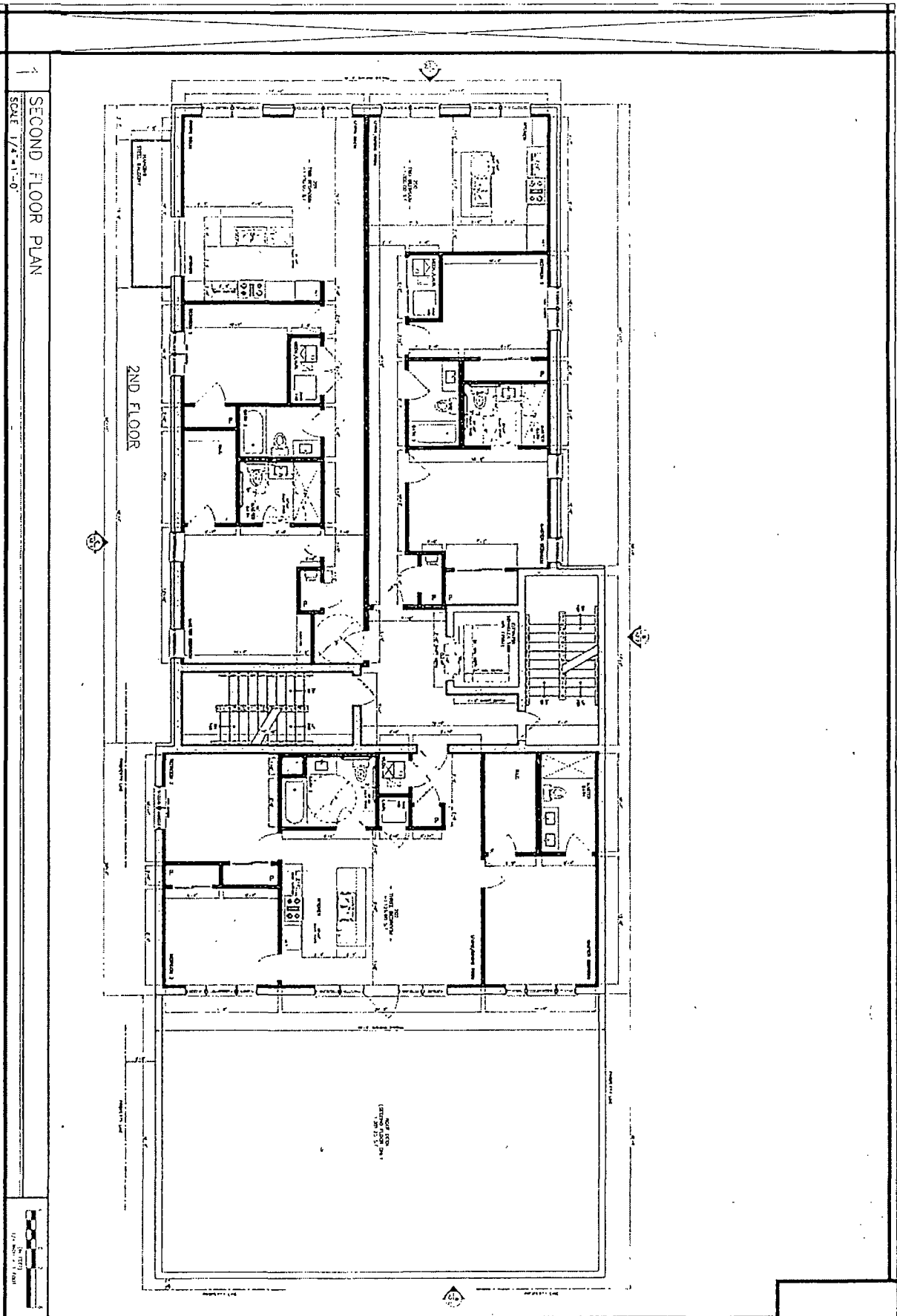
ARCHITECTS
1223 N ASHLAND AVE
CHICAGO, IL 60622

1223 N ASHLAND AVE.
CHICAGO, IL 60622

PROPOSED
FLOOR PLAN

DATE: 10/15/10

Final for Publication



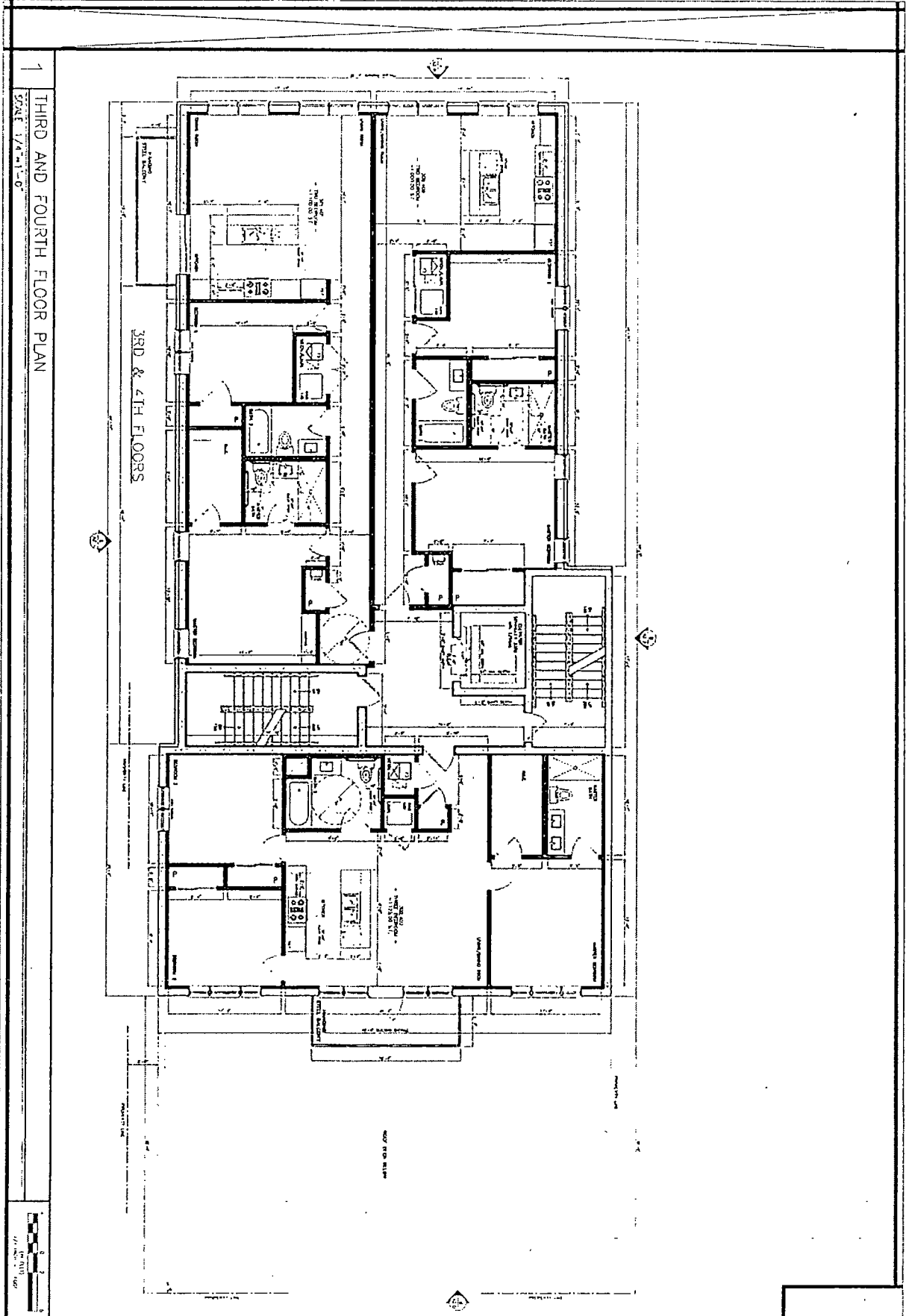
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

2ND FLOOR

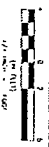


<p>PROJECT: 1323 N ASHLAND AVE CHICAGO, IL 60622</p>	<p>ARCHITECTS ARCHITECTS 1323 N ASHLAND AVE CHICAGO, IL 60622</p>	<p>1323 N ASHLAND AVE CHICAGO, IL 60622</p>	<p>PROPOSED FLOOR PLAN</p>	<p>A1.1</p>
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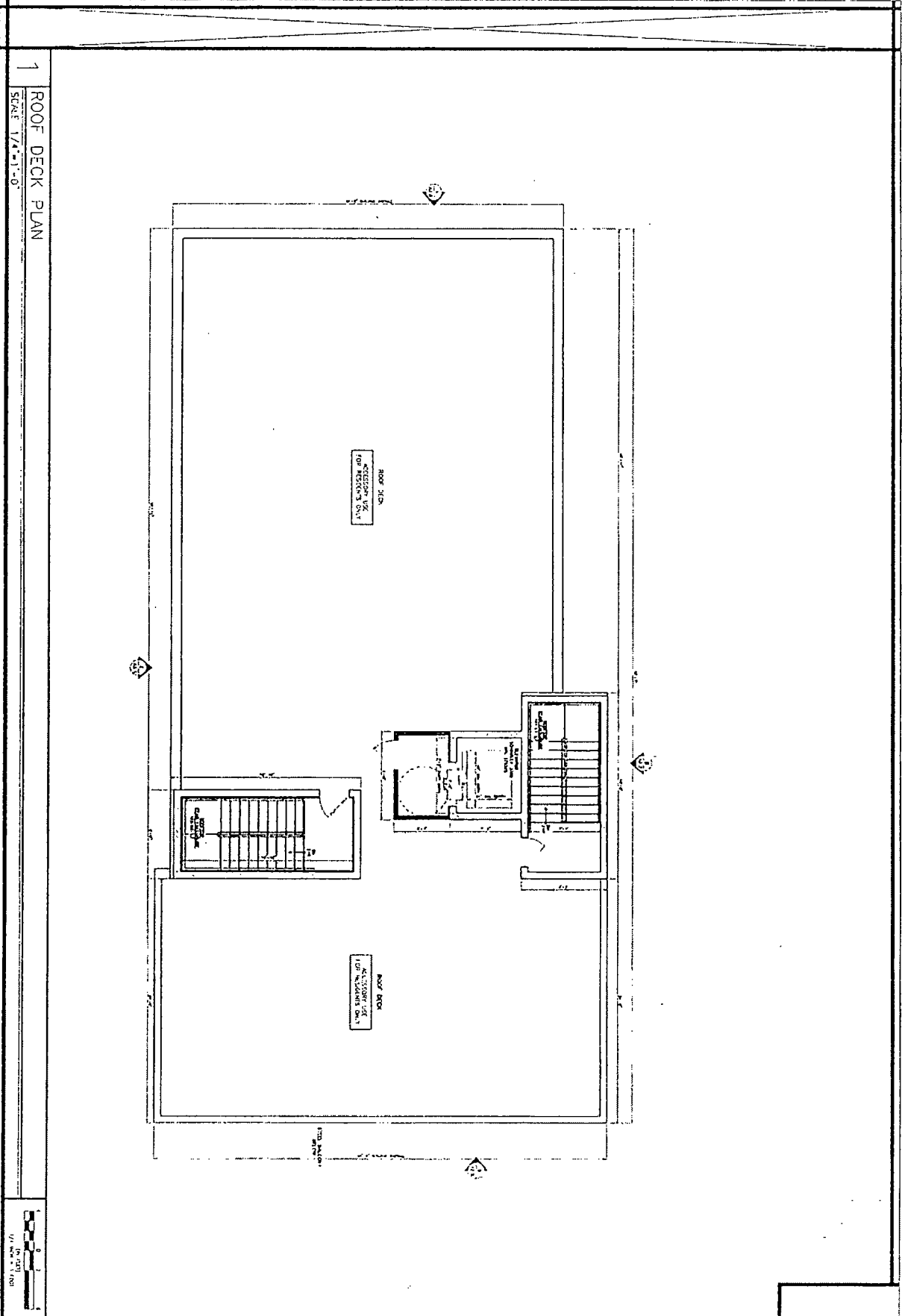


1
THIRD AND FOURTH FLOOR PLAN

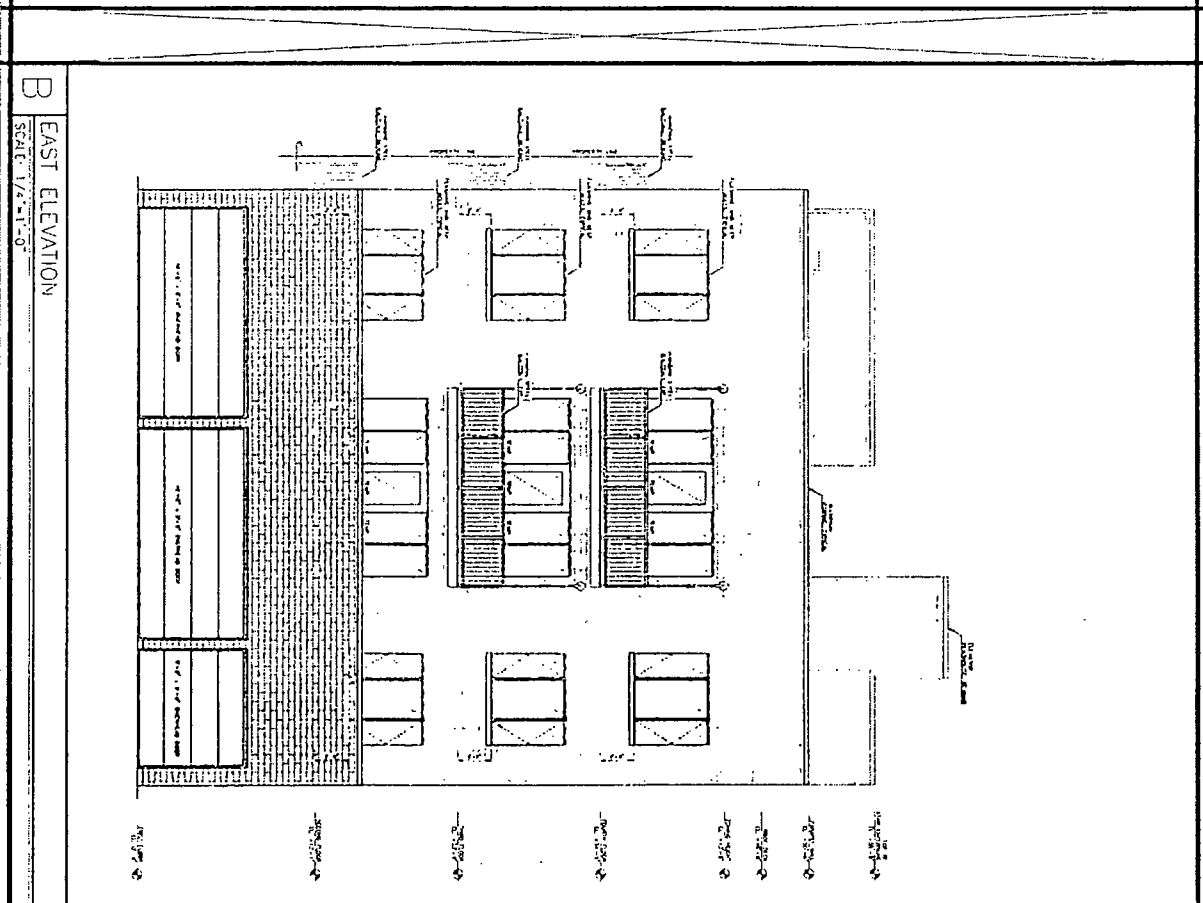
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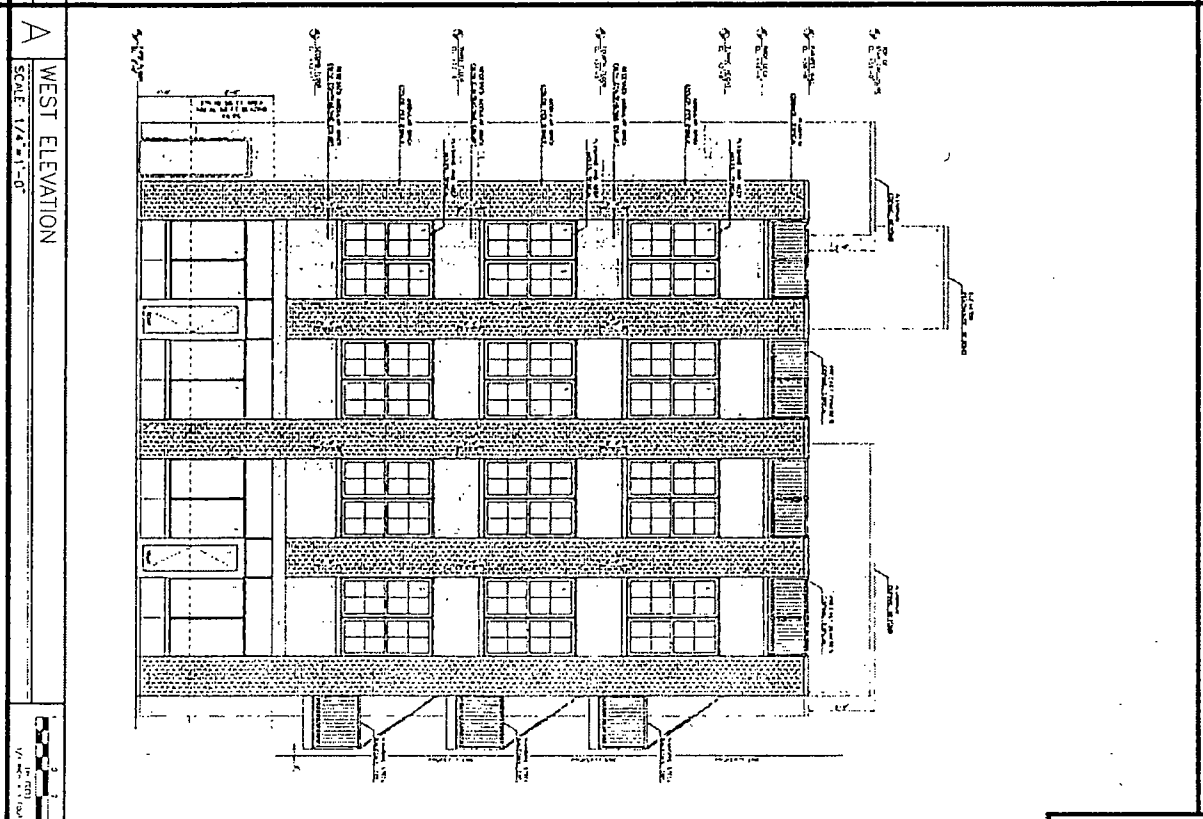
<p>A1.2</p>	<p>PROJECT 1323 N ASHLAND AVE CHICAGO, IL 60622</p>		<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERS</p>	<p>1323 N ASHLAND AVE CHICAGO, IL 60622</p>	<p>PROPOSED FLOOR PLAN</p>	<p>DATE: 10/1/00 DRAWN BY: [Name] CHECKED BY: [Name]</p>
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<p>A1.3</p>	<p>PROJECT: 1323 N ASHLAND AVE CHICAGO, IL 60622</p> <p>SCALE: DATE: DRAWN BY: CHECKED BY:</p>		<p>ARCHITECTURE ARCHITECTS 3125 N. Dearborn Ave. Chicago, IL 60641 773.763.2136 773.763.2244</p>	<p>1323 N ASHLAND AVE. CHICAGO, IL 60622</p>	<p>PROPOSED ROOF DECK PLAN</p>	<p>DATE: DRAWN BY: CHECKED BY:</p>
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B EAST ELEVATION
SCALE: 1/4" = 1'-0"



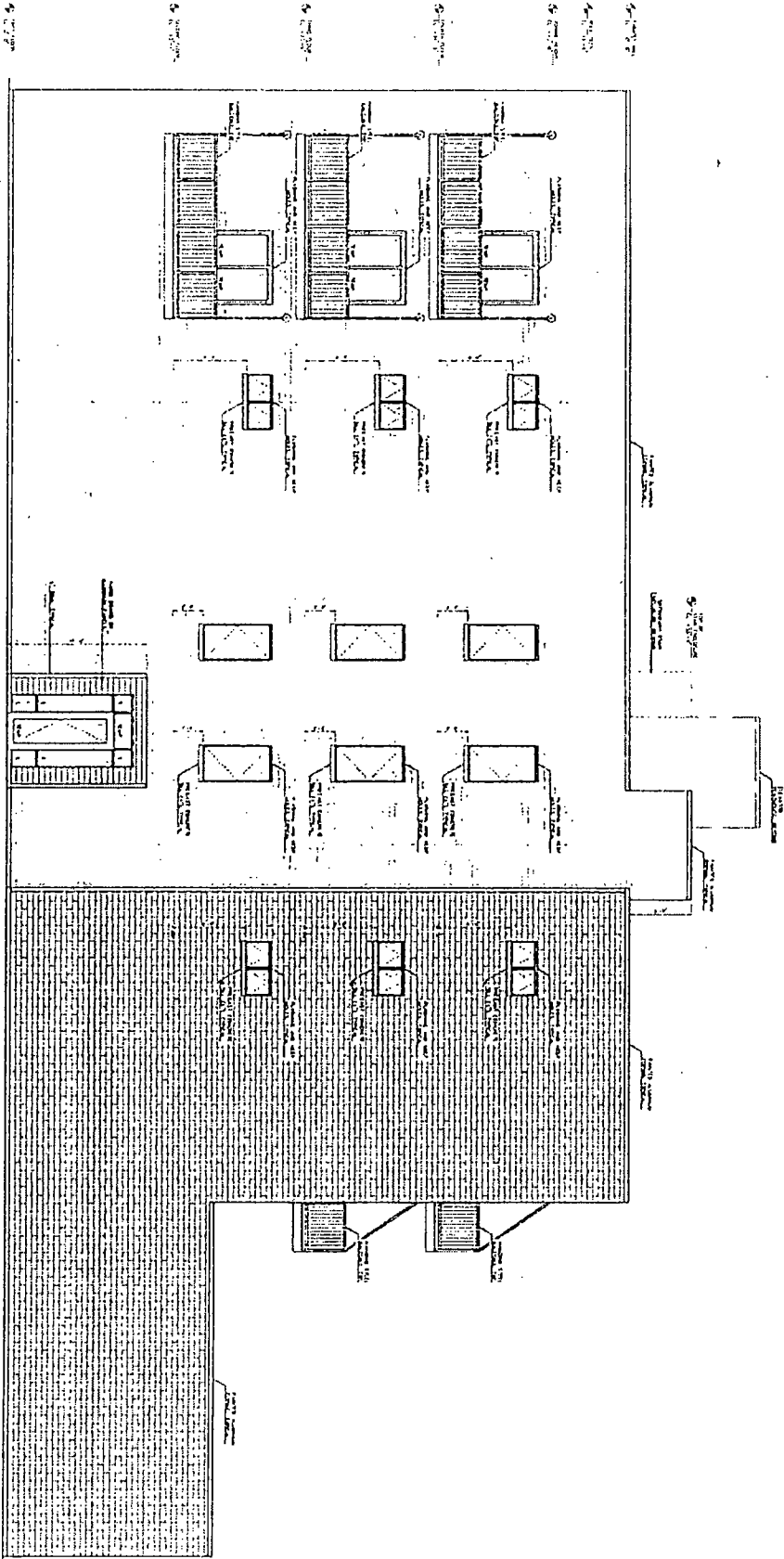
A WEST ELEVATION
SCALE: 1/4" = 1'-0"



<p>A2.0</p>		<p>ARCHITECTS 1323 N. DASH ST. APT. 200 CHICAGO, IL 60622 TEL: 312.329.1100 WWW.A20ARCHITECTS.COM</p>	<p>1323 N ASHLAND AVE. CHICAGO, IL 60622</p>	<p>PROPOSED ELEVATIONS</p>	<p>DATE: 10/15/2011 DRAWN BY: J.S. CHECKED BY: J.S.</p>
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Final for Publication

C SOUTH ELEVATION
SCALE: 1/4"=1'-0"



A2.1

PROJECT
1323 N ASHLAND AVE
CHICAGO, IL 60622

DATE
06.04.2021



ARCHITECTS
ARCHITECTURAL ENGINEERING

1323 N ASHLAND AVE
CHICAGO, IL 60622
773.723.2900 ext. 100

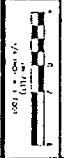
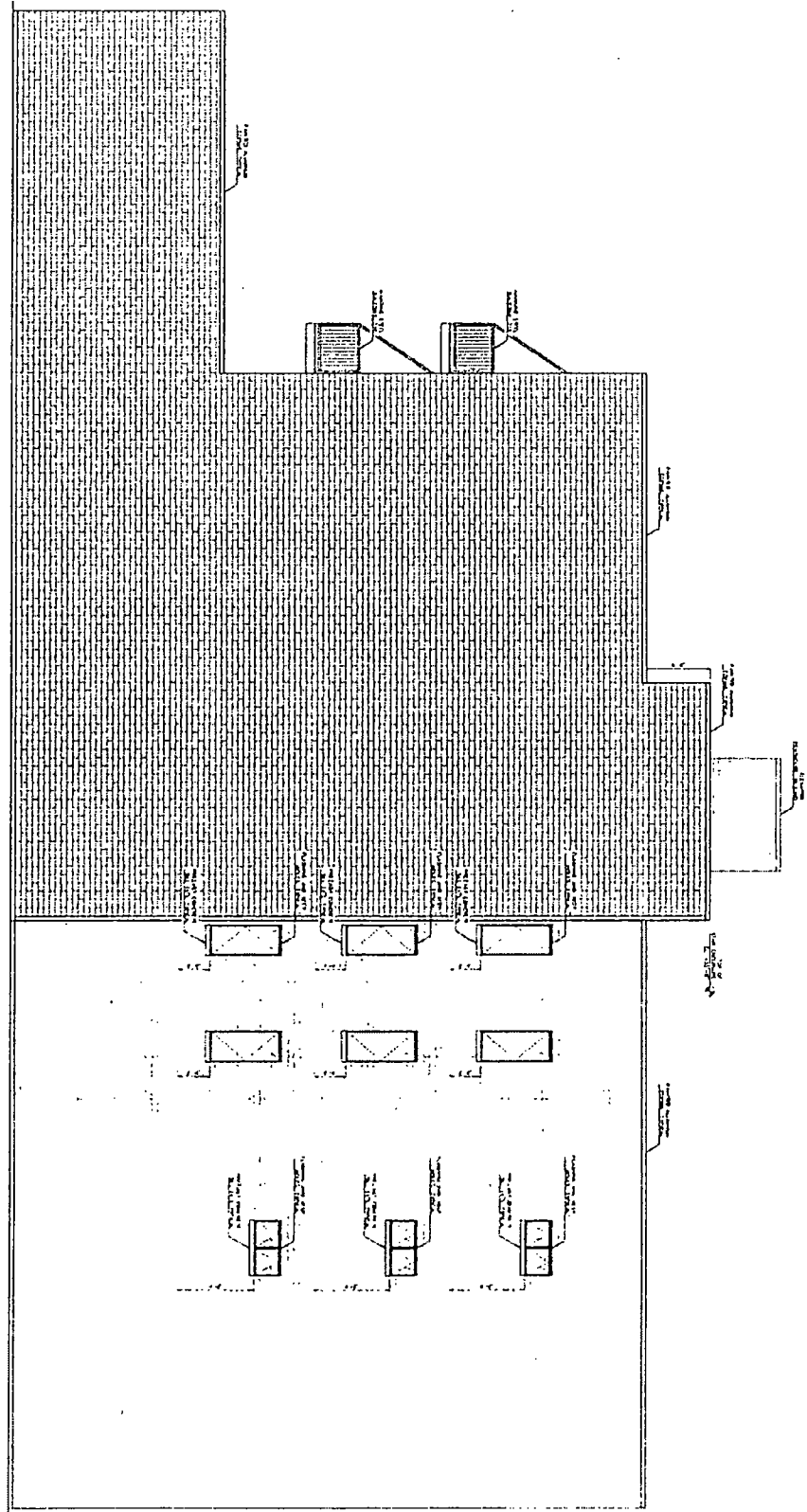
1323 N ASHLAND AVE.
CHICAGO, IL 60622

PROPOSED
ELEVATION

DATE
06.04.2021

Final for Publication

D NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A2.2

PROJECT: 1323 N ASHLAND AVE CHICAGO, IL 60622
 DATE: 05/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



ARCHITECTURE
 ARCHITECT: **ARCHITECTS**
 112 N. Dearborn Ave
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 312.727.8800
 www.architects.com

1323 N ASHLAND AVE
 CHICAGO, IL 60622

PROPOSED
 ELEVATION

TYPICAL
 WINDOW
 FINISH
 DOOR
 FINISH