



# Office of the City Clerk

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

## Legislation Text

File #: SO2021-637, Version: 1

## 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

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### 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.

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