

#### Legislation Details (With Text)

File #:	O2016-641					
Туре:	Ord	inance S	Status:	Passed		
File created:	2/10	)/2016 <b>I</b> I	n control:	City Council		
		F	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	Act	ion	Result	
3/16/2016	1	City Council	Pa	ssed	Pass	
3/14/2016	1	Committee on Zoning, Land and Building Standards	lmarks He	ld in Committee	Pass	
2/10/2016	1	City Council	Re	ferred		
		ODDINANCE				

## 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>lh</sup> Floors). The new proposed building will be masonry in construction and measure 46'-9'/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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#### File #: 02016-641, Version: 1

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## **FMAL FOR PUBLICATION**

CONSTRUCTION AND LAND SURVEYORS PO BOX 4 2 WAUCORDA L 6009": TEL. (773J 4SO-S32 1 FAX £7731 50^-93 ACCURATEA&ATT NET



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

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CHEREBY CERTIFY THAT THE ABOVE DESCRISED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN THIS PROFESSIONAL SERVICE CONFORMS TO HE CURSN'T LLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY NOVEMBER/15/2017

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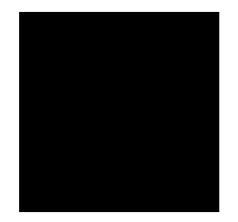
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