



City of Chicago



SO2015-60

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/21/2015

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 1-H at 618-622 N Ashland Ave - App No. 18276T1

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

#18276 T-1
INTRO DATE:
JAN. 21, 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 B3-2, Community Shopping District symbols as shown on Map No. 1-H in the area bounded by:

A line 24 feet South of and parallel to West Erie Street; North Ashland Avenue; the public alley next South of and parallel to West Erie Street; a line 82.17 feet West of and parallel to North Ashland Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

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

Common address of property: 618-22 North Ashland Avenue, Chicago, IL.

Application Number: 18276

**NARRATIVE FOR TYPE 1 REZONING FOR
618-22 NORTH ASHLAND AVENUE, CHICAGO, ILLINOIS**

The subject property is currently improved with a four-story mixed-use building with retail space on the ground floor and 3 dwelling units on the upper floors. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area requirements in order to allow conversion of the existing retail unit into an additional dwelling unit (for a total of 4 dwelling units within the existing building).

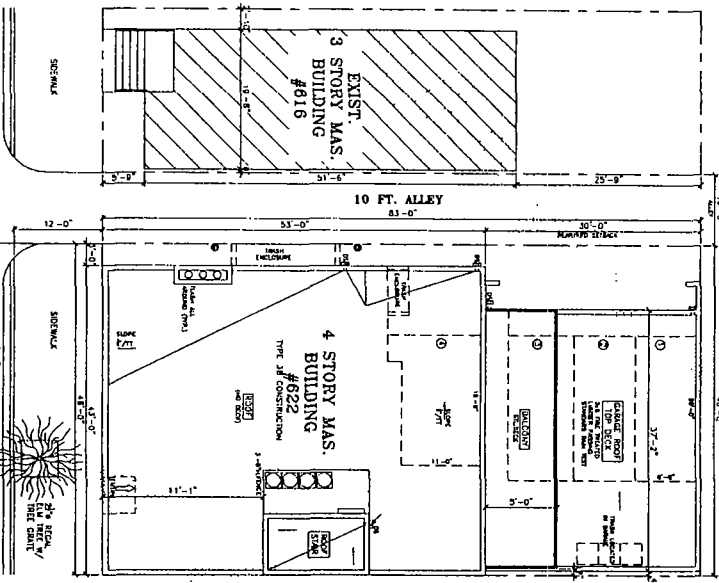
Project Description:	Zoning Change from B3-2 to B2-3
Proposed land use:	Conversion of an existing retail unit into a dwelling unit (total of 4 DU within the existing building)
Floor Area Ratio:	Lot area is 3,818 SF Building floor area is 8,788 SF FAR = 2.30
Density:	954.5 SF per dwelling unit
Off- Street parking:	4 parking spaces
Set Backs	Front: 0' Side: 0' (North) and 3' - 0" (South) Rear: 30'
Building height:	Existing: 49'-10"

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THE UNDERSIGNED LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 622 N ASHLAND AVE CHICAGO, ILLINOIS HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE

ZONING DATA:

LOT AREA - 83,00x46.00 = 3,818 SQ FT
 F.A.R. - 2.3
 MAX BUILDABLE - 8,399 SQ FT.
 BUILDING SQUARE FOOTAGE (390 SQ.FT. ADDED)
 1ST FLOOR - 1948.00 SQ.FT.
 2ND FLOOR - 2280.00 SQ.FT.
 3RD FLOOR - 2280.00 SQ.FT.
 4TH FLOOR - 2280.00 SQ.FT.
 TOTAL = 8788.00 SQ FT.

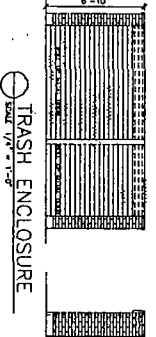


SITE PLAN
 SCALE: 1/8" = 1'-0"
 622 N. ASHLAND AVE

1. TO EXIST A BUILDING USE IN A COUNTRYSIDE SHALL BE BUILT TO EXIST A BUILDING USE IN A COUNTRYSIDE.
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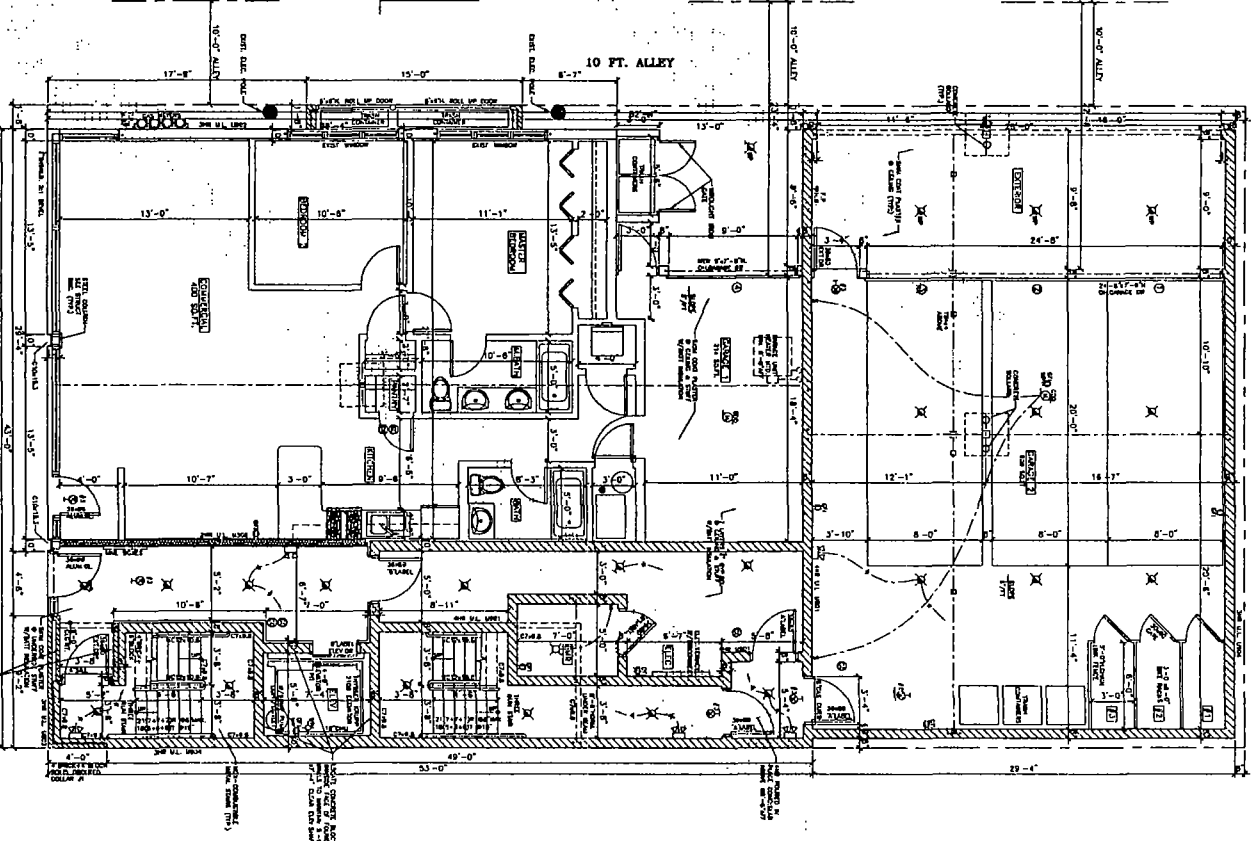
- WALL SYMBOLS**
- 1/2" WALL WITH 2" CORE
 - 3/4" WALL WITH 2" CORE
 - 1" WALL WITH 2" CORE
 - 1 1/2" WALL WITH 2" CORE
 - 2" WALL WITH 2" CORE
 - 2 1/2" WALL WITH 2" CORE
 - 3" WALL WITH 2" CORE
 - 3 1/2" WALL WITH 2" CORE
 - 4" WALL WITH 2" CORE
 - 4 1/2" WALL WITH 2" CORE
 - 5" WALL WITH 2" CORE
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 - 6" WALL WITH 2" CORE
 - 6 1/2" WALL WITH 2" CORE
 - 7" WALL WITH 2" CORE
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 - 8" WALL WITH 2" CORE
 - 8 1/2" WALL WITH 2" CORE
 - 9" WALL WITH 2" CORE
 - 9 1/2" WALL WITH 2" CORE
 - 10" WALL WITH 2" CORE

- ELECTRICAL SYMBOLS**
- 1. 150 AMP SERVICE
 - 2. 100 AMP SERVICE
 - 3. 60 AMP SERVICE
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TRASH ENCLOSURE
 SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION



PROPOSED FIRST FLOOR PLAN-A
 N. ASHLAND AVE
 SCALE: 1/8" = 1'-0"

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HANNA
 (312) 756-1800
 180 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 756-1801
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-001313

NOTICE: Building Plans, Specifications, and other documents prepared by the Architect are to be used only for the project and site shown on the title block. Any other use is prohibited. The Architect is not responsible for any errors or omissions in the plans, specifications, or other documents. The Architect is not responsible for any construction methods or materials not shown on the plans, specifications, or other documents. The Architect is not responsible for any construction methods or materials not shown on the plans, specifications, or other documents.

PROJECT NAME & ADDRESS:
 822 NASHLAND AVE
 RESIDENTIAL BUILD
 OUT AT 1ST FLR.
 CHICAGO, ILLINOIS

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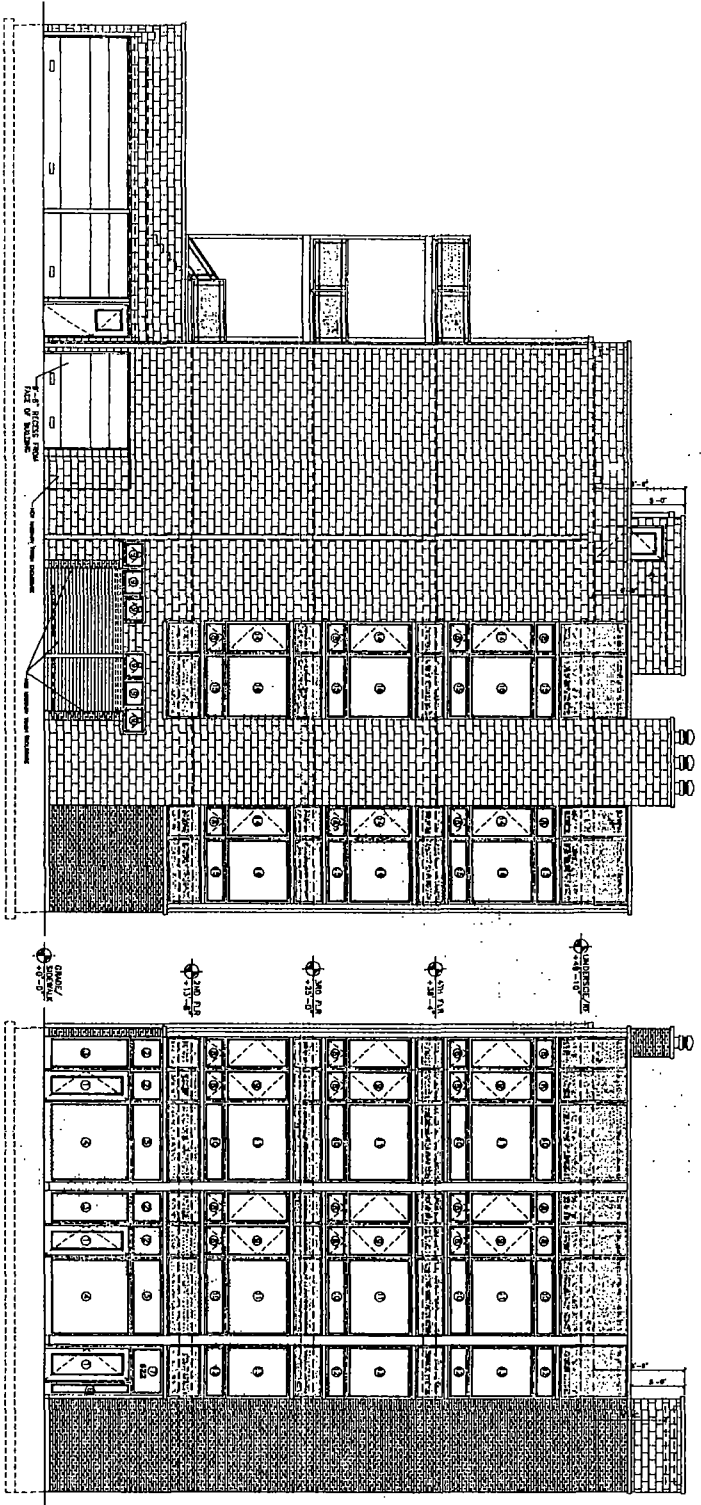
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EXIST. SOUTH ELEVATION (U.N.O.)
SCALE 3/16" = 1'-0"

EXIST. EAST ELEVATION
SCALE 3/16" = 1'-0"

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HANNA
ARCHITECTS, INC.
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PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-031435

NOTES:
1. SEE ALL APPLICABLE CODES AND REGULATIONS.
2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OR INVESTIGATION OF THE EXISTING STRUCTURE.
3. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS.
4. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING ENVIRONMENTAL CONDITIONS.
5. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING SOIL CONDITIONS.
6. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING UTILITIES.
7. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING ADJACENT PROPERTIES.
8. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING HISTORIC OR CULTURAL RESOURCES.
9. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING ARCHITECTURAL OR HISTORIC SIGNIFICANCE.
10. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING LANDMARKS OR MONUMENTS.
11. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING OPEN SPACE OR RECREATION AREAS.
12. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING TRANSPORTATION OR TRAVEL ROUTES.
13. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING UTILITIES OR SERVICES.
14. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING ENVIRONMENTAL QUALITY.
15. THE ARCHITECT HAS NOT CONDUCTED A VISUAL GENERAL VERIFICATION OF THE EXISTING SOCIAL OR ECONOMIC CONDITIONS.
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GENERAL NOTES:
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622 N. ASHLAND AVE.
RESIDENTIAL BUILD.
OUT AT 1ST FLR.
CHICAGO, ILLINOIS

SHEET TITLE:
BUILDING
ELEVATIONS

DATE:

CLIENT NUMBER: