



# Office of the City Clerk

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

## Legislation Text

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File #: SO2015-5320, Version: 1

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### 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 of the BI-2, Neighborhood Shopping District symbols as shown on Map No. 3-G in the area bounded by:**

**A line 50.07 feet North of and parallel to West Walton Street; the public alley next East of and parallel to North Ashland Avenue; a line 25 feet North of and parallel to West Walton Street; North Ashland Avenue.**

**To those of a BI-3, Neighborhood Shopping District**

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**SECTION; 2. I This Ordinance takes effect after its passage and approval.**

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**Common address of property: 935 North Ashland Avenue, Chicago IL.**

**Application Number 18443, Amended to Type 1 Rezoning**

**NARRATIVE FOR TYPE 1 REZONING FOR 935 NORTH  
ASHLAND AVENUE, CHICAGO, IL**

The subject property is currently improved with a mixed use building. The Applicant needs a zoning change to comply with the minimum lot area and maximum floor area to build a third story addition and add a third dwelling unit (for a total of 3 DU within the existing building (existing commercial use on the ground floor to remain.)). The Applicant also proposes to replace the front of the existing 2-story building with new construction.

Project Description	Zoning Change from B1-2 to B1-3
Land use:	To build a third story addition and add a third dwelling unit (for a total of 3 DU within the existing building (existing commercial use on the ground floor to remain.))
Floor Area Ratio:	Lot area: 2,258 SF Building Floor Area: 5,175 SF FAR: 2.29
Density:	752 SF perDU
Off- Street parking:	2 parking spaces v\
Set Backs	Front: 0' cCfc*^^ North: 0' South: 0' Rear: 1 '-9"
Building height:	42'-7 V?

**FINAL FOR PUBLICATION**

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MIXED-USE DEVELOPMENT

935 N ASHLAND AVE. CHICAGO, IL 60622

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MIXED-USE DEVELOPMENT

935 N ASHLAND AVE. CHICAGO, IL 60622