



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-7959
Type: Ordinance **Status:** Passed
File created: 10/16/2019 **In control:** City Council
Final action: 11/20/2019
Title: Zoning Reclassification Map No. 15-H at 5600 N Ashland Ave - App No. 20218T1
Sponsors: Misc. Transmittal
Indexes: Map No. 15-H
Attachments: 1. O2019-7959.pdf, 2. O2019-7959.pdf (V1)

Date	Ver.	Action By	Action	Result
11/20/2019	1	City Council	Passed	Pass
11/19/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/16/2019	1	City Council	Referred	

FINAL FOR PUBLICATION

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 15-H in the area bounded by

A line 29.10 feet north of and parallel to West Bryn Mawr Avenue; North Ashland Avenue; West Bryn Mawr Avenue; and the alley next west of and parallel to North Ashland Avenue,

to those of a BI-2 Neighborhood 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: 5600 North Ashland Avenue

FINAL FOR PUBLICATION

NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT - 5600 N. ASHLAND AVENUE

The current zoning of the parcel is RS-3 Residential Single-Unit (Detached House) District. The zoning amendment is required to change the zoning of the parcel to B1-2 Neighborhood Shopping District.. The zoning map amendment is needed to decrease the required non-residential parking spaces from 2 parking spaces to -0- zero spaces and provide 1 off-street parking space for the residential dwelling unit at the 2 floor

Lot Area: FAR:

Building Area: Density/Dwelling Unit: Off Street Parking Spaces: Front Setback: Rear Setback:

Sideyard (North): Sideyard (South): Building Height:

3,446.5 sq. ft. 1.05

3,500 sq. ft.

3,500 sq.ft (1 Residential Dwelling Unit) * 1 space -0- (existing) .44.7 ft. (existing) 5.1ft. (existing) -0- (existing)

26 feet 5 1/2 inches (2 story bldg..),

After rezoning, the property shall be used for a daycare center with the required playground area.

* The Applicant is seeking a Transit Served Location parking exemption.

** The applicant shall seek an Administrative Adjustment to reduce the required parking spaces to one residential parking space