



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2021-637  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 2/24/2021  
**In control:** City Council  
**Final action:** 5/26/2021  
**Title:** Zoning Reclassification Map No. 4-G at 1319-1325 S Ashland Ave/1542-1554 W Hastings Ave - App No. 20636T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-G  
**Attachments:** 1. O2021-637.pdf, 2. SO2021-637.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed as Substitute	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
2/24/2021	1	City Council	Referred	

## FINAL FCtF 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 current BI-1 Neighborhood Shopping District symbols and indications as shown on Map No. 4-G in the area bounded by:

a line 67.00 feet north of and parallel to West Hastings Avenue; a line 132.20 feet west of and parallel to South Ashland Avenue; West Hastings Avenue; and South Ashland Avenue

to those of a B3-5 Community Shopping District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1319 - 25 South Ashland Avenue/1542 - 54 West Hastings Avenue

FINAL FGK  
rUBLICATSCN

SUBSTITUTE NARRATIVE AND PLANS 1319 - 25 South Ashland Avenue/1542 - 54 West Hastings Avenue TYPE I REGULATIONS

Narrative: The subject property measures 8,893 square feet and is improved with a vacant lot. The Applicant

proposes to construct a new 43,131 square foot, five-story building with commercial space including office and retail, an outdoor rooftop garden, and parking for 8 automobiles, 11 bicycles and one loading berth. The height of the building will be 70 feet. The property is located in a Transit Served Location under the Chicago Zoning Ordinance.

Lot Area: FAR:

Floor Area:

Residential Dwelling Units: Height:

Bicycle Parking: Automobile Parking: Loading:

8,893 square feet 4.85

43,131 square feet 0

70 feet 11 8\* 1

Setbacks:

Front (Ashland Avenue):	0 feet
North Side:	0 feet
South Side (Hastings Avenue):	0 feet
Rear Side (alley):	0 feet

A set of drawings is attached with this Application.

\* The subject property is in a transit-served location on South Ashland Avenue that includes the CTA Ashland (Route 9) Bus Stop.

.C  
O  
CO  
(

O O  
r.i.-s

O  
m

**co**

**T3 JO**  
**<**

**3 O**  
**to cn**  
**rH**  
**ro**  
**o o;**

OS N O  
**IS**

0)

**PQ**