



Office of the City Clerk

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Legislation Text

File #: SO2015-60, Version: 1

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).

Zoning Change from B3-2 to B2-3

Conversion of an existing retail unit into a dwelling unit (total of 4 DU within the existing building)

Lot area is 3,818 SF Building floor area is 8,788 SF FAR - 2.30

954.5 SF per dwelling unit

Off- Street parking:

Front: 0'

Side: 0' (North) and 3'- 0" (South) Rear: 30'

Existing: 49'-10"