



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2022-2806
Type: Ordinance **Status:** Passed
File created: 9/21/2022 **In control:** City Council
Final action: 10/26/2022
Title: Zoning Reclassification Map No. 3-G at 1319 and 1321-1323 N Ashland Ave - App No. 21153T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. O2022-2806.pdf, 2. SO2022-2806.pdf

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed as Substitute	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-G in the area bounded by

A line 386.40 feet south of and parallel to West Blackhawk Street; the alley next east of and parallel to North Ashland Avenue; a line 458.40 feet south of and parallel to West Blackhawk Street; North Ashland Avenue.

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 1319 North Ashland Avenue and 1321-1323 N. Ashland Avenue

Final for publication

SUBSTITUTE PROJECT NARRATIVE

TYPE 1 ZONING AMENDMENT 1319- 1323 N. Ashland Avenue

B3-2 Community Shopping District and Multi-Unit District to a B3-3 Community Shopping District.

The Applicant seeks to redevelop a parking lot at 1321-1323 N. Ashland with a new four-story mixed-use building. The new mixed-use building at 1321-1323 N. Ashland will have approximately 1,209 square feet of ground floor commercial space and nine total dwelling units on the upper floors. 1321-1323 N. Ashland is a transit served location, and there will be seven indoor parking spaces provided for the nine dwelling units. The height of the building at 1321-1323 N. Ashland will be forty-three feet, eight inches. The Applicant will preserve the existing three-story mixed-use building at 1319 N. Ashland containing five dwelling units, 1,000 square feet of commercial space, and three surface parking spaces.

	1321-1323 N.Ashland	1319 N. Ashland
Lot Area	5,784 SF	2,892 SF
Density - MLA	642	578.4 (existing)
Off Street Parking	7*	3
Rear Setback	30 feet	32 feet
Side (North) Setback	4.5 feet	0 feet
Side (South) Setback	3.5 feet	3 feet
Front Setback	1 foot	0 feet
FAR	2.35	2.0 (existing)
Building Height	43 feet 8 inches	36 feet, 10 inches (existing)

*The property is a transit served location adjacent to Ashland Avenue

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