17-13-0303-C(1) Type 1 Narrative & Plans – 1257-1301 N. Ashland Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 10,128 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the property with a new 5-story mixed-use building containing commercial space and twenty-four (24) dwelling units above. The commercial space will contain 2,045 sq. ft. The proposed building will measure 69'-0 ½". in height. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1003-EE and 17-13-1101B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to 10' and reduce the off-street parking requirement of 24 spaces to 10 since the property is a Transit Served Location (TSL).

(A) The Project's Floor Area Ratio: 40,236.1 sq. ft. (3.98 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
*422 sq. ft. per unit
(24 dwelling units proposed, with 5 of those units being ARO units (20%))

*All of the ARO units required will be provided onsite.

(C) The amount of off-street parking: **10

**The subject property is a designated Transit Served Location. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, and Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required parking of 24 to 10.

(D) Setbacks:

a. Front Setback: 0 feet
b. Side Setbacks:
North Side: 0 feet
South Side: 0 feet
c. ***Rear Setback: 10 feet

***Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 10 feet.

(E) Building Height: 69'-0 ½"

(F) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 1,320 linear feet of the Ashland CTA bus line. The proposed mixed-use building will have 10 off-street parking spaces. The Applicant intends on seeking a Variation and Administrative Adjustment to reduce those requirements.

2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors to the restaurant are located along North Ashland Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporate accessibility and connectivity to the Ashland CTA bus line, which is located east of the subject property. The Applicant believes the project will help improve the pedestrian way along North Ashland Avenue for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building contemplates 24 dwelling units. Ten (10) off-street parking will be provided for the building. The Applicant intends on seeking a Variation to permit the reduction of off-street parking with the TSL Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in a south side neighborhood within which the subject property is located. Further, and based on the subject property's proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

1257 N ASHLAND

ZONING DATA

ADDRESS: 1257-1301 NORTH ASHLAND AVENUE, CHICAGO, IL 60622
LOT SIZE: 80.34' x 121.52'
LOT AREA: 10,128 SQ. FT.
TOD DISTANCE: FRONTS ON ASHLAND AVE

	CURRENT ZONING	PROPOSED BUILDING
ZONING DISTRICT:	B2-3 (TOD)	B2-3 (TOD)
F.A.R.:	4.0*	3.98
MAXIMUM BUILDABLE AREA:	40,512 SF	40,235.8 SF
MINIMUM LOT AREA:	300*	422
MAXIMUM NUMBER OF UNITS:	33 UNITS	24 UNITS
MAXIMUM BUILDING HEIGHT:	70'*	69'-0 1/2"*
SETBACKS:		
FRONT YARD	0'	0'
REAR YARD	30' @ RES. FLOORS	10' @ GRADE 10' @ RES. FLOORS
SIDE YARDS	0'	0'
MINIMUM PARKING:	.5 SPACE / UNIT	10 SPACES
BICYCLE PARKING:	1 BIKE / UNIT	1 BIKE / UNIT + 14
LOADING BERTH:	(1) @ 24,999+	(1) 10'x25'
COMMERCIAL SPACE:	2,026 SF MIN.	2,045 SF

* TYPE 1 AMENDMENT & 100% OF ARO REQUIREMENT IS ON-SITE

noah properties

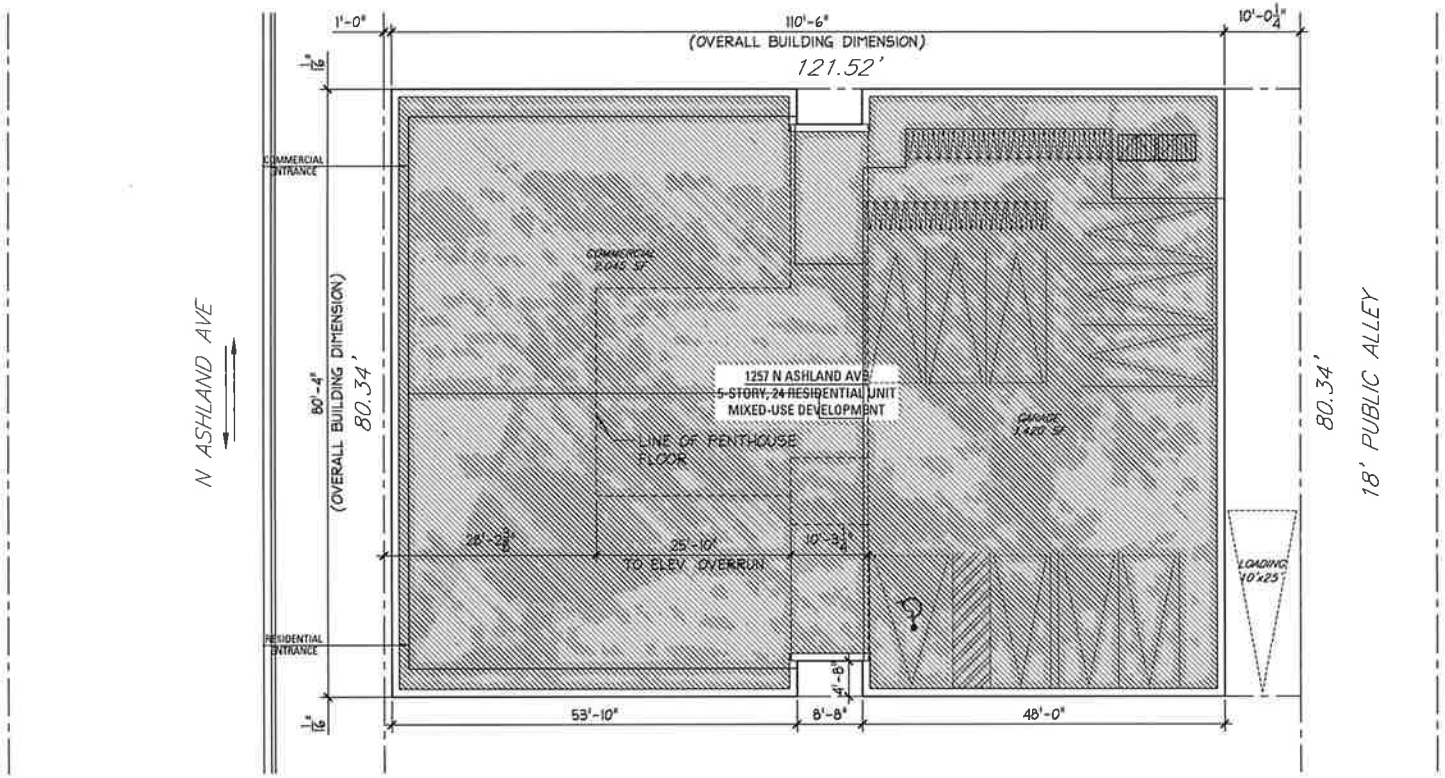
jSa
Jonathan SPLITT architects ltd.

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suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

2424

proj. NOAH PROPERTIES
RESIDENTIAL DEVELOPMENT
1257 - 1301 N ASHLAND AVE
CHICAGO, IL 60622

description 07/10/24; ISSUED FOR ZONING



SITE PLAN

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

N

1

A1.1

noah properties

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noah properties

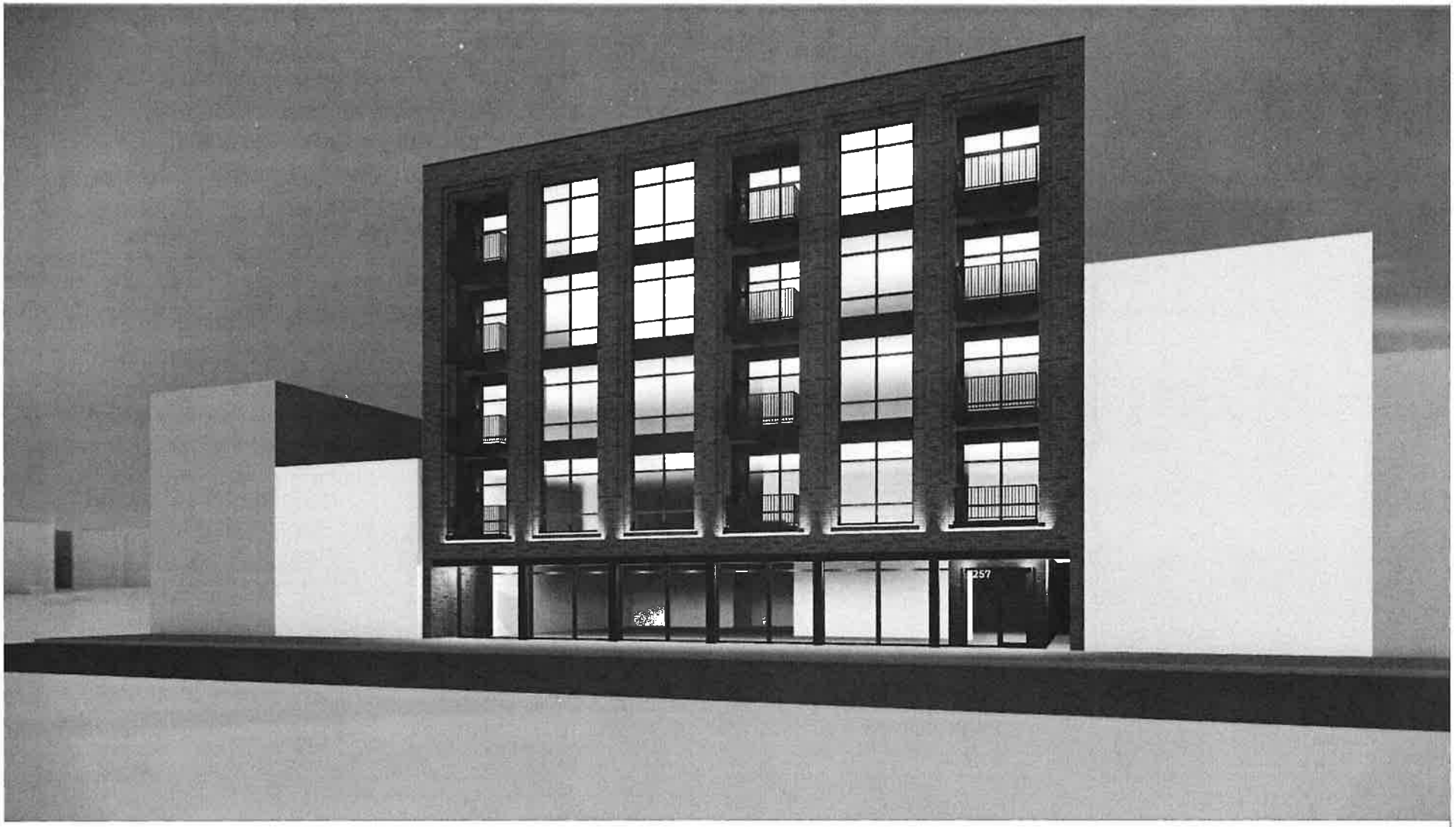
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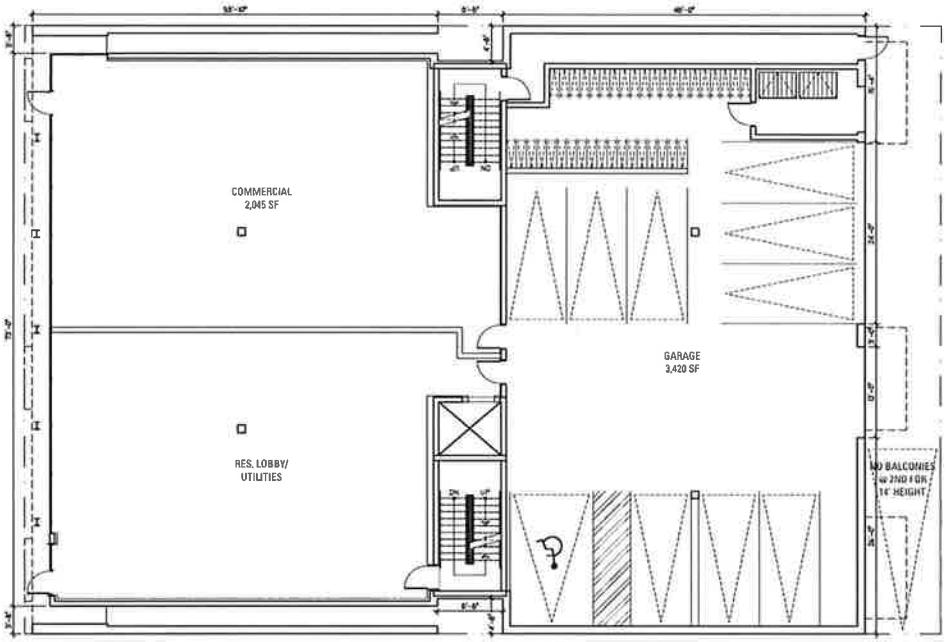
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FIRST FLOOR PLAN (4,810.2 SF FAR)

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

1
A2.1

noah properties

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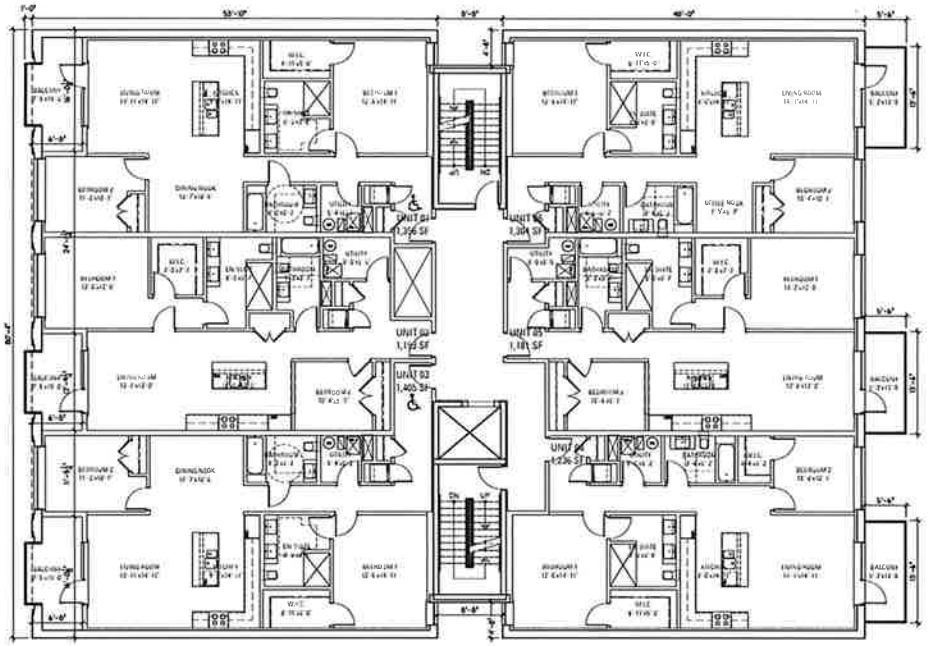
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TYPICAL (2-5TH) FLOOR PLAN (8,497.3 SF FAR)

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

N

1 A2.2

noah properties

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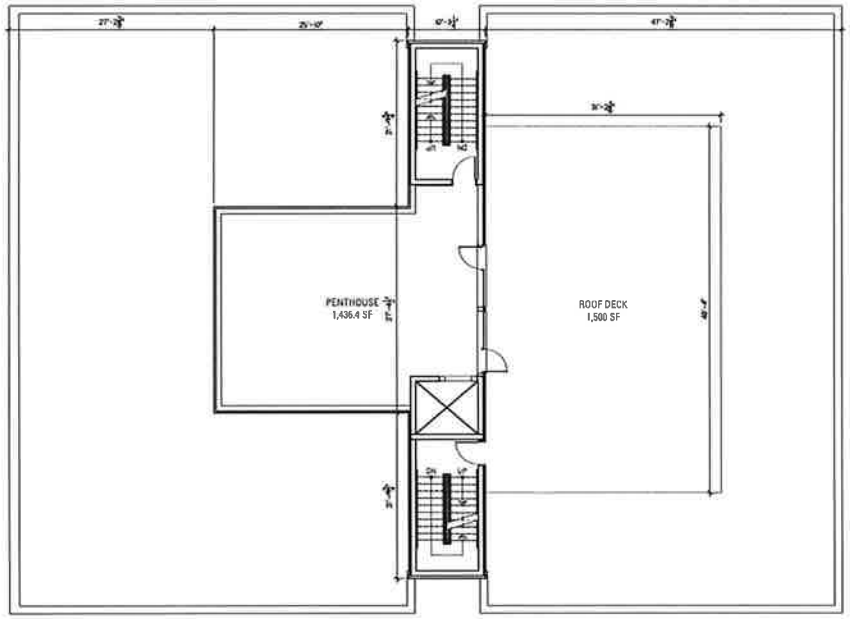
4001 north ravenswood avenue
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ROOF / PENTHOUSE PLAN (1,436.4 SF FAR)

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

noah properties

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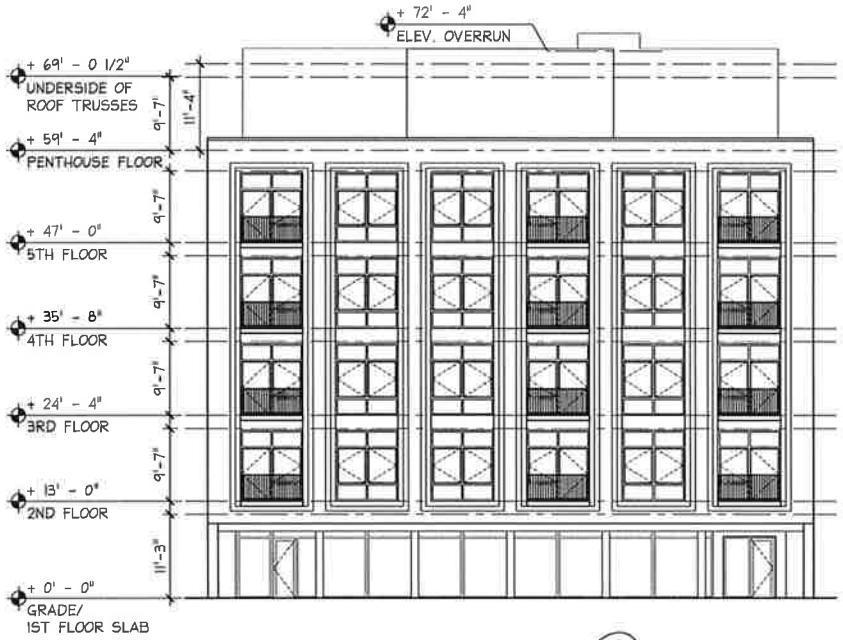
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FRONT (WEST) ELEVATION

1/16" = 1'-0"

1
A3.1

5' 0' 5' 10' 20' 40'

noah properties

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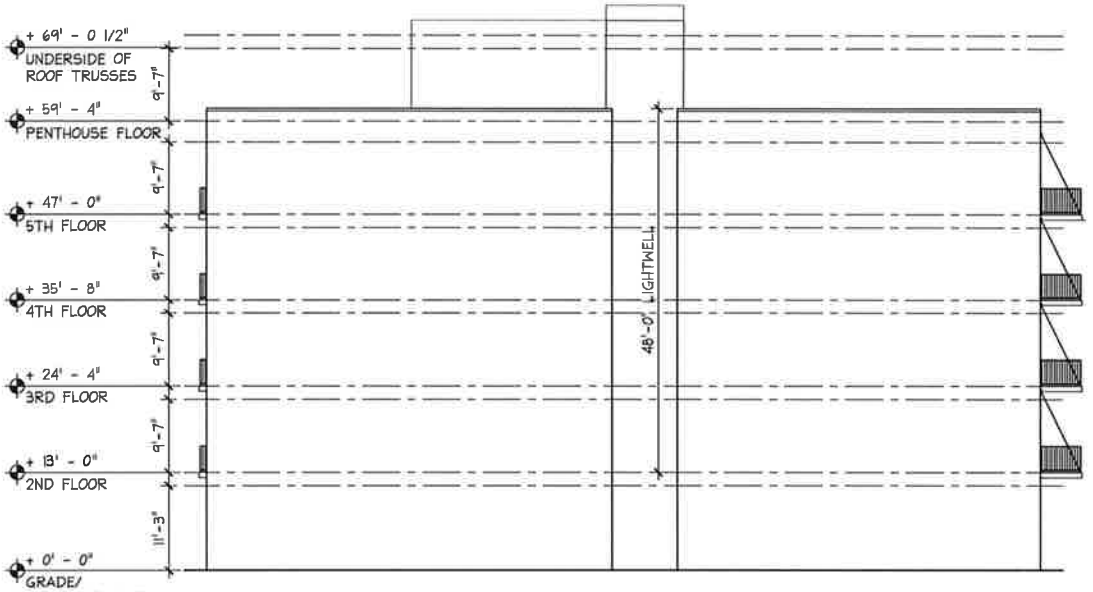
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SIDE (SOUTH) ELEVATION

1/16" = 1'-0"

1
A3.2

5' 0' 5' 10' 20' 40'

noah properties

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REAR (EAST) ELEVATION

1/16" = 1'-0"

1
A3.3

5' 0' 5' 10' 20' 40'

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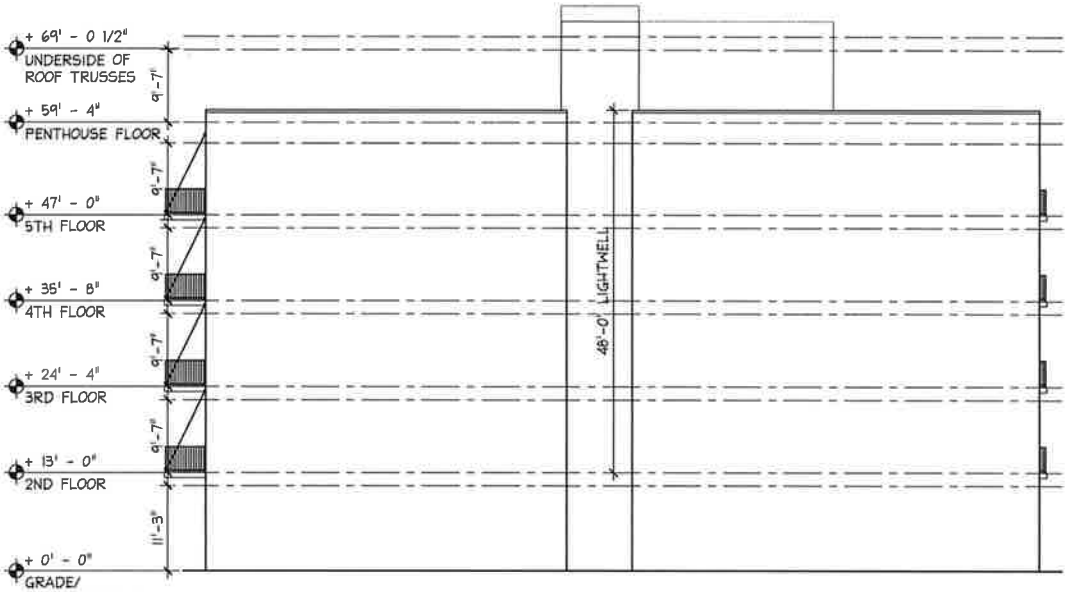
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SIDE (NORTH) ELEVATION

1/16" = 1'-0"

1
A3.4

5' 0' 5' 10' 20' 40'

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2021 Tax Map

Page 1705C

39-14-5C

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Cook County, Illinois
W½ NW¼ Section 5 - 39 - 14
WEST

"A"
CANAL TRUSTEE'S SUB. of the W.1/2 of sec. 5-39-14 (except the S.E.1/4 of the N.W.1/4 AND the N.E.1/4 of the S.W.1/4), Ante Fire.
Rec. 09/04/1848 Doc. 9999999999

"B"
SUB. OF Lot 4 in Canal Trustee's Sub. (see "A"). Ante-Fire.
Rec. 09/10/1849 Doc. 9999999999

"C"
CLEAVER'S SUB. of Blk. 7 of Canal Trustee's Sub. (see "A"). Ante Fire.
Rec. 05/29/1852 Doc. 9999999999

"D"
H. MEYERHOFF'S SUB. of the N.1/2 of Blk.13 of Canal Trustee's Sub. (see "A"). Ante Fire.
Rec. 09/02/1852 Doc. 9999999999

"E"
SUB. of. Blk. 10 in Canal Trustee's Sub. (see "A")
Rec. 02/18/1884 Doc. 526029

"F"
DICKSON & ECHOL'S SUB. of Blk. 12 of Canal Trustee's Sub. (see "A"). Ante Fire.
Rec. 07/14/1855 Doc. 9999999999

"G"
H. MEYERHOFF'S SUB. of the S.1/2 of Blk. 13 in Canal Trustee,s Sub. (see "A"). Ante Fire.
Rec. 12/16/1857 Doc. 9999999999

"H"
H. P. BROWN & OTHERS SUB. of Blk. 6 in Canal Trustee's Sub. (See "A"). Ante Fire.
Rec. 12/28/1858 Doc. 9999999999

"J"
SUB. of the S.1/2 of Blk. 11 of Canal Trusteee's Sub. (see "A"). Ante Fire.
Rec. 02/07/1867 Doc. 9999999999

"K"
THOMAS HURFORD'S SUB. of the W.1/2 of Blk. 5 in Canal Trustee's Sub. (see "A"). Ante -Fire.
Rec. 06/13/1867 Doc. 9999999999

"L"
STARR'S SUB. of the N.E. 1/4 of Blk. 5 in Canal Trustee's Sub. (see "A"). Ante-Fire.
Rec. 02/18/1868 Doc. 9999999999

"M"
SAMUEL WING'S SUB. of Blk. 14 in Canal Trustee's Sub. (see "A"). Ante-Fire.
Rec. 06/12/1868 Doc. 9999999999

"N"
STARR'S SUB. of the S.E.1/4 of Blk. 5 In Canal Trustee's Sub. (see "A"). Ante -Fire.
Rec. 07/06/1870 Doc. 9999999999

"O"
RESUB OF Lots 19, 22, 27, 30, 35, 38, 43, & 46 of Cleaver's Sub. (See "C")
Rec. 09/28/1872 Doc. 65041

"P"
RESUB. of Lots 2, 7, 10, & 15 of Cleaver's Sub. (see "C").
Rec. 10/28/1872 Doc. 65043

"Q"
RESUB. of Lots 31, 34, 39, 42, & 47 of Cleaver's Sub. (see "C").
Rec. 10/28/1872 Doc. 65042

"R"
RESUB. of the E. 83 ft.4In. of Lots 50, 55, & 58 of Cleaver's Sub. (see "C").Book 6 - Page 77.
Rec. 01/01/1874 Doc. 138906

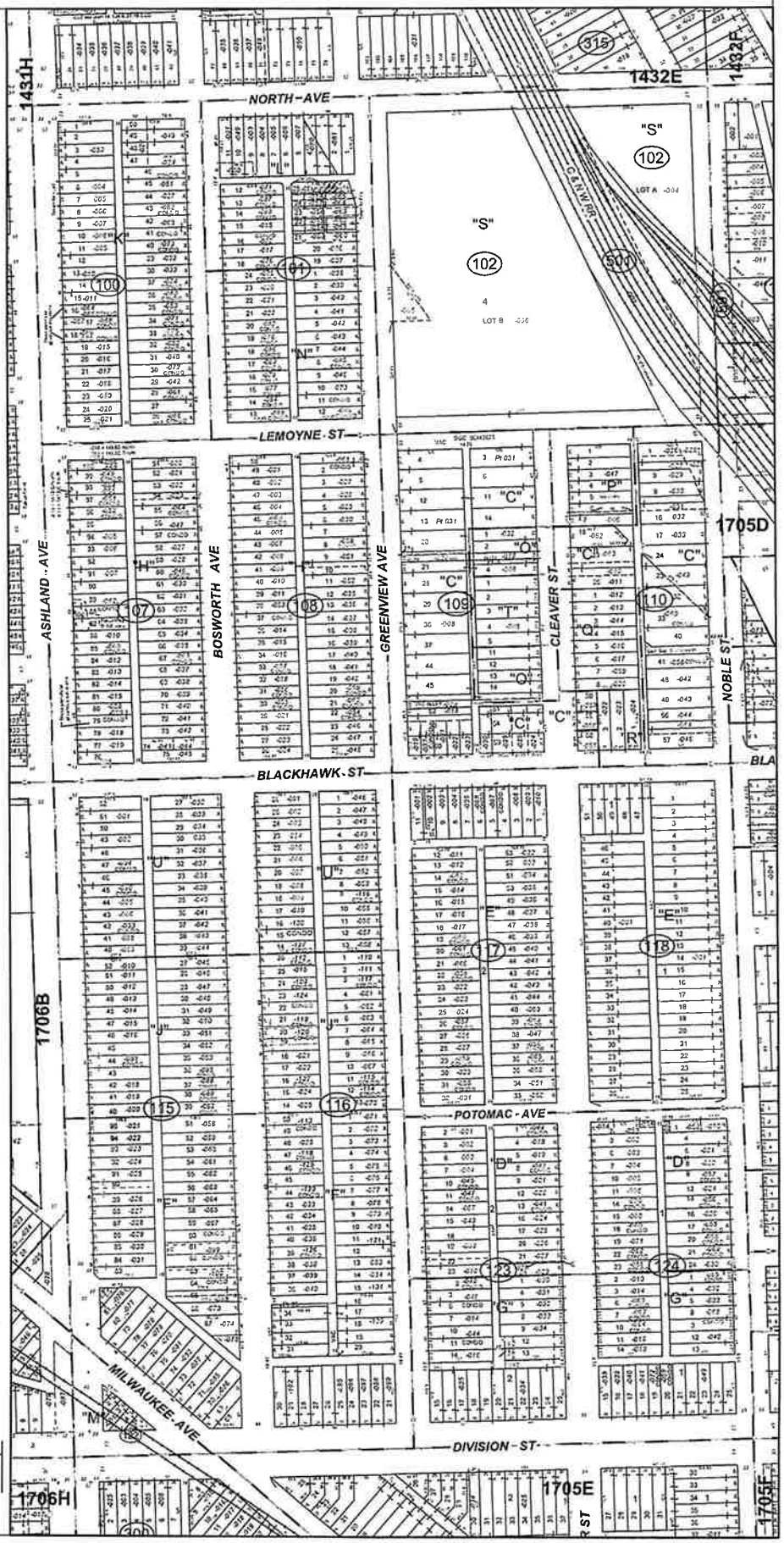
"S"
DIV. of Blk. 4 In Canal Trustee's Sub. (see "A").
Rec. 07/02/1875 Doc. 37257

"T"
SUB. of Lots 5 to 10 Resub. of Lots 19, 22, 27, 30, 35, 38, 43, & 46 in Cleaver's Sub. (see "C").
Rec. 06/05/1880 Doc. 275257

"U"
SOUTHWORTH'S SUB. of the N.1/2 of Blk.

CONDOMINIUM: 17-05-100-051
CORTNEY PLACE CONDO
Rec. 05/01/1968 Doc. 98357304

Unit	Unit
1546-1 = 1001	1546-1 = 1002
1546-2 = 1003	1546-2 = 1004
1546-3 = 1005	1546-3 = 1006



R&R SurveyorS,LTD.
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 417 WAUCONDA, IL 60084
TEL (847) 487-1931 FAX 773 5672217
ARGLAW1@ATT.NET

PLAT OF SURVEY

SCALE: 1" = 20'

94 + 95

PARCEL 1

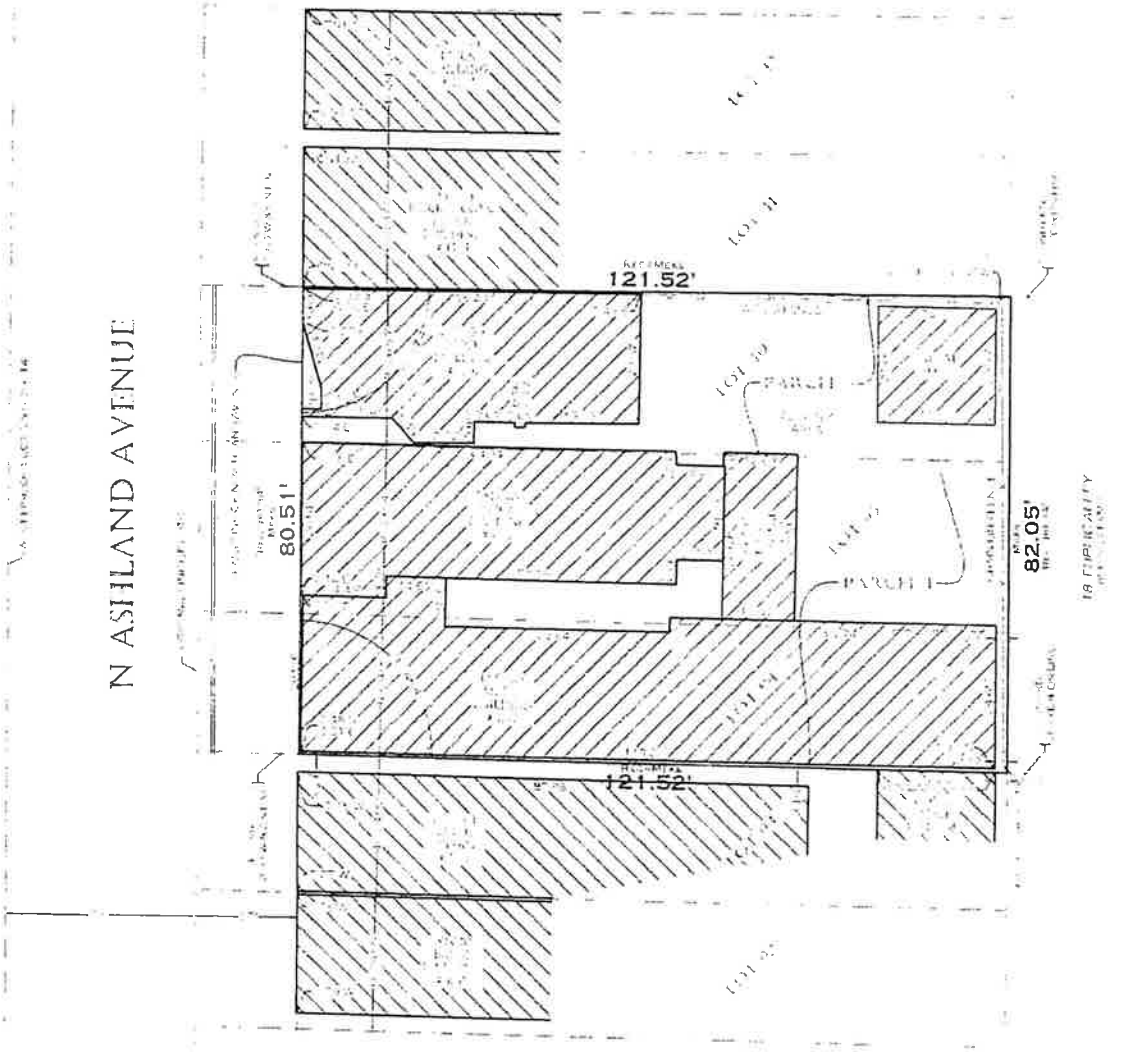
LOTS 95 AND 96 IN BLOCK 12 (EXCEPT THAT PART THEREOF LYING WEST OF A LIKE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5) IN CANAL TRUSTEES' SUBDIVISION OF THE WEST PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2

LOT 96 EXCEPT THAT PART THEREOF LYING WEST OF A LIKE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5) IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hulk

COMMONLY KNOWN AS: 1257, 1259 & 1301 N. ASHLAND AVENUE, CHICAGO, ILLINOIS 60622



ROY G LAWNICZAK
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
CHICAGO, IL

Roy G Lawniczak

1257 N ASHLAND

ZONING DATA

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LOT AREA: 10,128 SQ. FT.
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SIDE YARDS	0'	0'
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COMMERCIAL SPACE:	2,026 SF MIN.	2,045 SF

* TYPE 1 AMENDMENT & 100% OF ARO REQUIREMENT IS ON-SITE

noah properties

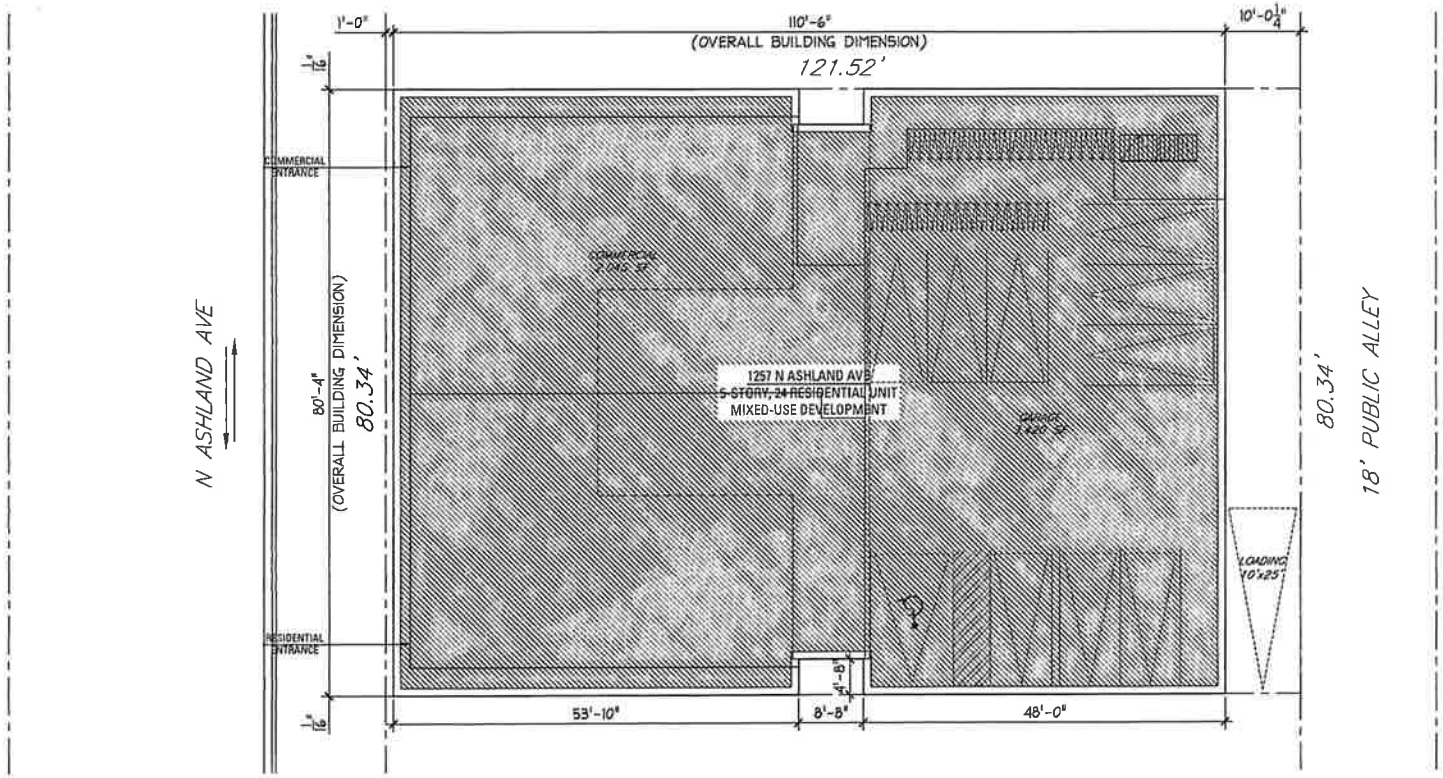
JSa
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2401

proj NOAH PROPERTIES
RESIDENTIAL DEVELOPMENT
1257-1301 N ASHLAND AVE
CHICAGO IL 60622

description 06/27/24 ISSUED FOR ZONING



SITE PLAN

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

N

1

A1.1

1257-1301 N ASHLAND AVE

noah properties

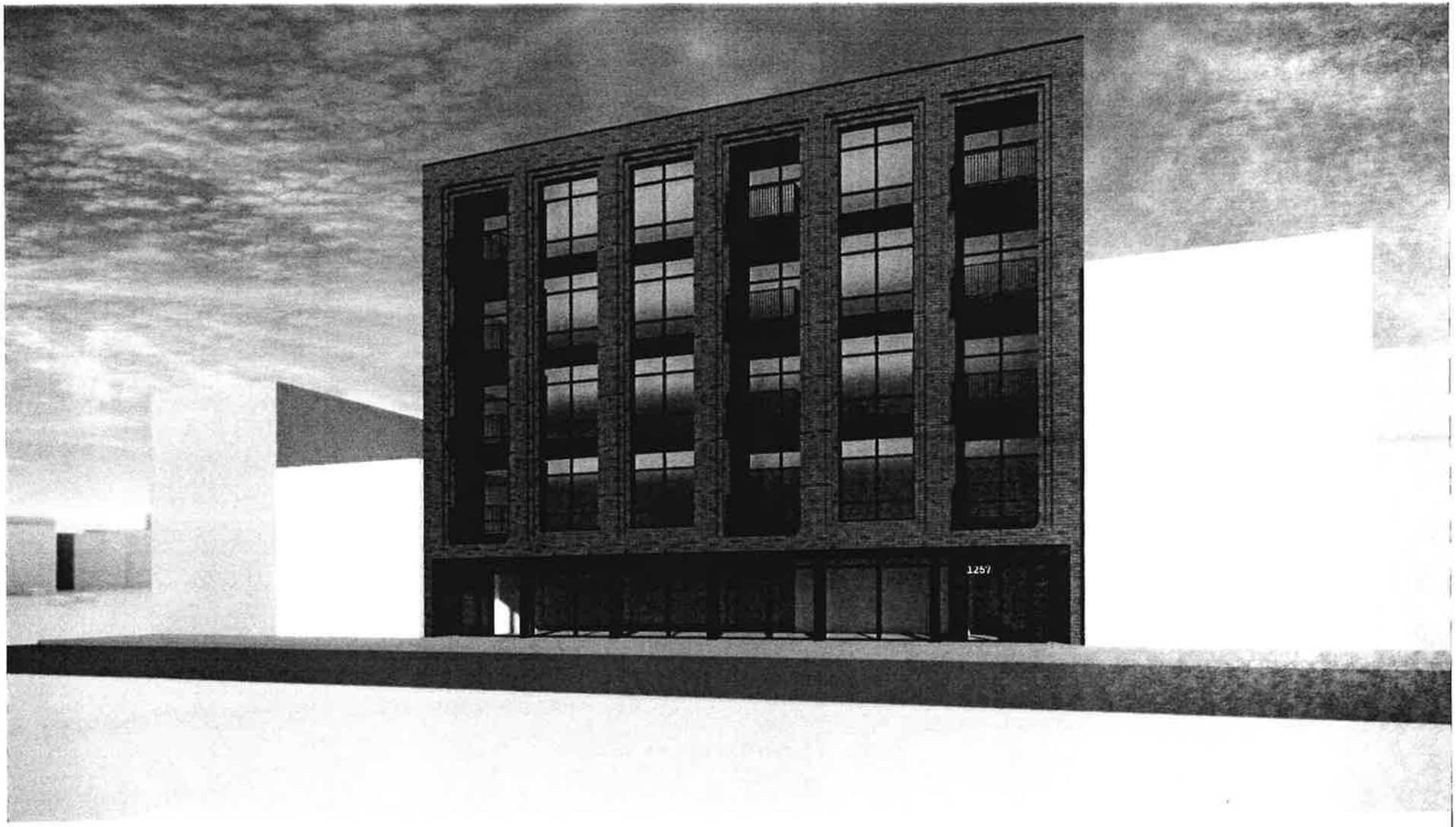
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2424

proj: NOAH PROPERTIES
RESIDENTIAL DEVELOPMENT
1257 - 1301 N ASHLAND AVE
CHICAGO, IL 60622

description: 06/27/24; ISSUED FOR ZONING



noah properties

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Jonathan SPLITT architects ltd.

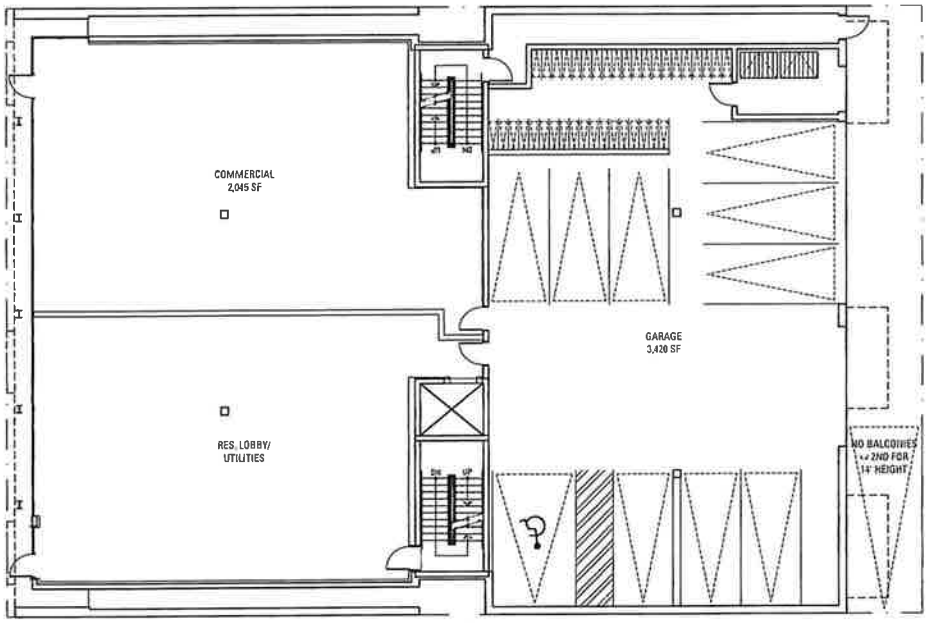
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FIRST FLOOR PLAN

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

noah properties

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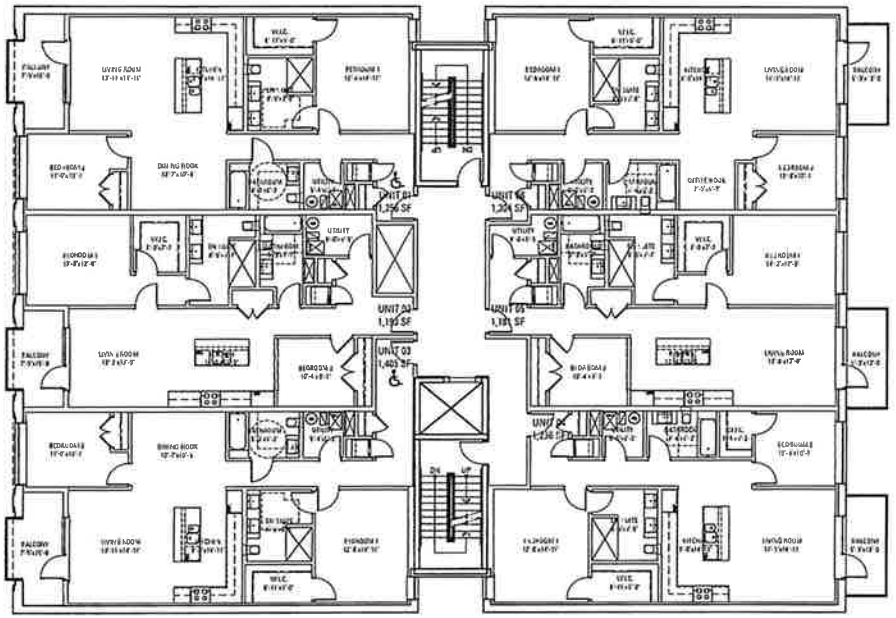
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1257-1301 N ASHLAND AVE

2424

proj. NOAH PROPERTIES
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1257 - 1301 N. ASHLAND AVE
CHICAGO, IL 60622

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TYPICAL (2-5TH) FLOOR PLAN

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

N

A2.2

1257-1301 N ASHLAND AVE

noah properties

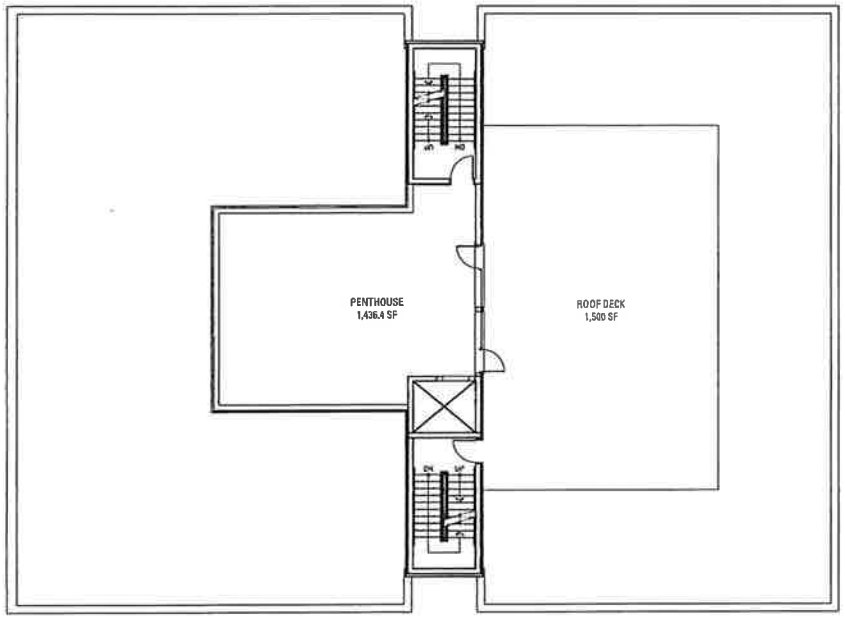
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2024

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RESIDENTIAL DEVELOPMENT
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CHICAGO, ILLINOIS

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ROOF / PENTHOUSE PLAN

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

N

1
A2.3

noah properties

JSa
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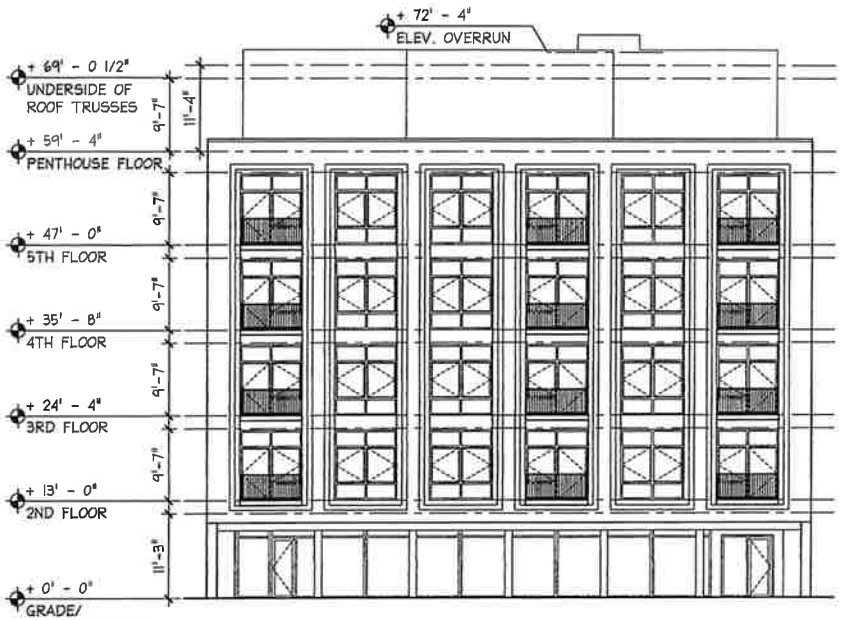
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1257-1301 N ASHLAND AVE

2424

proj. NOAH PROPERTIES
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CHICAGO, IL 60622

description 09/27/24, ISSUED FOR ZONING



FRONT (WEST) ELEVATION

1/16" = 1'-0"

1
A3.1

5' 0' 5' 10' 20' 40'

noah properties

jSa
jonathan SPLITT architects ltd.

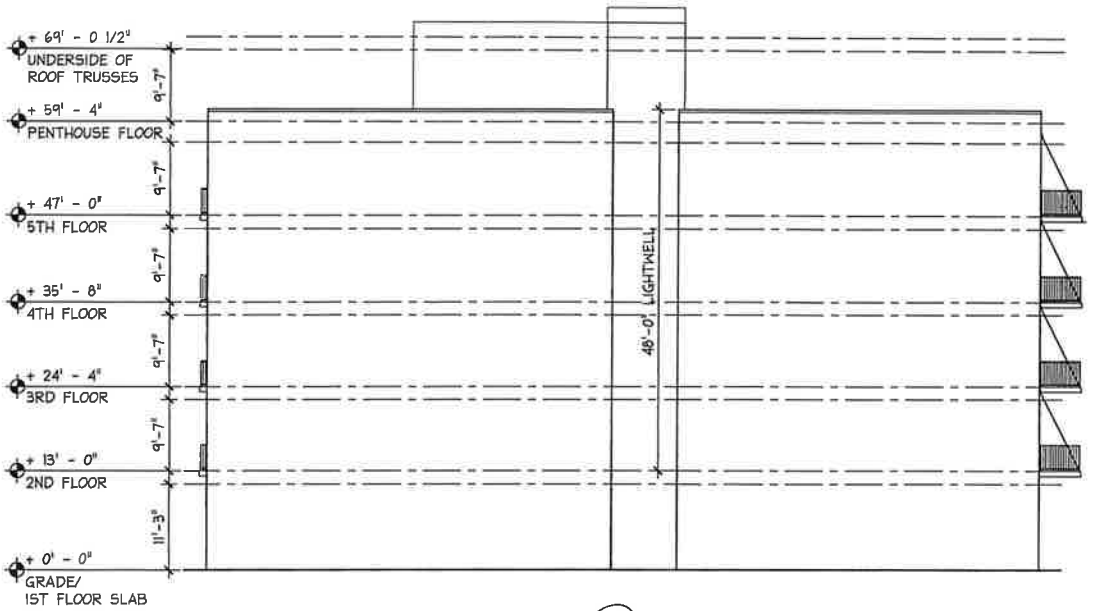
4001 north ravenswood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

1257-1301 N ASHLAND AVE

2421

proj. NOAH PROPERTIES
RESIDENTIAL DEVELOPMENT
1257 - 1301 N ASHLAND AVE
CHICAGO, IL 60622

description 08/27/24; ISSUED FOR ZONING



SIDE (SOUTH) ELEVATION

1/16" = 1'-0"

1
A3.2

5' 0' 5' 10' 20' 40'

noah properties

jSa
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suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

1257-1301 N ASHLAND AVE

2424

proj. NOAH PROPERTIES
RESIDENTIAL DEVELOPMENT
1257 - 1301 N ASHLAND AVE
CHICAGO, IL 60622

description 05/27/24, ISSUED FOR ZONING



REAR (EAST) ELEVATION

1/16" = 1'-0"

1
A3.3

5' 0' 5' 10' 20' 40'

noah properties

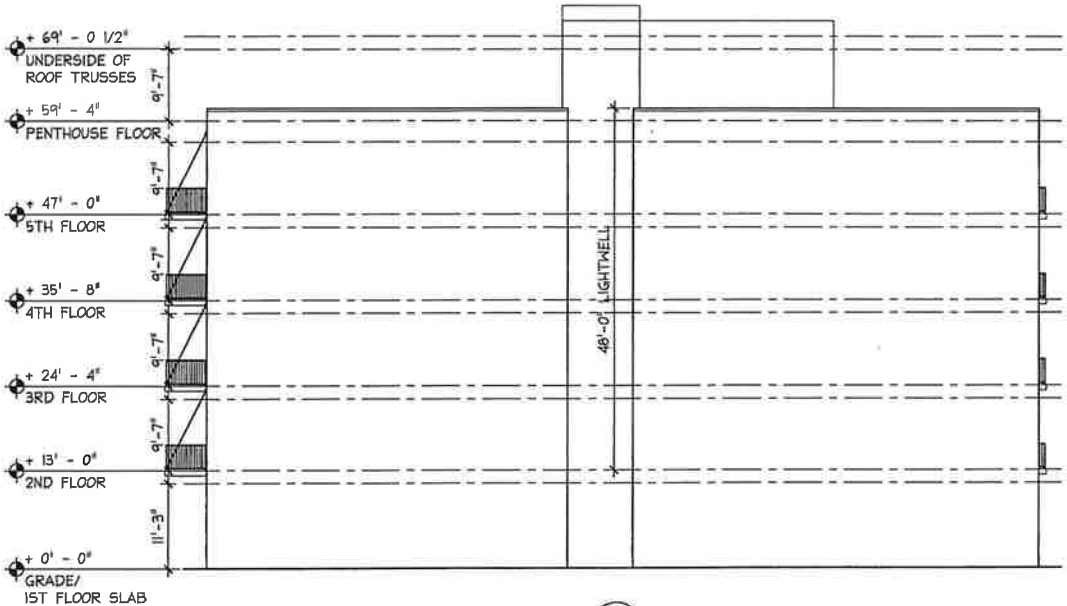
jSa
Jonathan SPLITT architects ltd.

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1257-1301 N ASHLAND AVE

project NOAH PROPERTIES
INSIDE-OUT DEVELOPMENT
1257 - 1301 N. ASHLAND AVE
CHICAGO, IL 60622

description 06.27.24 ISSUED FOR ZONING



SIDE (NORTH) ELEVATION

1/16" = 1'-0"

5' 0' 5' 10' 20' 40'

1

A3.4

noah properties

JSa
Jonathan SPLITT architects ltd.

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1257-1301 N ASHLAND AVE

proj. 4-24
NOAH PROPERTIES
RESIDENTIAL DEVELOPMENT
1257 - 1301 N ASHLAND AVE
CHICAGO, IL 60622

description 06/27/24; ISSUED FOR ZONING