



City of Chicago



O2015-8030

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/18/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1056-1100 N Ashland Ave - App No. 18570T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18570 T1
INTRO DATE:
NOV. 18, 2015

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 an area bound by

A line 100 feet North of and parallel to West Cortez Street, the alley next west and parallel to North Ashland Avenue, a line 190.44 feet North of and parallel to West Cortez Street, 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: 1056-1100 N Ashland Avenue

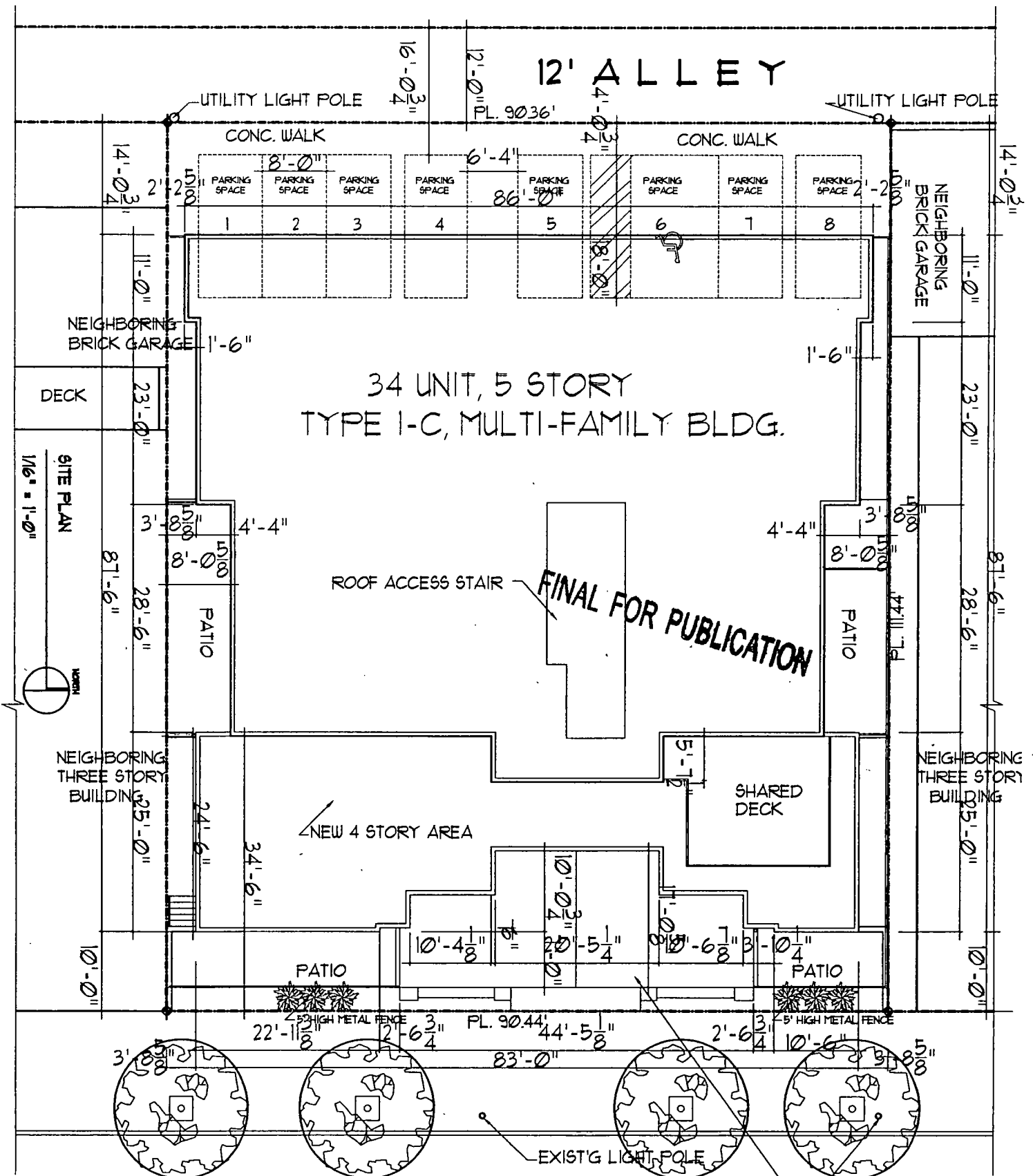
NARRATIVE-1056-1100 N Ashland Avenue
B1-2 to B2-3

To demolish the existing building but preserve the façade to be used for a new 5 story, 34 residential dwelling unit building with 8 parking spaces. The height of the building will be 55' - 8". This will be a Transit Oriented Development building.

	B2-3
FAR	3.35
Lot Area	10,074 sq. ft.
Lot Area per unit	(30) residential dwelling units @ 300 sq. ft. per unit + (4) efficiency units @ 200 sq. ft. per unit
Building Area	33,747 sq. ft.
No. of Units	34
Bldg Height	55' - 8"
Front Setback	0' - 0"
Rear Setback	14' - 3/4"*
North Side Setback	2' - 2 5/8"
South Side Setback	2' - 2 5/8"
Parking	7 standard parking spaces and 1 handicapped parking space for a total of 8 parking spaces with no loading berth.*

*will obtain necessary variations.

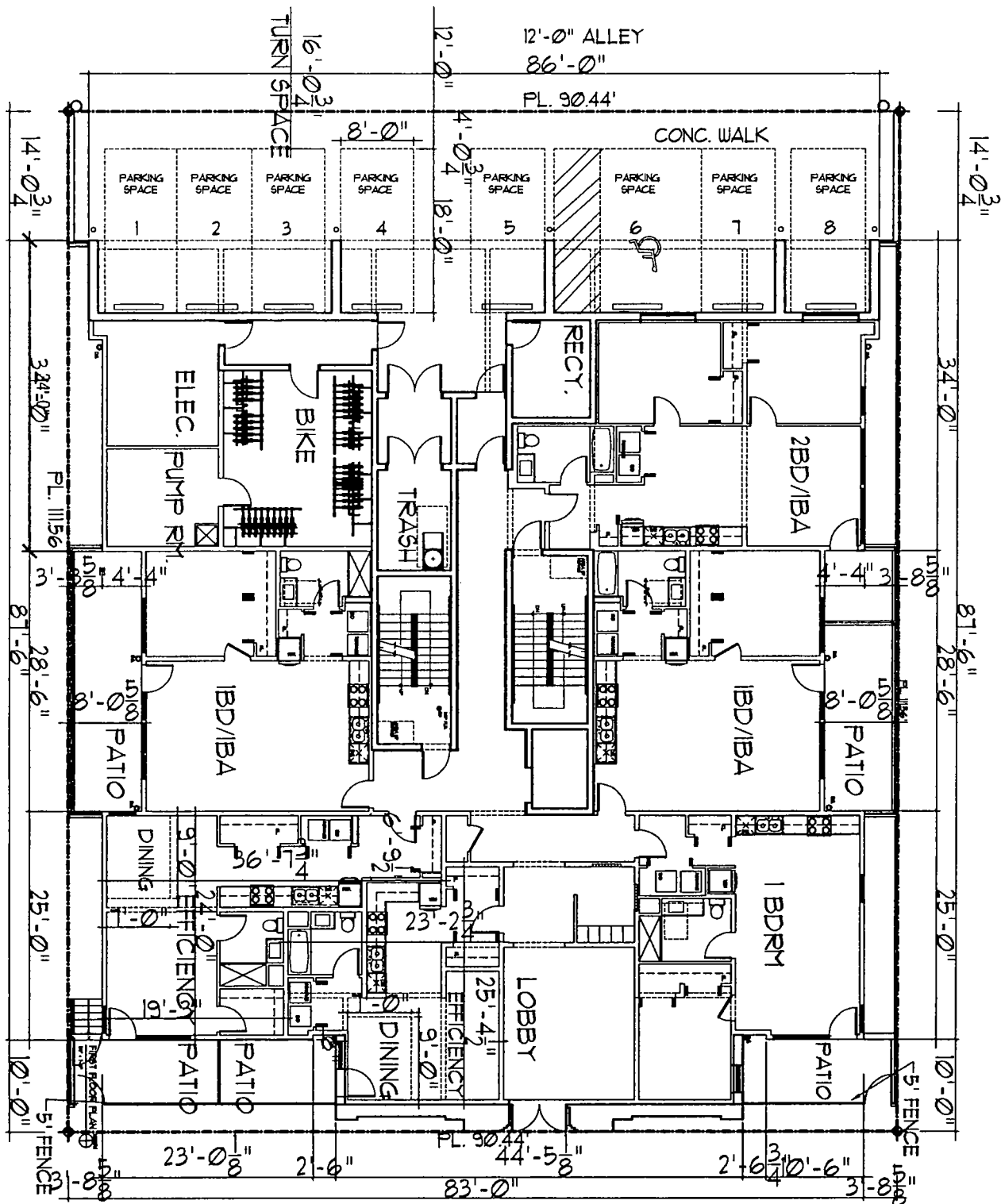
FINAL FOR PUBLICATION



34 UNIT, 5 STORY
TYPE I-C, MULTI-FAMILY BLDG.

FINAL FOR PUBLICATION

N. ASHLAND AVE. EXIST'G PITCHED ROOF EXIST'G FIRE HYDRANT

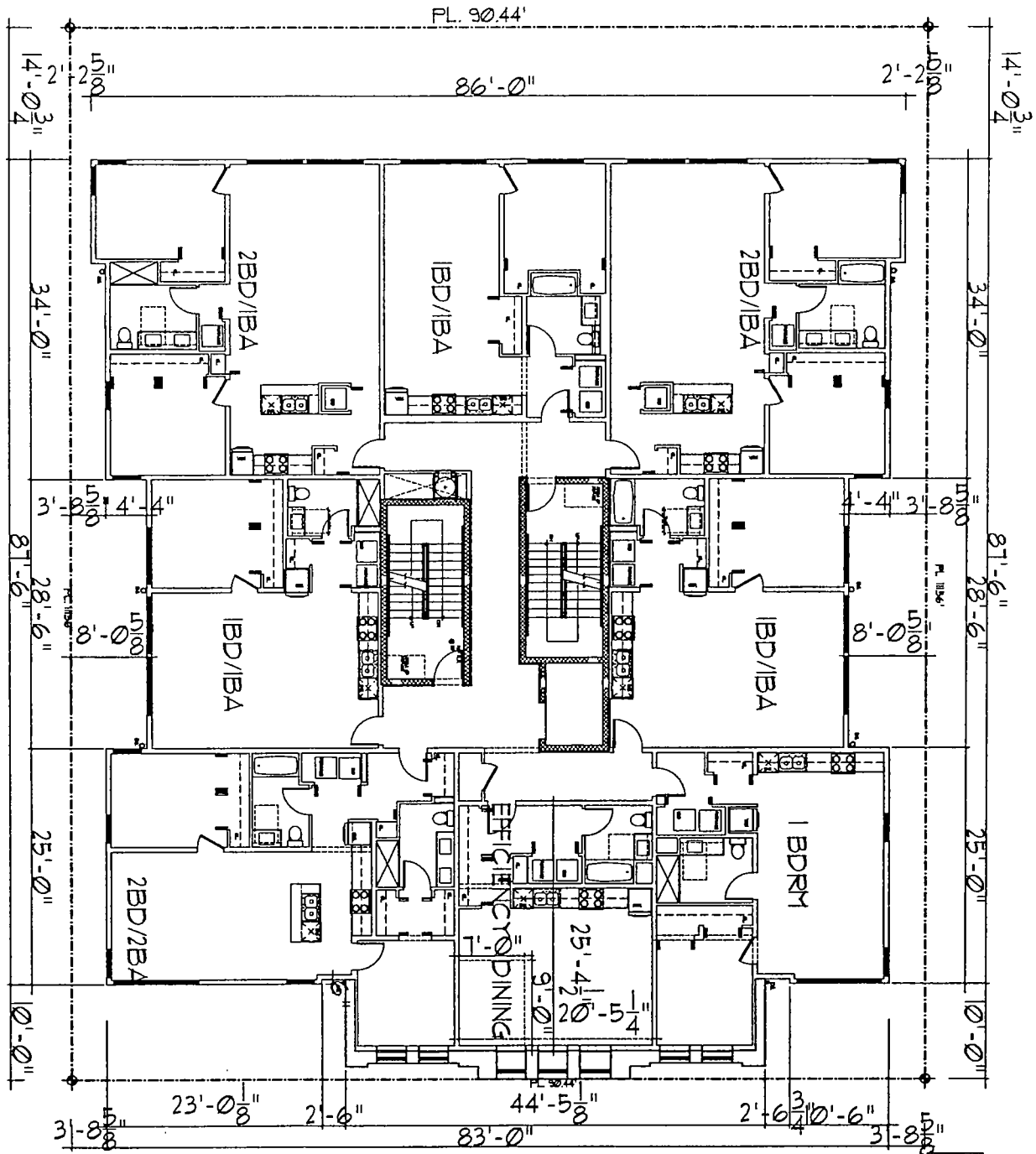


EAST VILLAGE
LOFTS

1056-1100 N. ASHLAND AVE.

FINAL FOR PUBLICATION

FIRST FLOOR PLAN
 milbury architects, ltd.

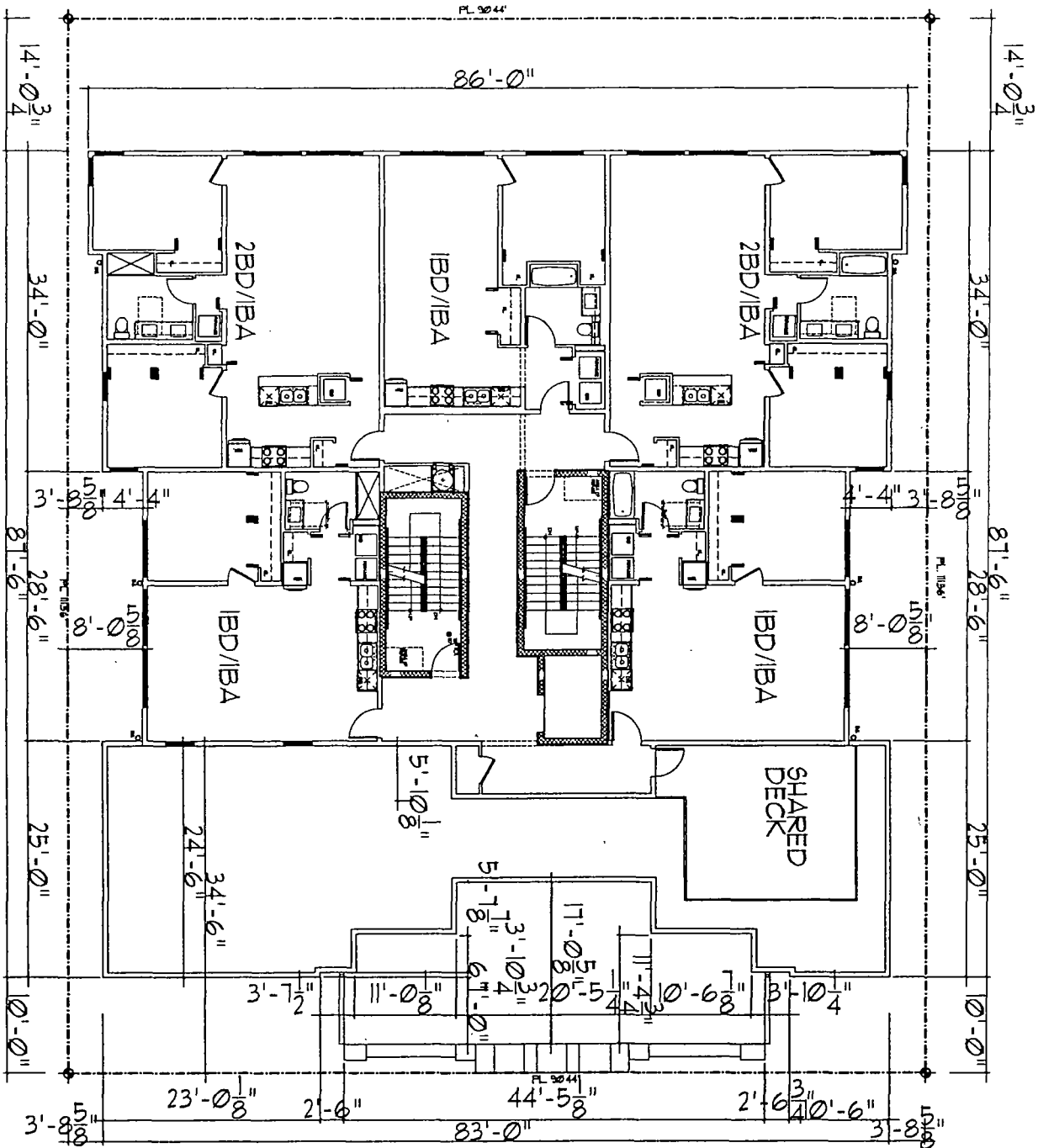


EAST VILLAGE
LOFTS

1056-1100 N. ASHLAND AVE.

FINAL FOR PUBLICATION

FLOORS 2-3
milbury architects, ltd.



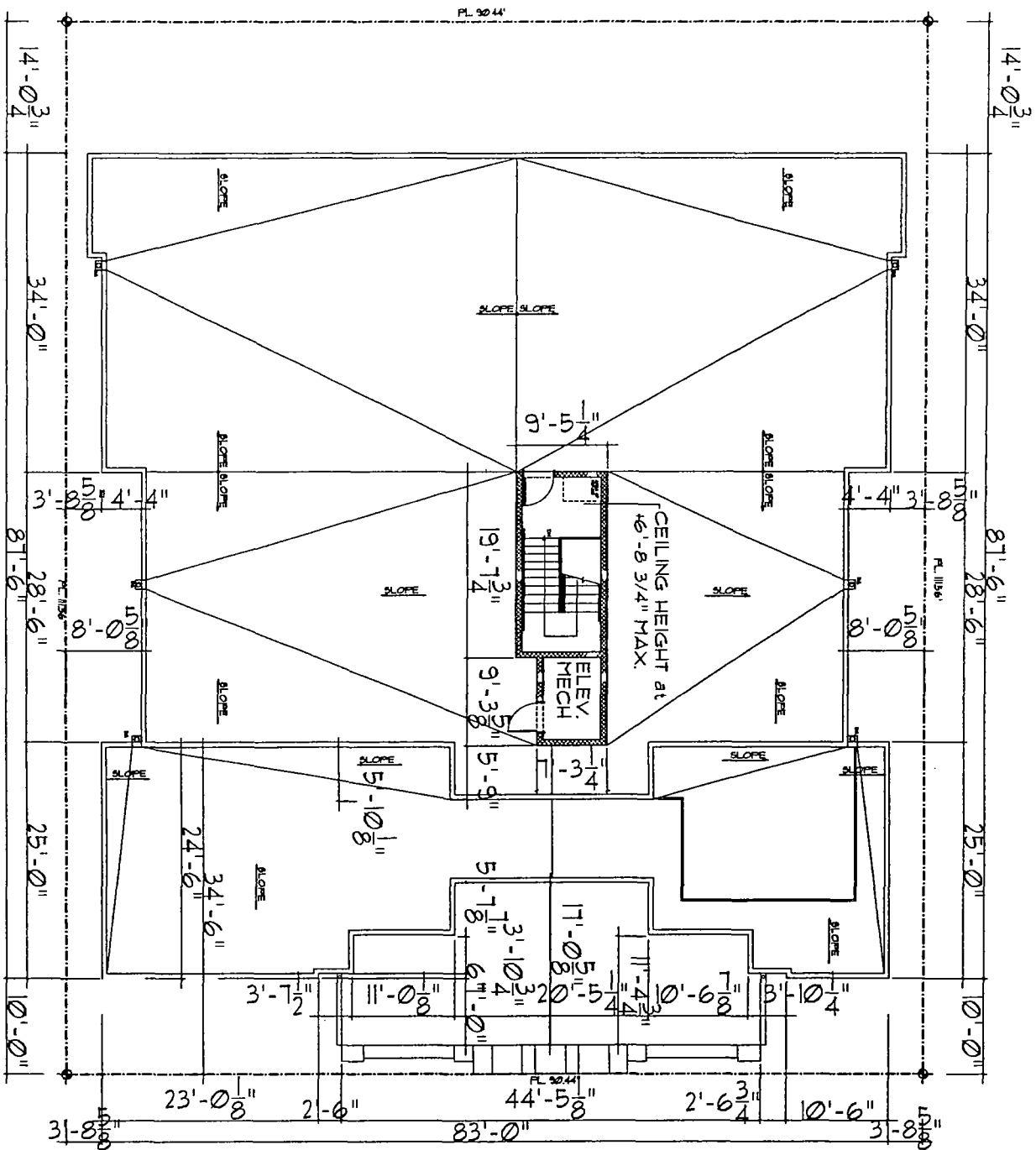
EAST VILLAGE
LOFTS

1056-1100 N. ASHLAND AVE.

FINAL FOR PUBLICATION

FLOOR 5
milbury architects, ltd.





EAST VILLAGE
LOFTS

1056-1100 N. ASHLAND AVE.

FINAL FOR PUBLICATION

ROOF PLAN
1/8" = 1'-0"

milbury architects, ltd.

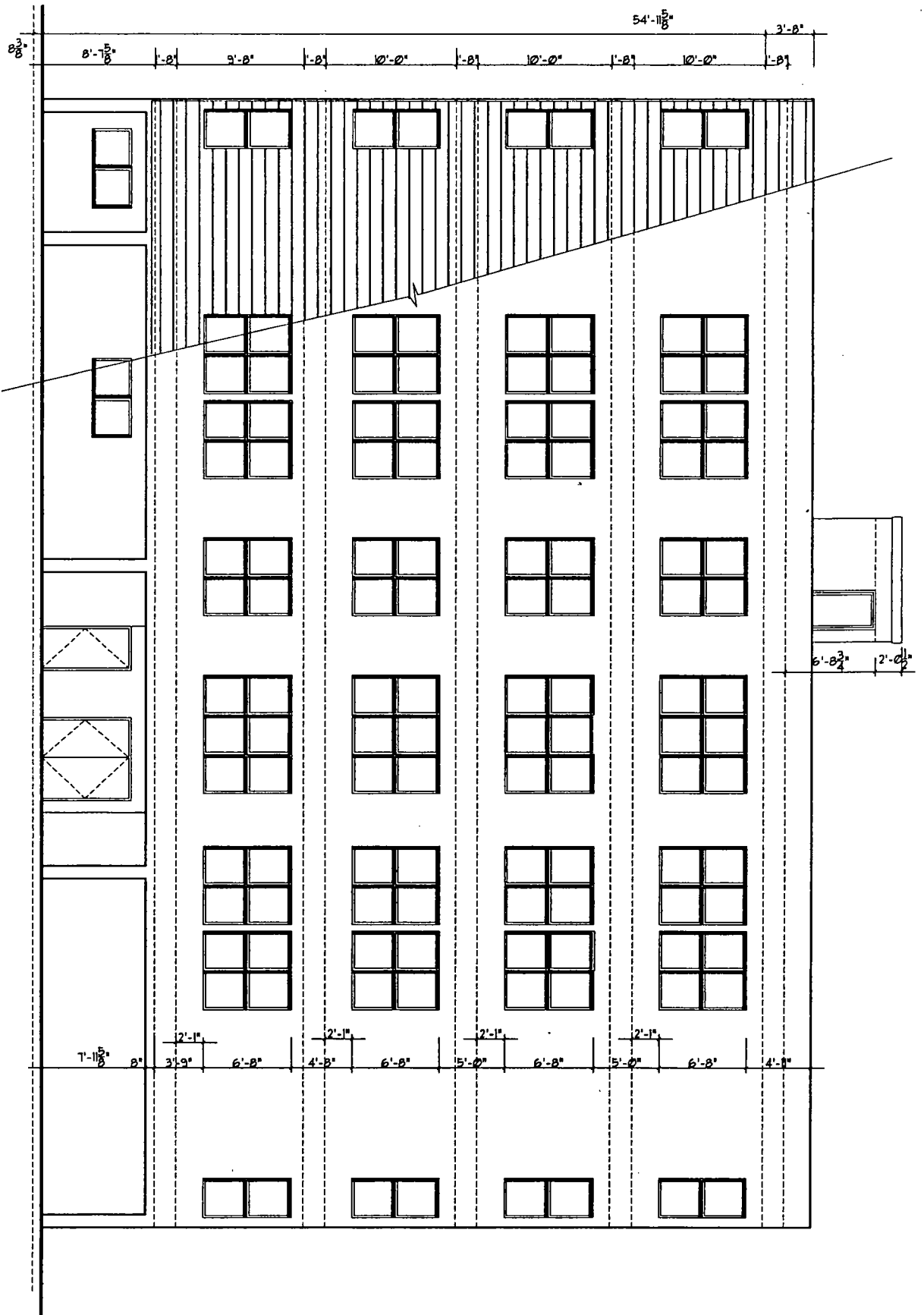


1056-1100 N. ASHLAND AVE.

EAST VILLAGE
LOFTS

WEST REAR ELEVATION
3/32" = 1'-0"

milbury architects, ltd.

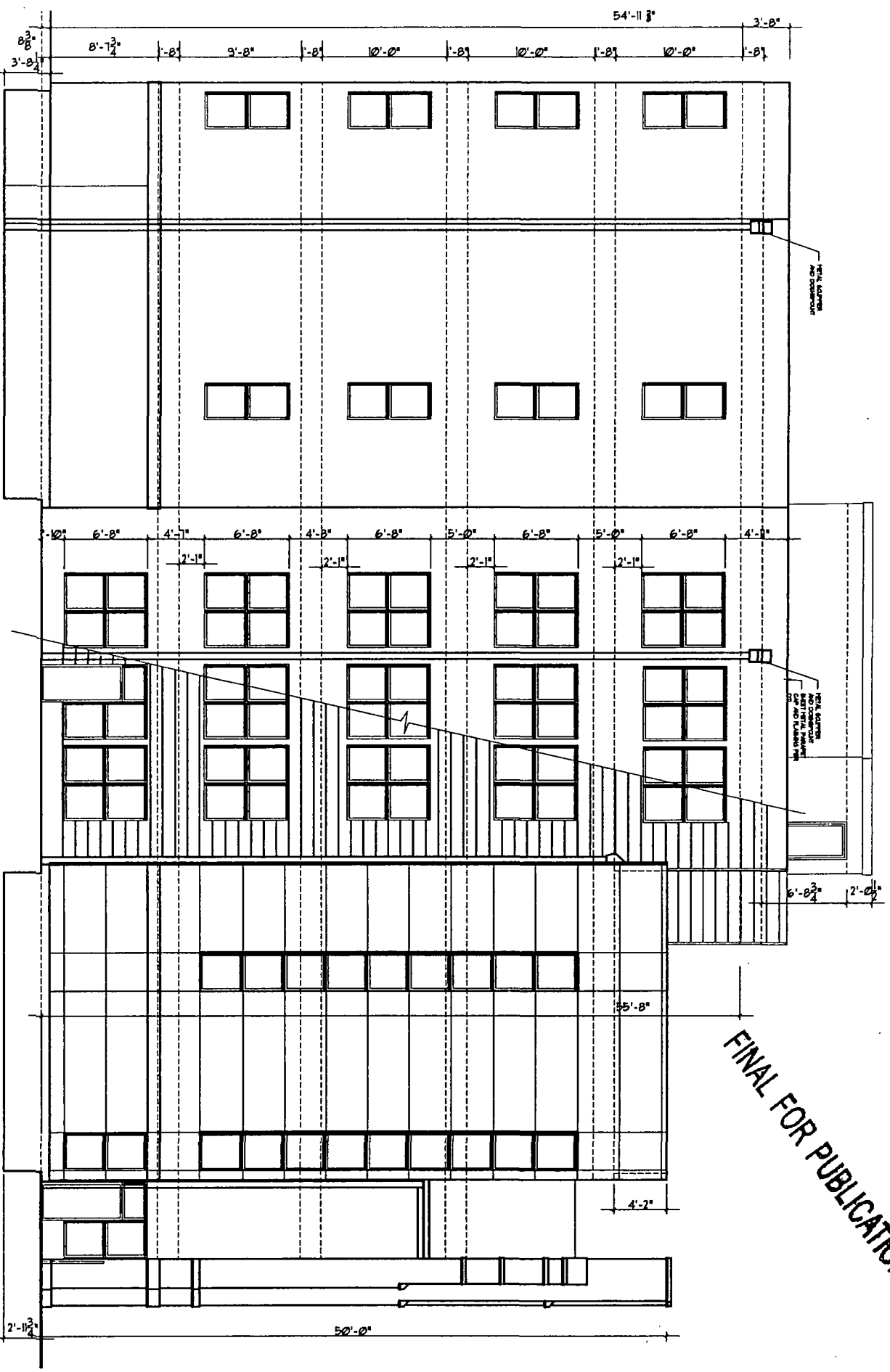


FINAL FOR PUBLICATION

EAST VILLAGE
LOFTS
1056-1100 N. ASHLAND AVE.

SOUTH SIDE ELEVATION
3/32" = 1'-0"

milbury architects, ltd



FINAL FOR PUBLICATION

1056-1100 N. ASHLAND AVE.

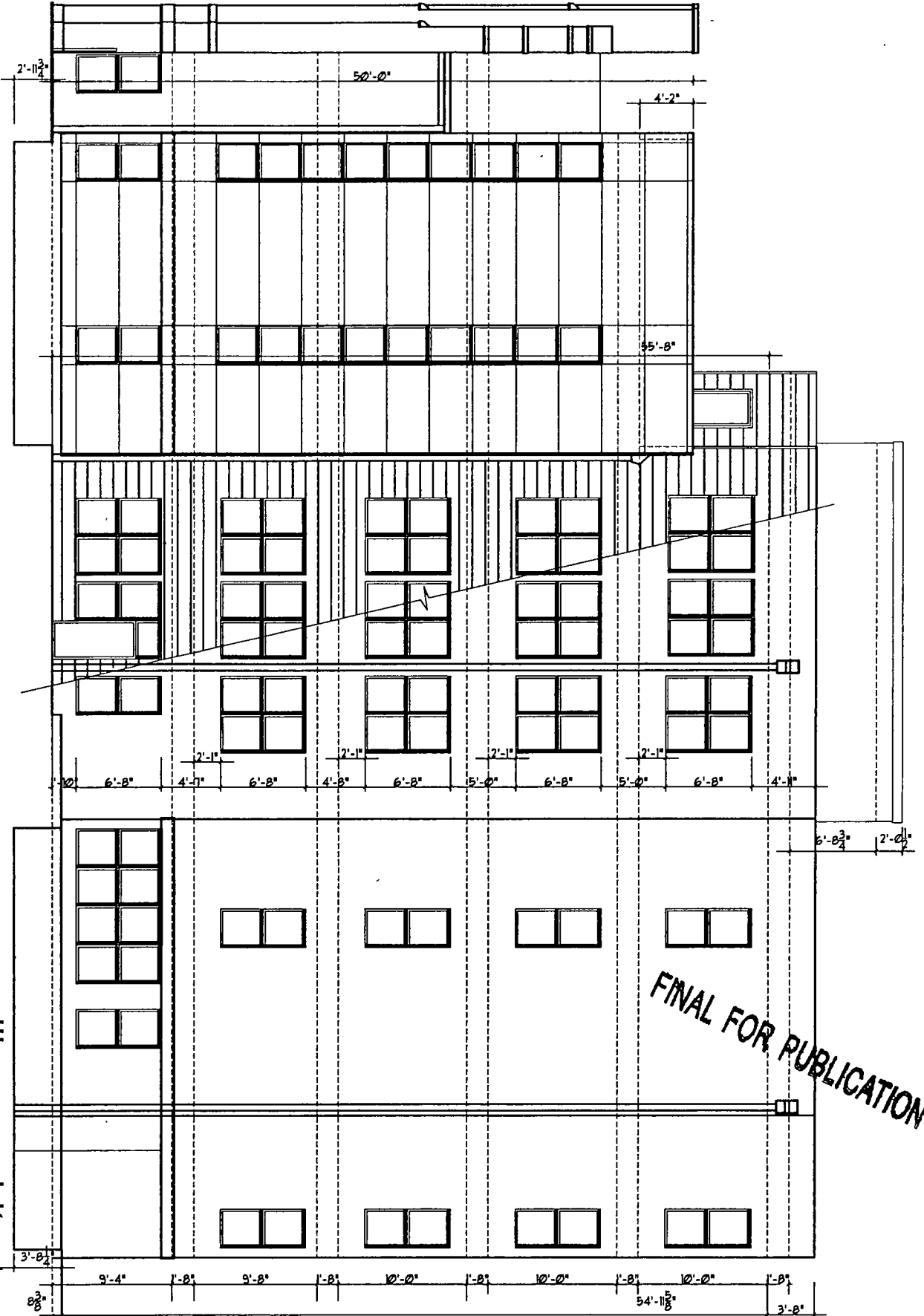
EAST VILLAGE

LOFTS

NORTH SIDE ELEVATION

3/32" = 1'-0"

milbury architects,



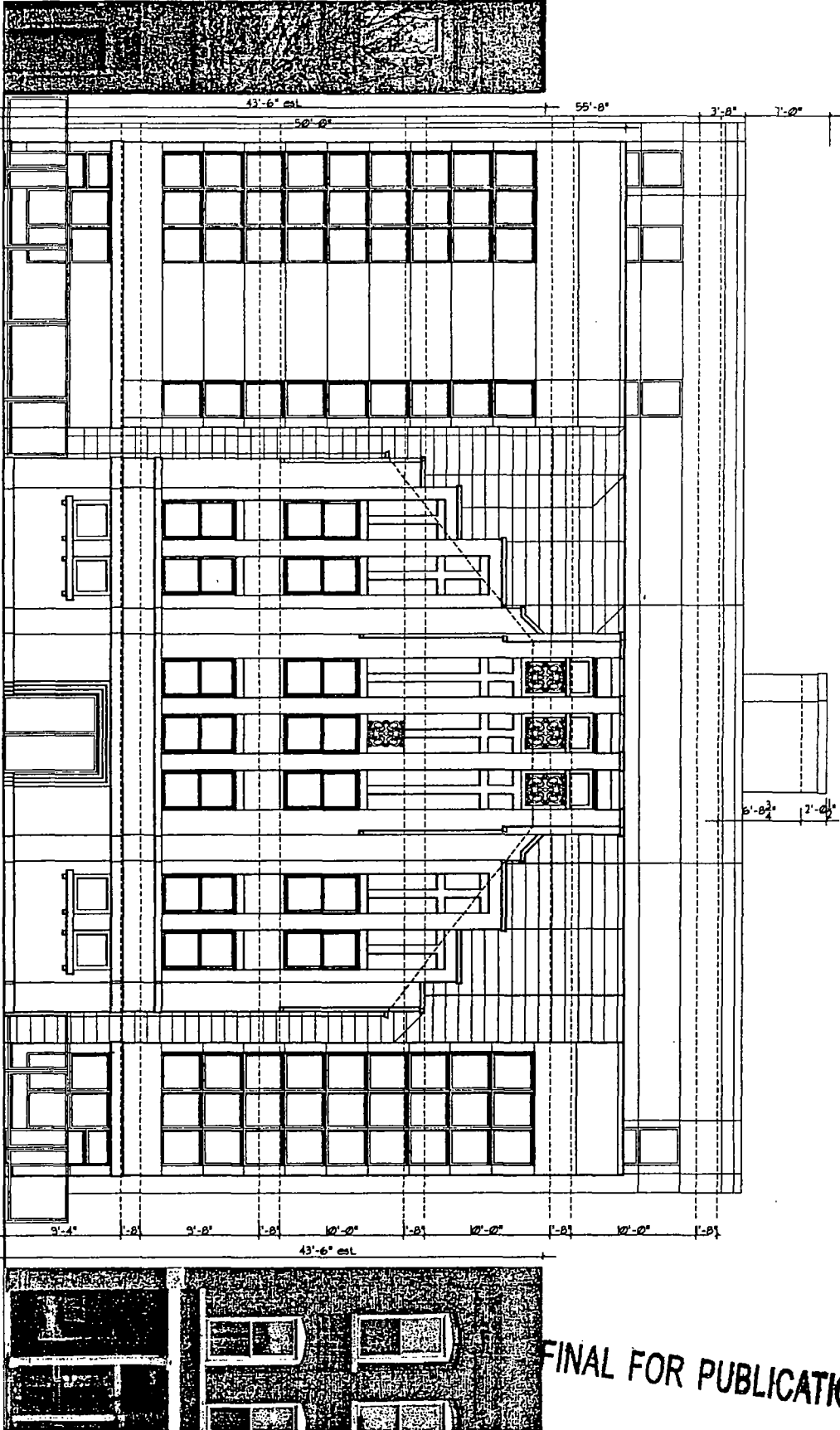
1056-1100 N. ASHLAND AVE.

EAST VILLAGE LOFTS

FRONT ELEVATION

1/8" = 1'-0"

milbury architects, ltd.



FINAL FOR PUBLICATION