



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2016-641  
**Type:** Ordinance  
**File created:** 2/10/2016  
**Status:** Passed  
**In control:** City Council  
**Final action:** 3/16/2016  
**Title:** Zoning Reclassification Map No. 3-H at 1468 N Ashland Ave - App No. 18650T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-H  
**Attachments:** 1. O2016-641.pdf

Date	Ver.	Action By	Action	Result
3/16/2016	1	City Council	Passed	Pass
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/10/2016	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 the B3-2 Community Shopping District symbols and indications as shown on Map No.3-H in the area bounded by

West Le Moyne Street; North Ashland Avenue; a line 22 feet south of and parallel to West Le Moyne Street; and the alley next west of and parallel to 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 addresses of property: 1468 North Ashland Avenue

***17-13-0303-C (1) Narrative Zoning Analysis (Elective Type I)***

1468 North Ashland Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District Lot Area:-

1,826 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 site. The Applicant intends to raze the existing building. The new proposed building will contain one commercial/office unit, at grade level, with an attached three-car garage. There will be three dwelling units, above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The new proposed building will be masonry in construction and measure 46'-9 1/2" in height.

- a) The Project's Floor Area Ratio:  
5,470 square feet (3.0 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):  
3 dwelling units (608 square feet)
- c) The amount of off-street parking: ,,  
3 parking spaces
- d) Setbacks:
  - a. Front Setback: O'-O"

Rear Setback: O'-O" (Grade Level - commercial)  
19'4" (Floors 2 thru 4 - residential) \*The Applicant will be seeking a Variation for a reduction to the required rear setback.

Side Setbacks:

North: O'-O" South: O'-O"

Building Height:

46'-9 Vi

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# FMAL FOR PUBLICATION

CONSTRUCTION AND LAND SURVEYORS  
PO BOX 4 2 WAUCONDA IL 60097 TEL: (773) 450-5321 FAX: (773) 501-9311 ACCURATE&ATT NET

# PLAT-OF'SURVEY

LOT 1 ( EXCEPT THAT PART TAKEN FOR WIDENING OF NORTH ASHLAND AVENUE) IN BLOCK 5 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1 / 2 OF THE  
NORTHEAST 1 / 4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 1 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 1 468 NORTH ASHLAND AVENUE, CHICAGO, ILLINOIS

## LEMOYNE STREET

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BRICK BUILDING JW/BASEMENT \*!464

2 1/2 STORY

NOTE  
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 63 DEGREES FAHRENHEIT  
-IF A SCALE OR SCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES  
-REFER TO DEED TITLE POLICIES AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS  
-COMPARE ALL POINTS BEFORE BUILDING -Y SAME AND AT ONCE REPORT ANY DIFFERENCES  
ORDERS \_ \_ \_ 1\_4-4S6j \_ \_ \_  
DATE G/7/20\_L4  
ORDERED BY ^EKSANDR^J@OyIK\_ \_ \_

STATE OF ILLINOIS IN COUNTY OF MCHEMRY I ROY G WAWNICZAK  
CARY  
LINOIS  
DC HEREBY CERTIFY THAT THE ABOVE DESCR-SED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN THIS PROFESSIONAL SERVICE CONFORMS TO THE CURSNT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY  
NOVEMBER/15/2017 \_

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