



City of Chicago



SO2019-3170

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1445 N Ashland Ave - App No. 20021T1
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 all the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-G in the area bounded by

a line 116.50 feet south of and parallel to West Lemoyne Street;
the alley next east of and parallel to North Ashland Avenue; a
line 164.50 feet south of and parallel to West Lemoyne Street;
and North Ashland Avenue,

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 1445 North Ashland Avenue

Final for Publication

17-13-0303-C (1) Narrative Zoning Analysis – *Substitute Narrative and Plans*
1445 North Ashland Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Neighborhood Mixed-Use District (TOD)

Lot Area: 5,174.4 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The proposed building will contain commercial/retail space – at grade level, and twelve (12) dwelling units – above (four units on each the 2nd thru 4th Floors). The proposal also calls for the establishment of private roof decks, above the 4th Floor, which will be for the exclusive use of the residents of the new building. The subject property is located within 1,320 linear feet of the Ashland Avenue CTA bus line corridor, and –therefore, the Applicant is seeking to permit the building pursuant to the *Transit Oriented Development (TOD) Ordinance*. As such, the new building will have onsite parking for a total of six (6) vehicles, located within the interior of the 1st Floor, with an entrance off of the Public Alley running along the west end of the site. The new building will be masonry in construction and measure 44 feet-4 inches in height.

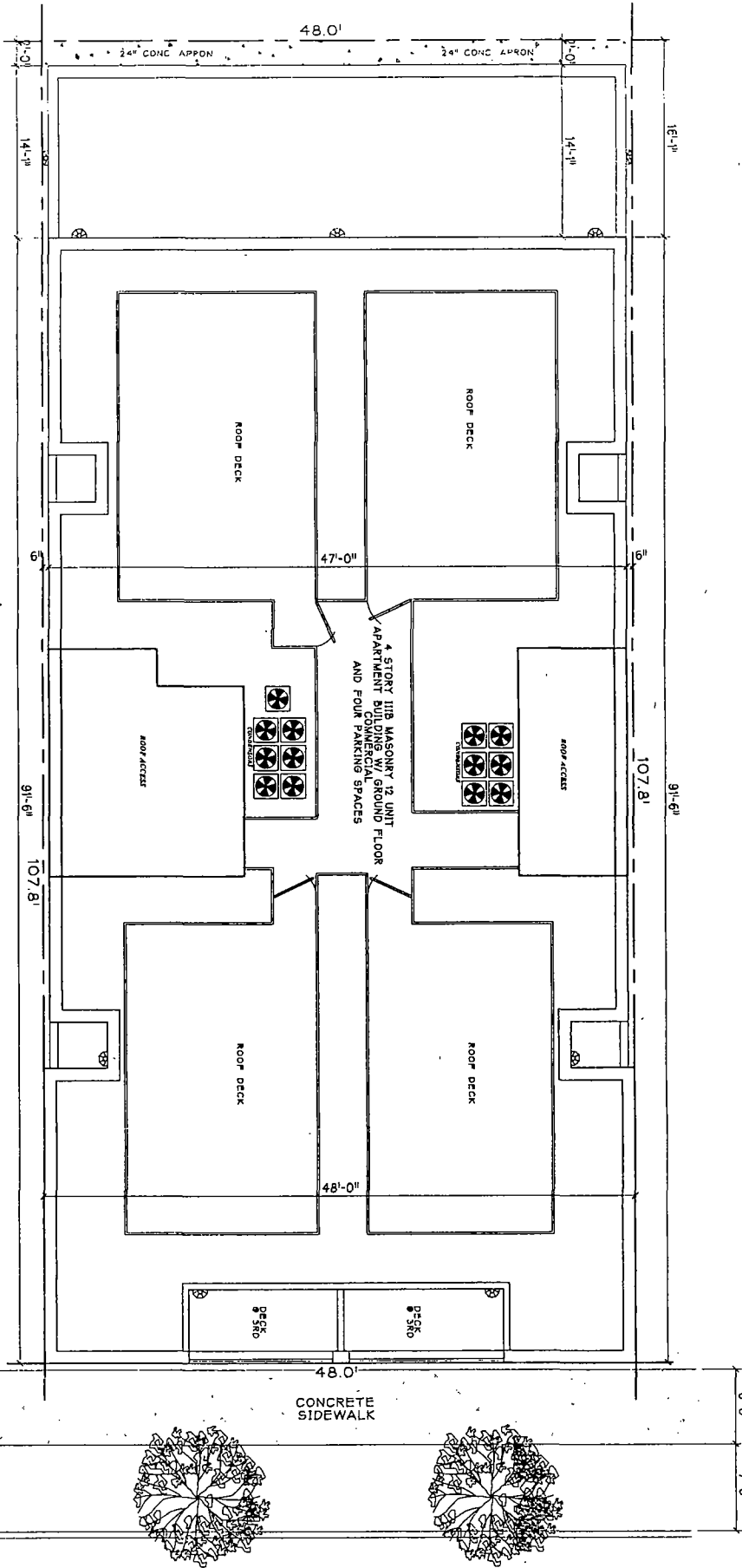
- (A) The Project’s Floor Area Ratio: 15,130 square feet (2.9 FAR)
- (B) The Project’s Density (Lot Area Per Dwelling Unit):12 dwelling units (431 square feet)
- (C) The amount of off-street parking: 6 vehicular parking spaces
** The subject site is located within 1,320 linear feet of the Ashland Avenue CTA bus line corridor, and – therefore, the Applicant is seeking a 50% reduction in the required onsite parking, pursuant to the Transit Oriented Development (TOD) Ordinance.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 2 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches

**The Applicant will seek any necessary relief required to bring the proposed setback condition(s) into compliance, under the Zoning Ordinance.*

- (E) Building Height:
 - 44 feet-4 inches (ceiling of 4th Floor)
 - 53 feet-4 inches (ceiling of rooftop access structure)

Final for Publication

16' 0" PUBLIC ALLEY



1 SITE PLAN



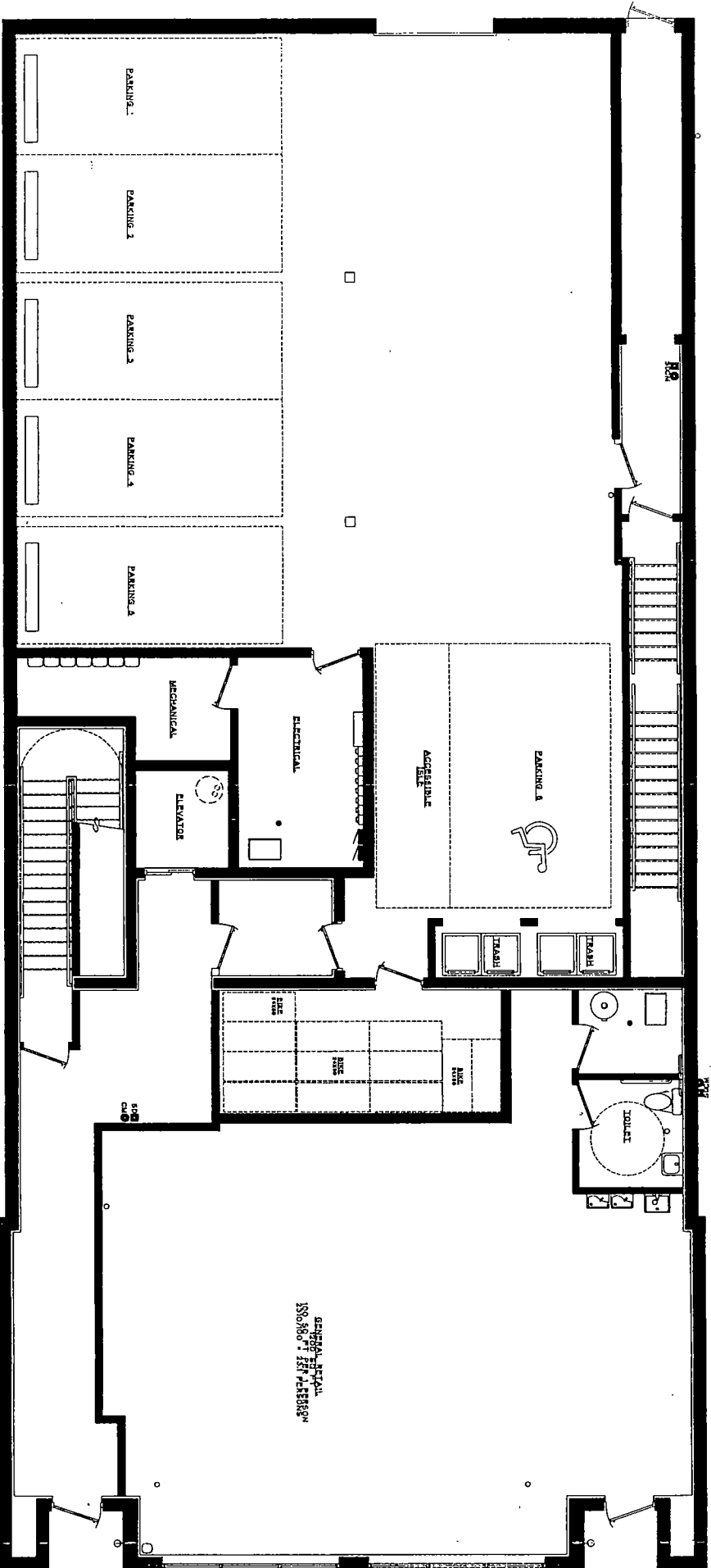
Final for Publication

CONCRETE SIDEWALK

1455 NORTH ASHLAND AVENUE

TWO DIRECTION TRAFFIC

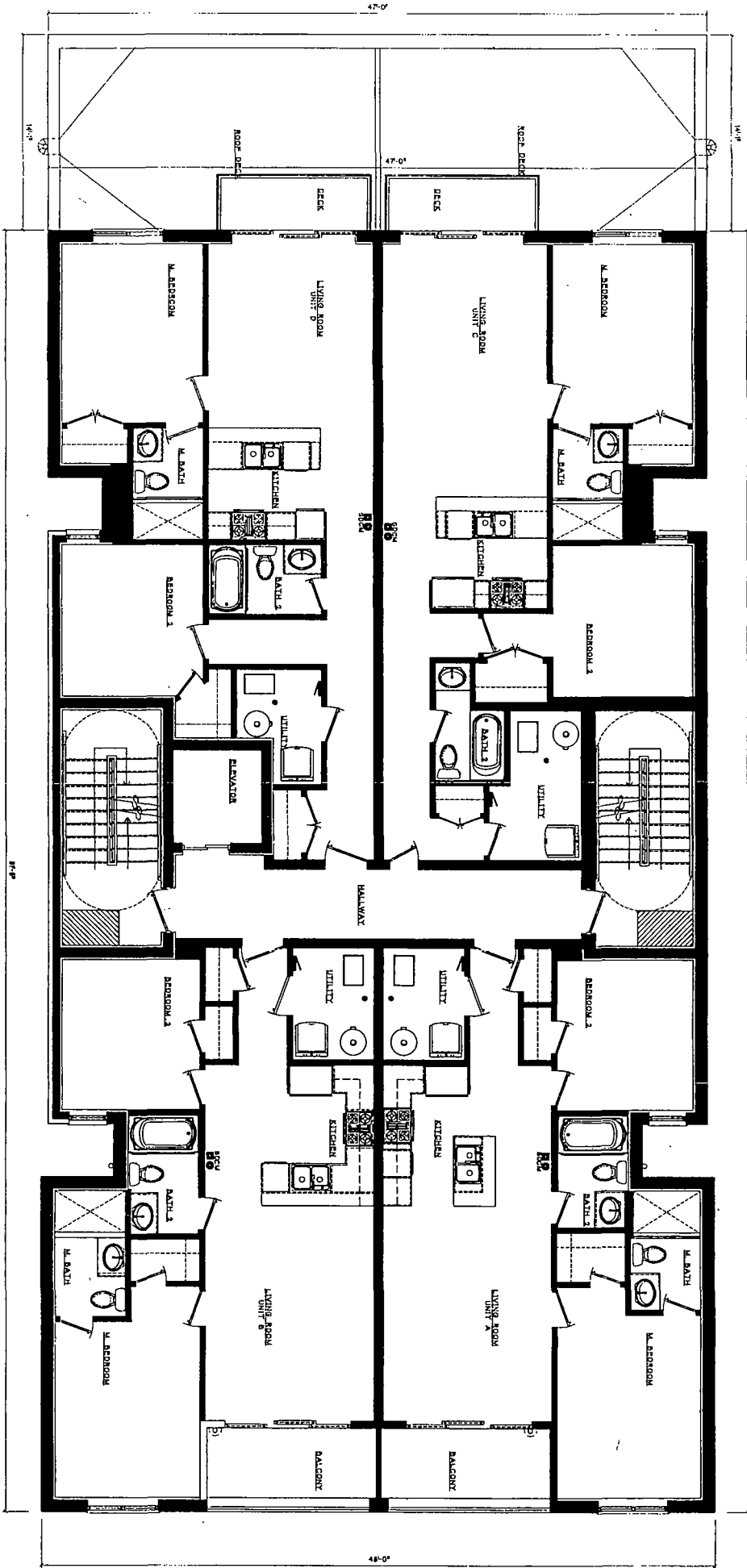
REPAIR TO ORIGINAL 7'-0"



GROUND FLOOR PLAN

Final for Publication

GEORGE W. BROWN
 1800 10th Street
 1800 10th Street

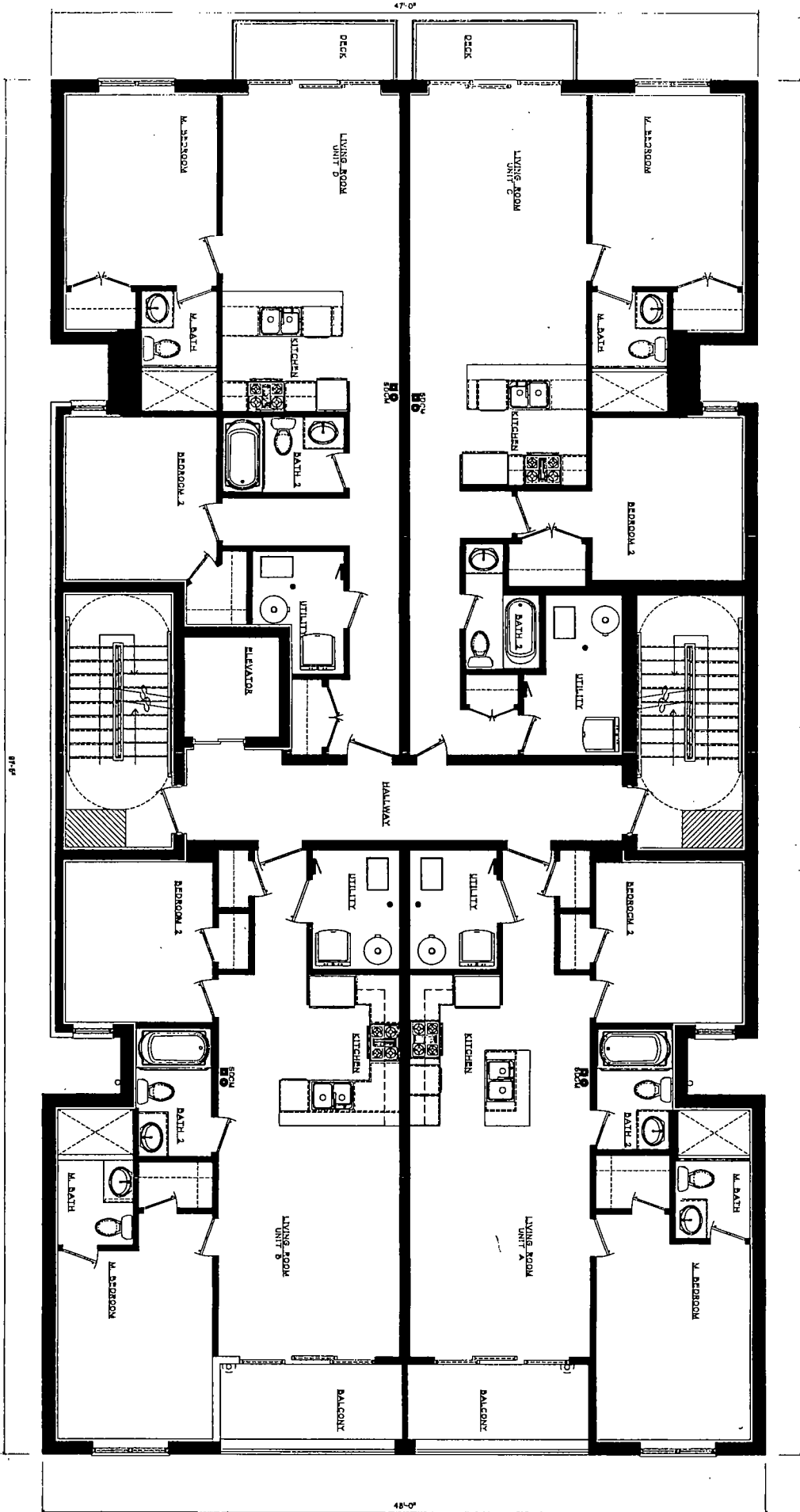


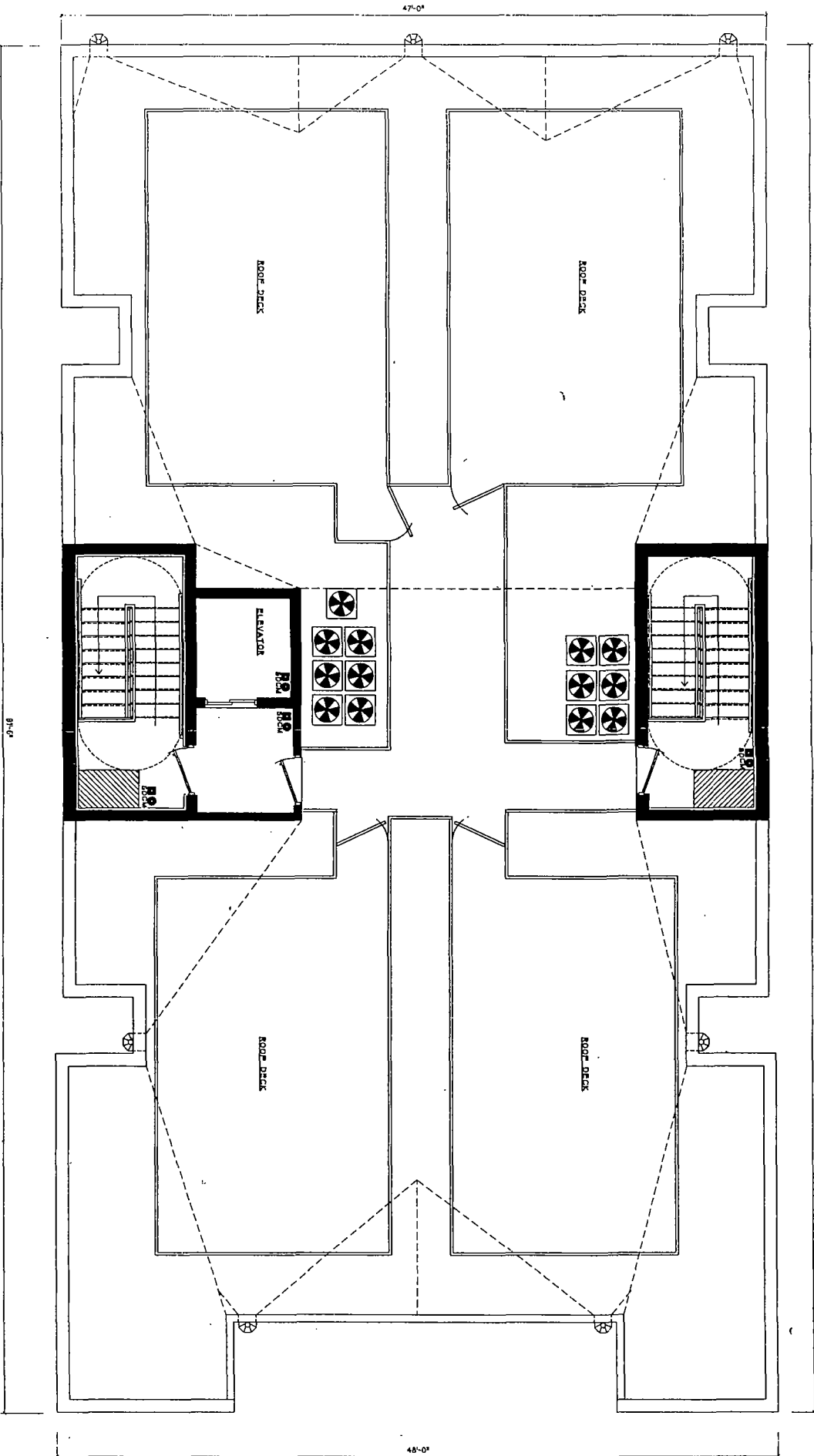
2ND FLOOR PLAN

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3RD AND 4TH FLOOR PLAN

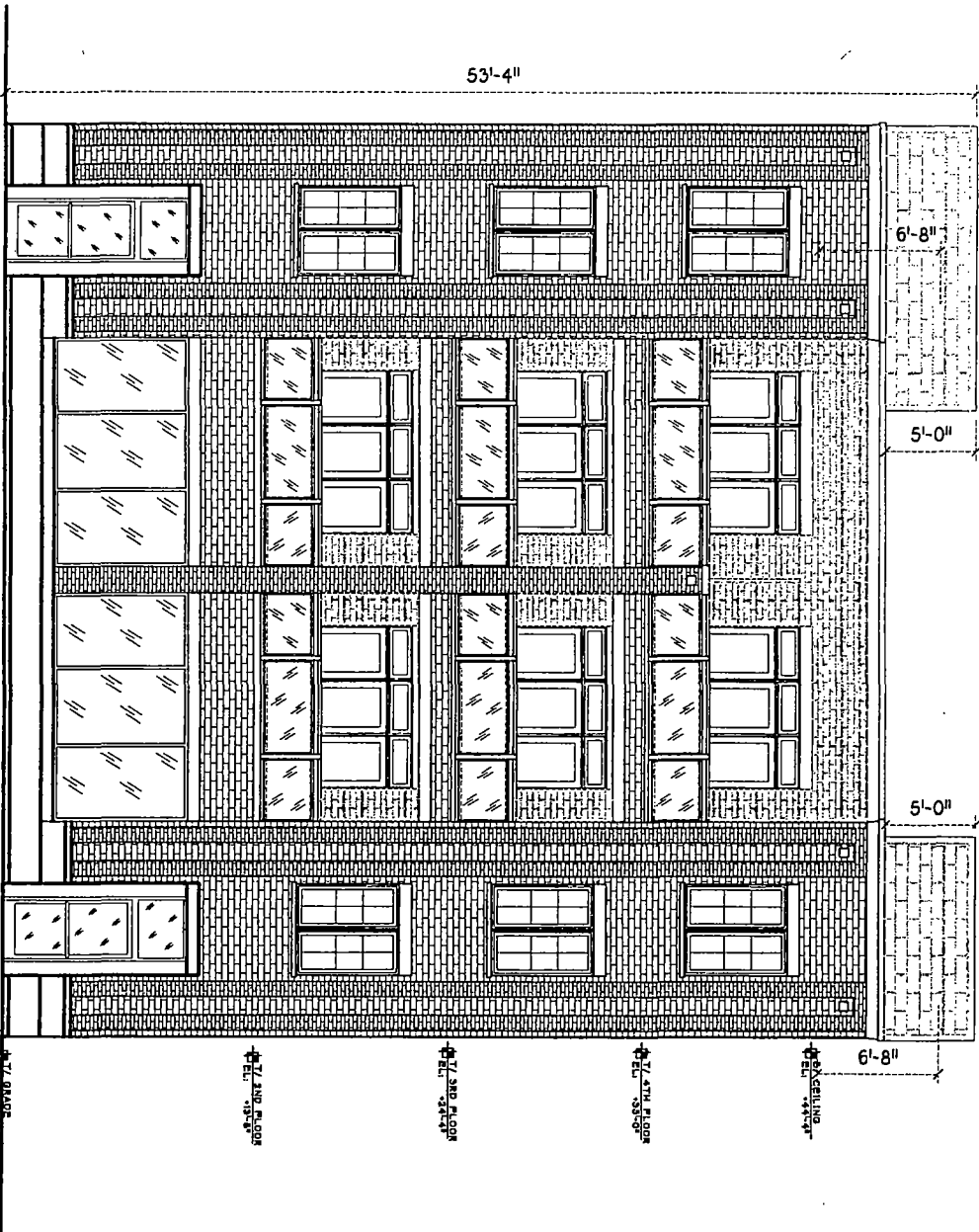
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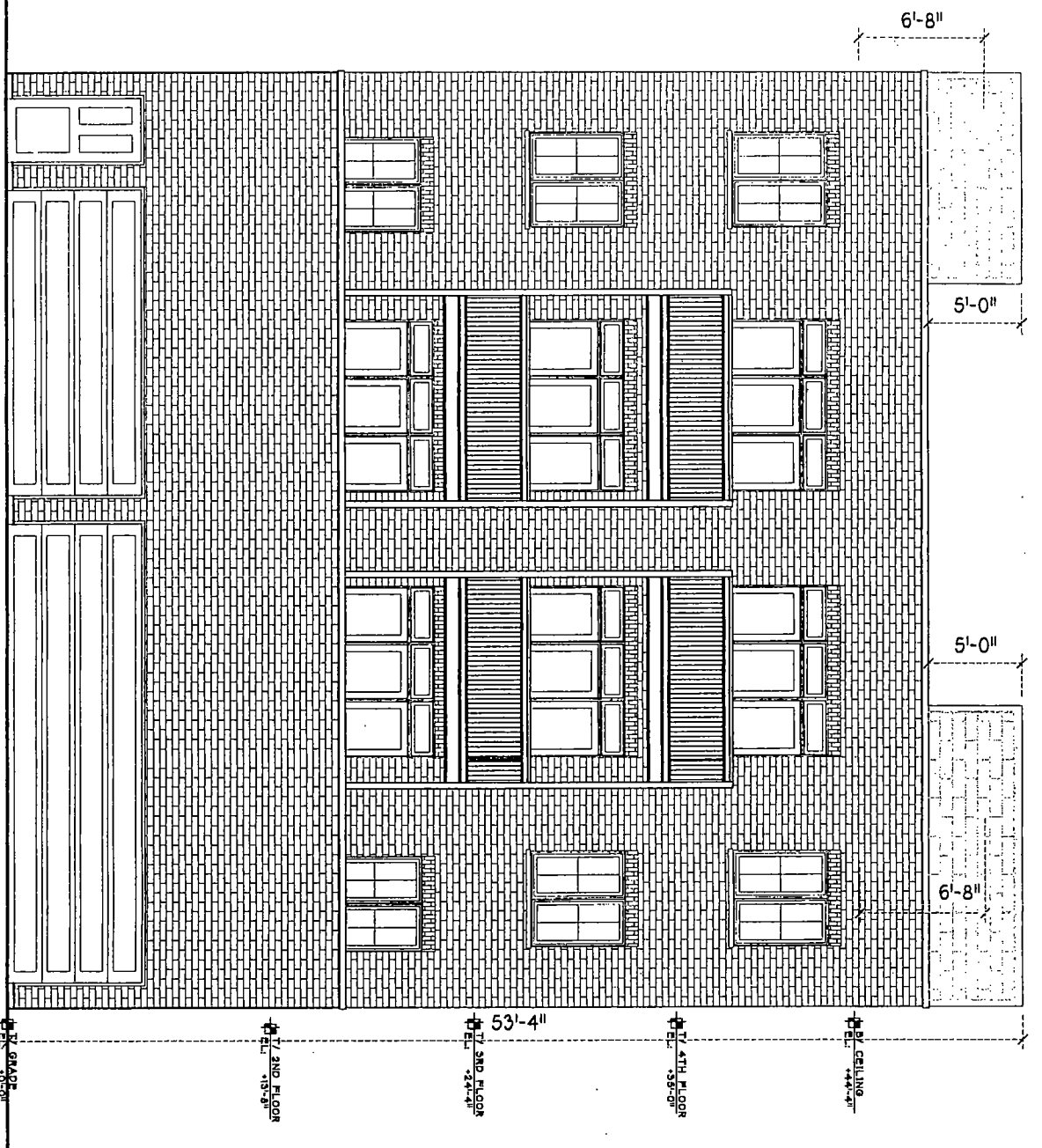
ROOF FLOOR PLAN

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FRONT ELEVATION

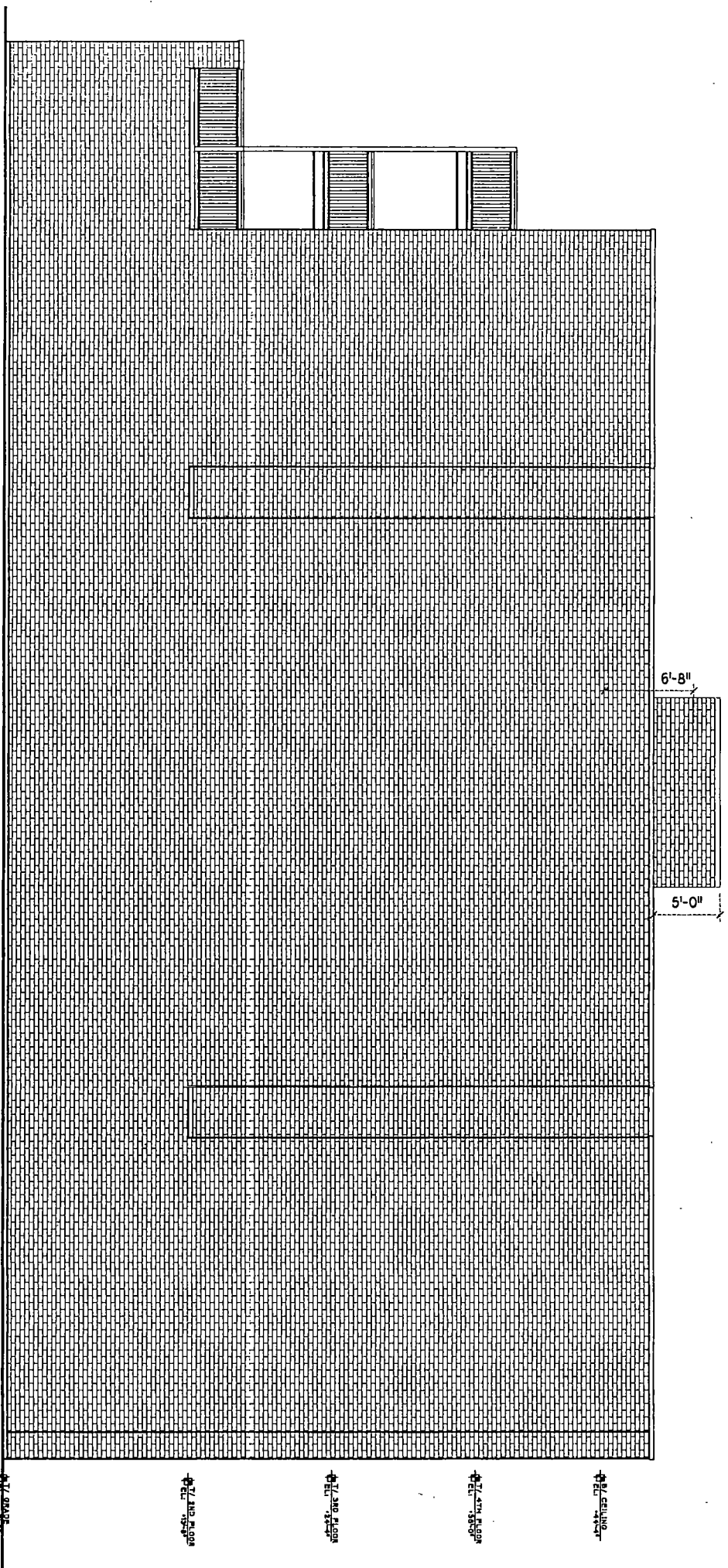
Final for Publication



REAR SIDE ELEVATION

Final for Publication

□ LEFT SIDE ELEVATION



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6'-0" CEILING
6'-0" FLOOR

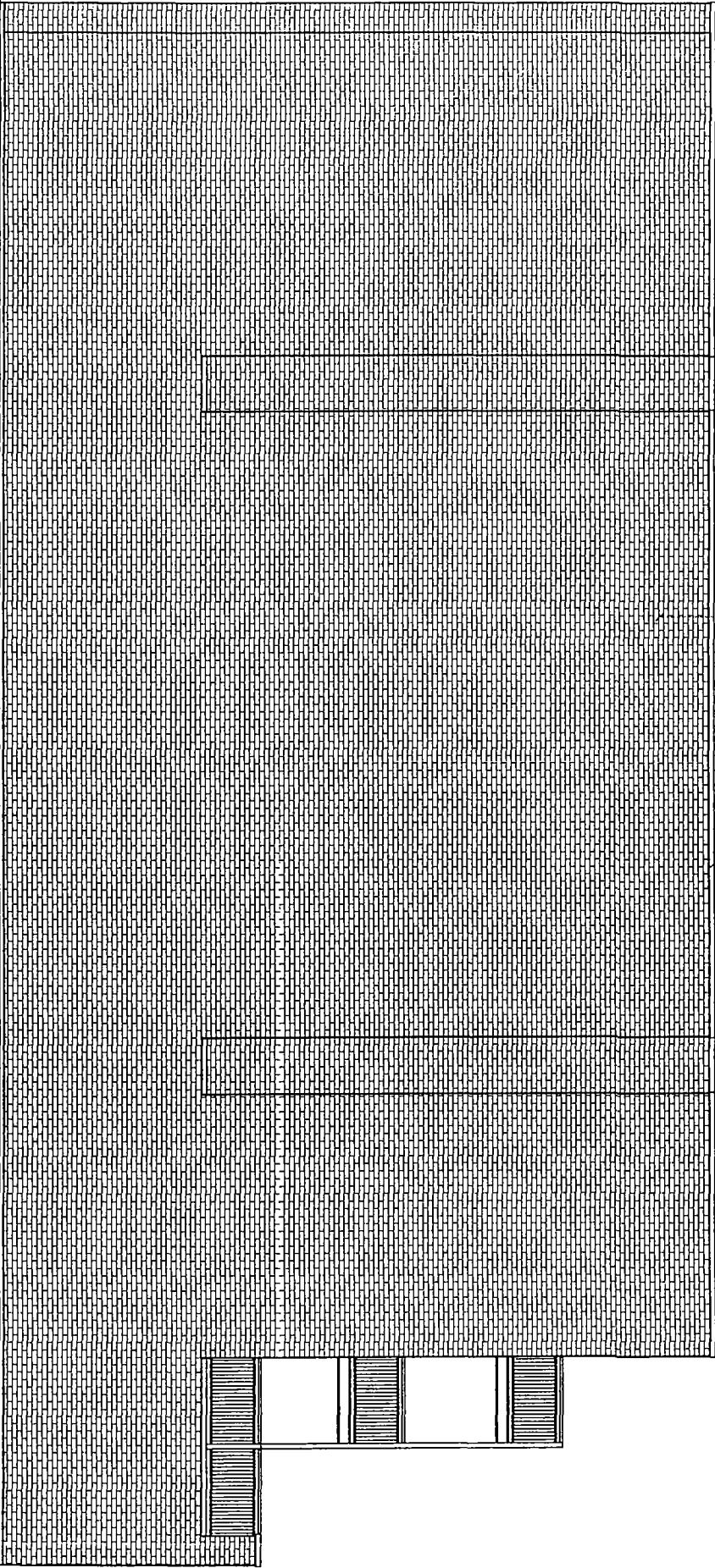
6'-0" CEILING
6'-0" FLOOR

6'-0" CEILING
6'-0" FLOOR

6'-0" CEILING
6'-0" FLOOR

6'-0" CEILING
6'-0" FLOOR

RIGHT SIDE ELEVATION



Final for Publication