



Office of the City Clerk

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

Legislation Text

File #: O2018-2294, **Version:** 1

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 B3-2 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 120 feet north of and parallel to West Nelson Street; the alley next east of and parallel to North Ashland Avenue; a line 96 feet north of and parallel to West Nelson Street; and North Ashland Avenue

to those of a B2-3 Neighborhood Mixed-Use District

SECTION 2. This ordinance takes effect after its passage and approval.

Address of property 3045 N. Ashland

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Type 1 Zoning Amendment Address 3045 N.
Ashland Avenue

Narrative

Project: The applicant intends to use the subject property to build 3 dwelling units in a 3 !4 story building with a basement and roof deck, with 3 parking spaces at the rear beneath a carport and a deck with a trellis on top of carport, accessed by metal stairs from grade. The basement and first floor unit will be duplexed, the second and third floor units will be simplexed. The lot is 24.00 feet by 107.04'feet or 2568.96 square feet.

Zoning:

~Lot area:

Min Lot Area/Dwelling unit: FAR:

Building area: Setbacks:

Building Height:

Off street parking: Off street loading:

from B3-2 to B2-3

2568.96 square feet 400 (proposed) 3.0 (proposed)

5769 square feet, 4251 toward FAR (1518 square feet basement)

front (West) zero
side (North) three feet
rear (East) thirty feet
side (South) zero

38'5" feet

48' 9.5" at top of roof access stairwell

3 spaces in carport

n/a

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ii