



Office of the City Clerk

City Hall
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Legislation Text

File #: O2017-897, **Version:** 1

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 B1-2 Neighborhood Shopping District symbols and indications as shown on

Map No. 3-H in the area bounded by

West Cortez Street; North Ashland Avenue: a line 50.02 feet south of and parallel to West Cortez Street; the north-south public alley west of and parallel to North Ashland Avenue

to those of a B2-3 Neighborhood Mixed-Use District. ; SECTION 2. This ordinance shall be in force and effect from and after its

passage and due publication.

1038-1040 North Ashland Avenue

PROJECT NARRATIVE TYPE 1 ZONING AMENDMENT 1038-1040 NORTH ASHLAND AVENUE

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a BI-2 Neighborhood Shopping District to a B2-3 Neighborhood Mixed-Use District for the renovation of an existing 3 story building to allow for a total of 18 dwelling units and ground floor retail space for a total of 5,587 square feet. The renovation will not alter the building's current dimensions. The property is a transit-served location located 1,320 feet from the CTA Blue Line Division station and will have 0 automobile parking spaces. 18 bicycle parking spaces will be provided.

Lot Area	5,587 square feet
Parking	0 automobile parking spaces; 18 bicycle parking spaces
Rear Setback	0 feet
North Setback	0 feet
Front Setback	0 feet
South Setback	0 feet
FAR	3.0
Building Square Footage	16,700 square feet
MLA	Efficiency Unit: 300 All Other Dwelling Units: 309
Building Height	37 feet 1 inch

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