



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-5320
Type: Ordinance
File created: 7/29/2015
Status: Passed
In control: City Council
Final action: 9/24/2015
Title: Zoning Reclassification Map No. 3-G at 935 N Ashland Ave - App No. 18443
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. SO2015-5320.pdf, 2. O2015-5320.pdf

Date	Ver.	Action By	Action	Result
9/24/2015	1	City Council	Passed as Substitute	Pass
9/14/2015	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
7/29/2015	1	City Council	Referred	

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 BI-2, Neighborhood Shopping District symbols as shown on Map No. 3-G in the area bounded by:

A line 50.07 feet North of and parallel to West Walton Street; the public alley next East of and parallel to North Ashland Avenue; a line 25 feet North of and parallel to West Walton Street; North Ashland Avenue.

To those of a BI-3, Neighborhood Shopping District

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

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Common address of property: 935 North Ashland Avenue, Chicago IL.

Application Number 18443, Amended to Type 1 Rezoning

**NARRATIVE FOR TYPE 1 REZONING FOR 935 NORTH
ASHLAND AVENUE, CHICAGO, IL**

The subject property is currently improved with a mixed use building. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area to build a third story addition and add a third dwelling unit (for a total of 3 DU within the existing building (existing commercial use on the ground floor to remain.)). The Applicant also proposes to replace the front of the existing 2-story building with new construction.

Project Description	Zoning Change from B1-2 to B1-3
Land use:	To build a third story addition and add a third dwelling unit (for a total of 3 DU within the existing building (existing commercial use on the ground floor to remain.))
Floor Area Ratio:	Lot area: 2,258 SF Building Floor Area: 5,175 SF FAR: 2.29
Density:	752 SF perDU
Off- Street parking:	2 parking spaces v\
Set Backs	Front: 0' cCfc*^^ North: 0' South: 0' Rear: 1 '-9"
Building height:	42'-7 V?

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MIXED-USE DEVELOPMENT
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