



City of Chicago



SO2016-657

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/10/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 710-716 N Racine Ave - App No. 18666T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18666 T1

INTRO DATE:
2-10-16

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 RS-3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-G in the area bounded by

West Superior Street; North Racine Avenue; the east west public alley southwest of West Superior Street; the north south public alley west of and parallel to North Racine Avenue

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

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

Common Address of Property: 710-716 North Racine Avenue

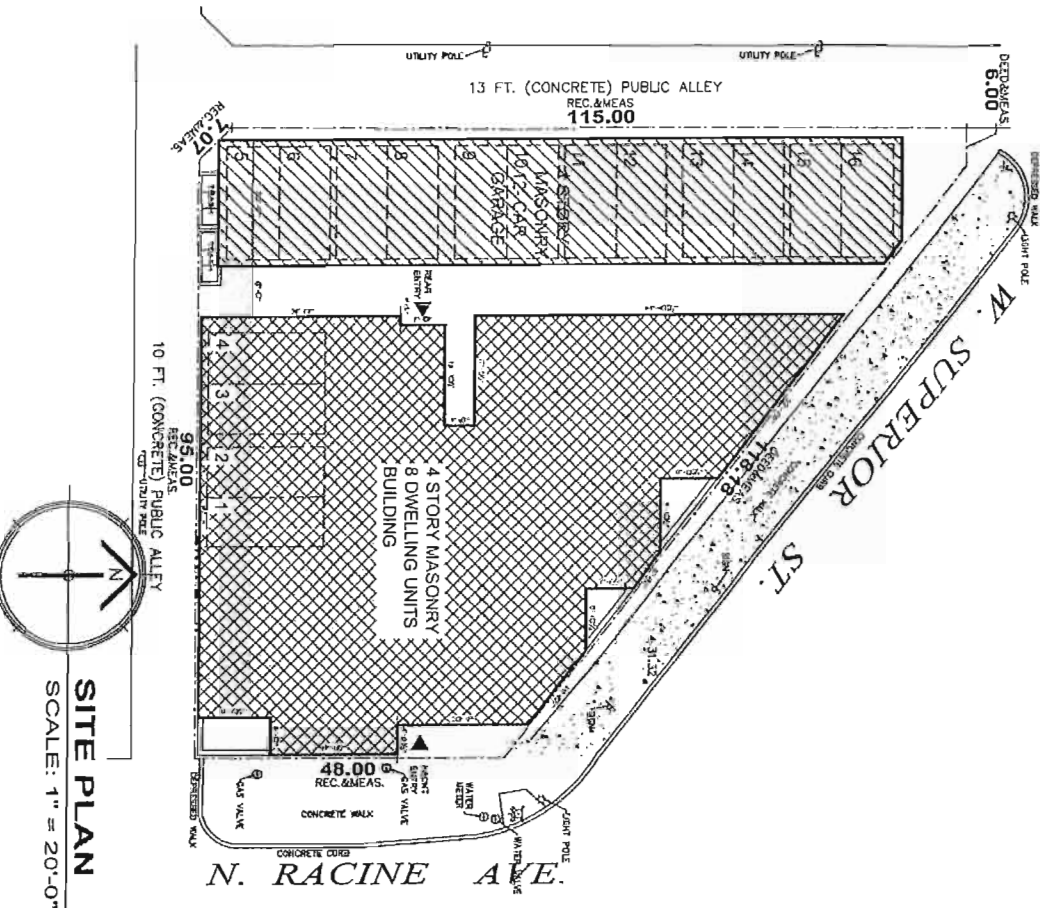
**SUBSTITUE PLANS AND
PROJECT NARRATIVE
TYPE 1 ZONING AMENDMENT
710-716 NORTH RACINE AVENUE**

B2-3 Neighborhood Mixed-Use District

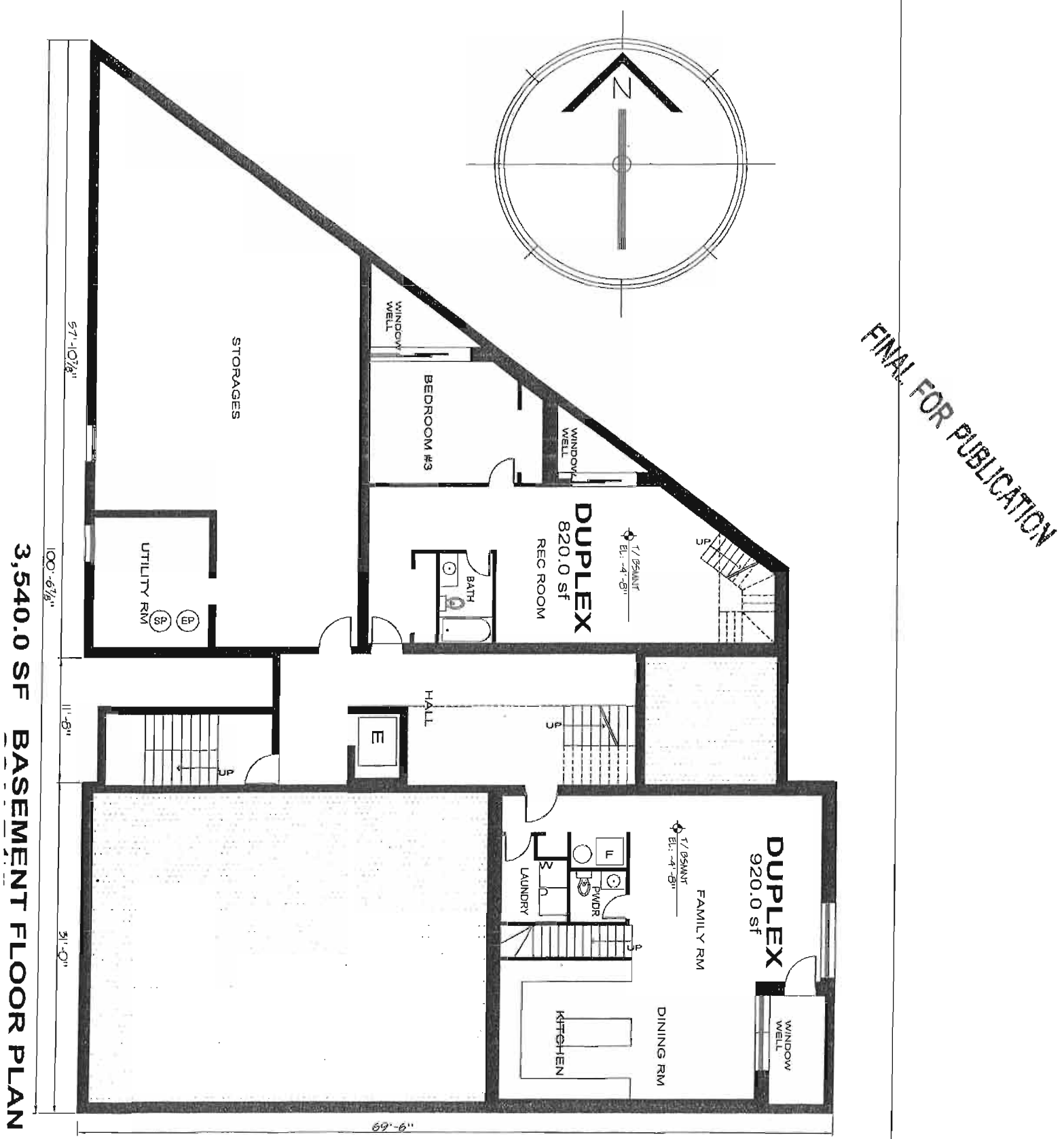
The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit (Detached House) District and a M1-2 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District for the proposed 4 story 8 dwelling unit building with 16 parking spaces.

Lot Area	8,594 sf
Parking	16 Spaces
Front Setback	0.5 feet
Rear Yard	30.0 feet
South Setback	0.5 feet
North Setback	0 feet
FAR	2.1
MLA	1,074
Building Square Footage	17,696 Square feet
Building Height	50 feet

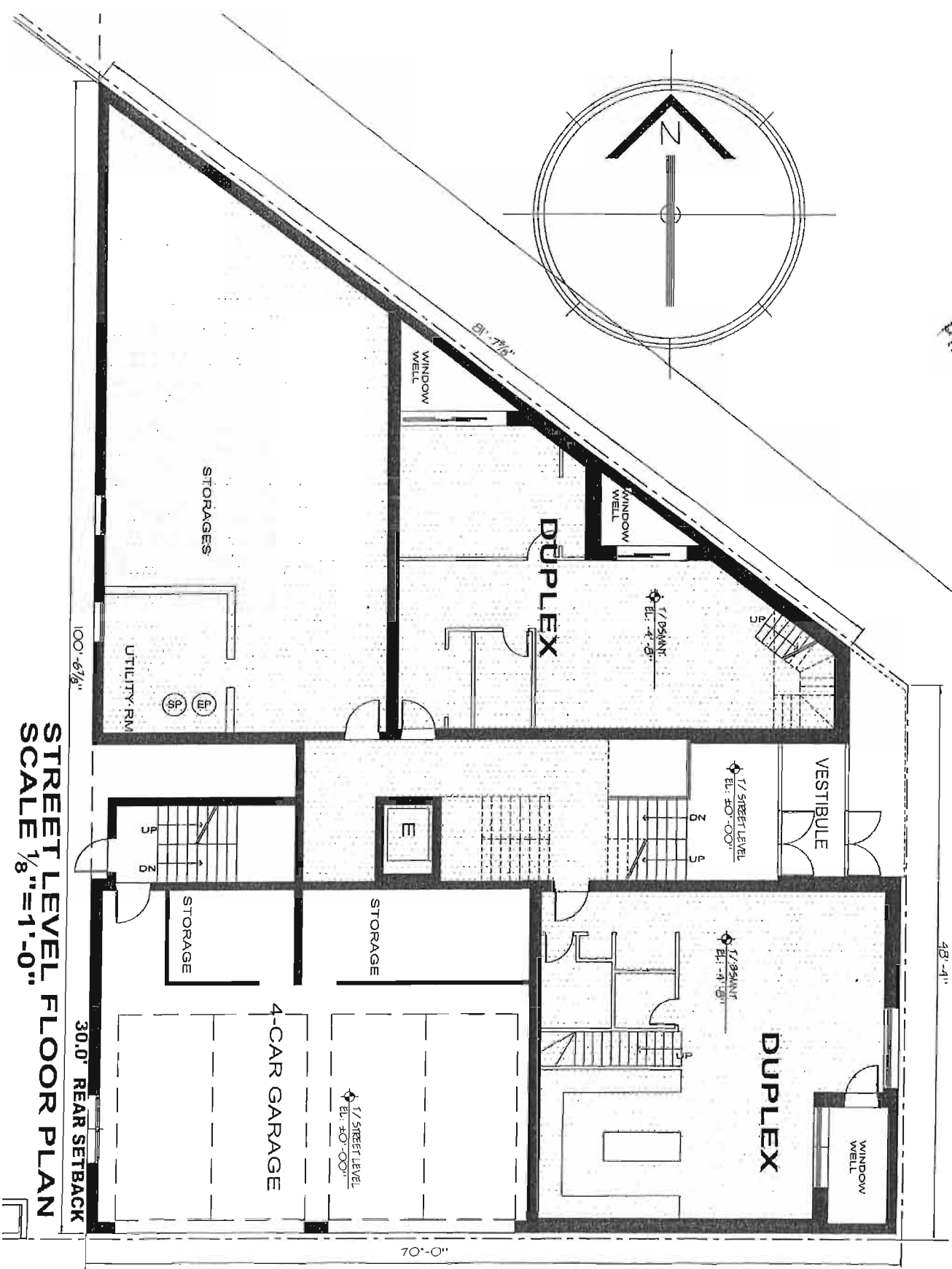
FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



3,540.0 SF BASEMENT FLOOR PLAN

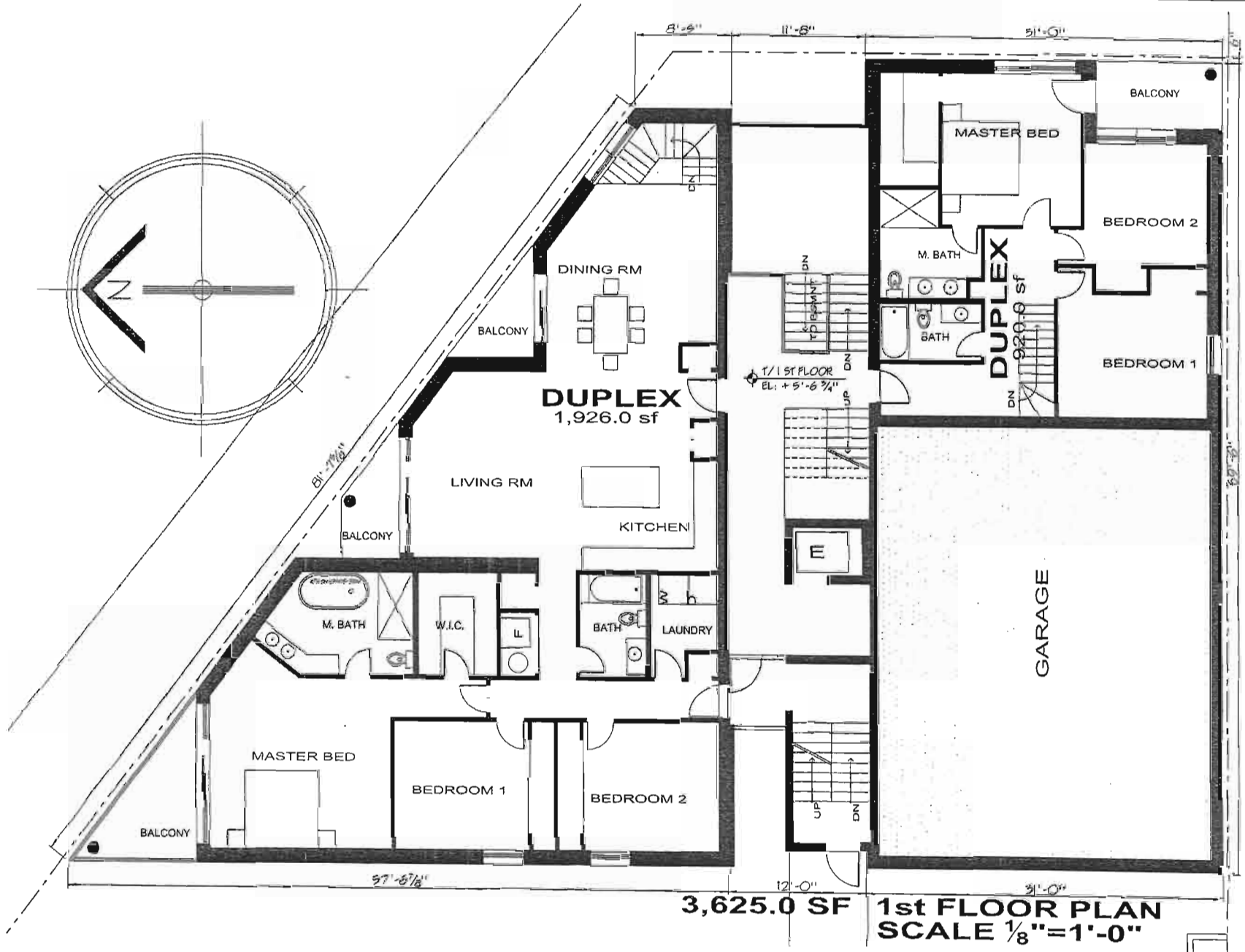


STREET LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

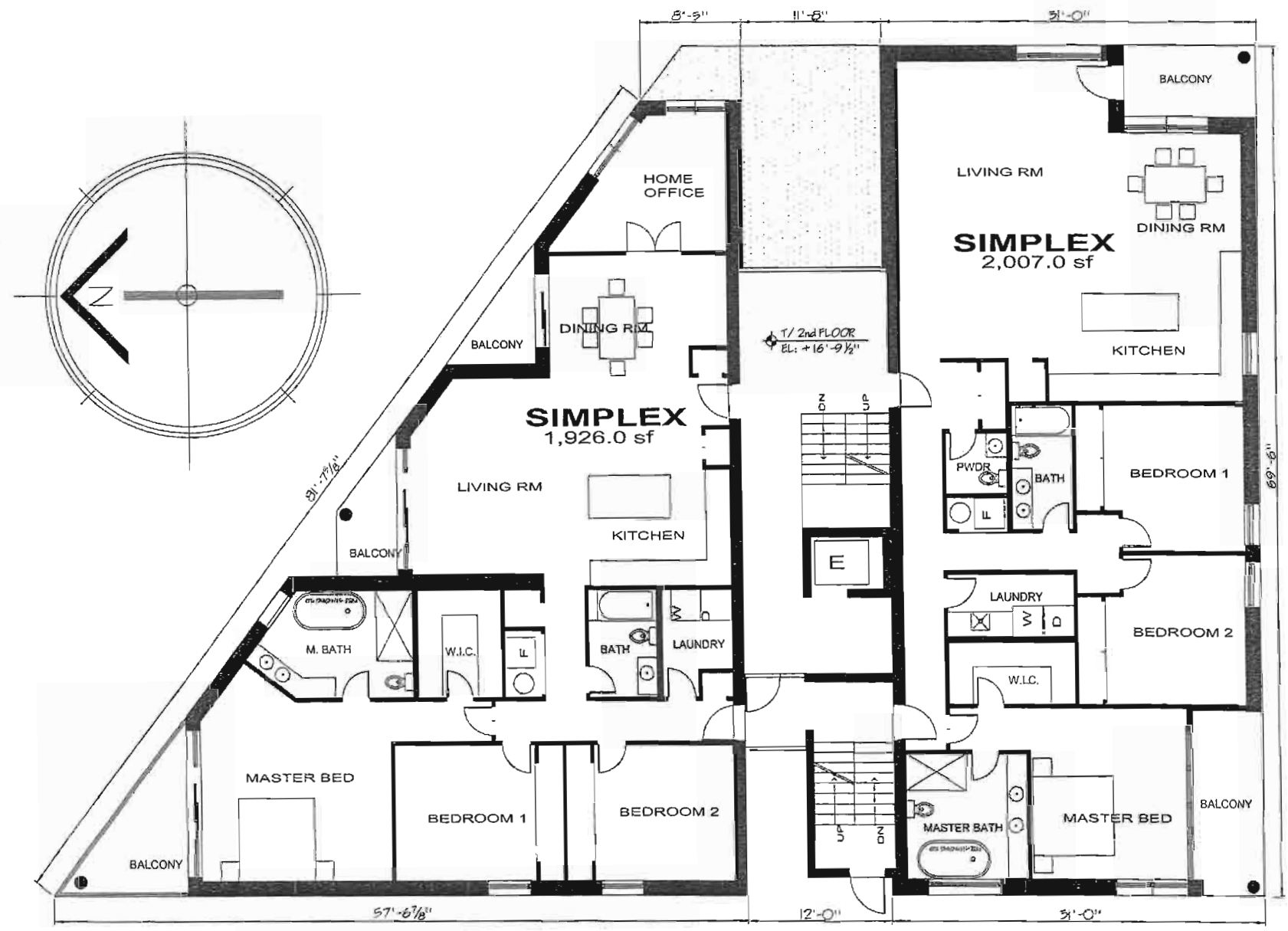
PRO-PLAN ARCHITECTS PC TEL. 773 733 2675 / 630 228 7082
PROPOSED 4-STORY 8 DWELLING UNIT BUILDING 710 RACINE AVE CHICAGO



PROPOSED 4-STORY 8 DWELLING UNIT BUILDING 710 RACINE AVE CHICAGO
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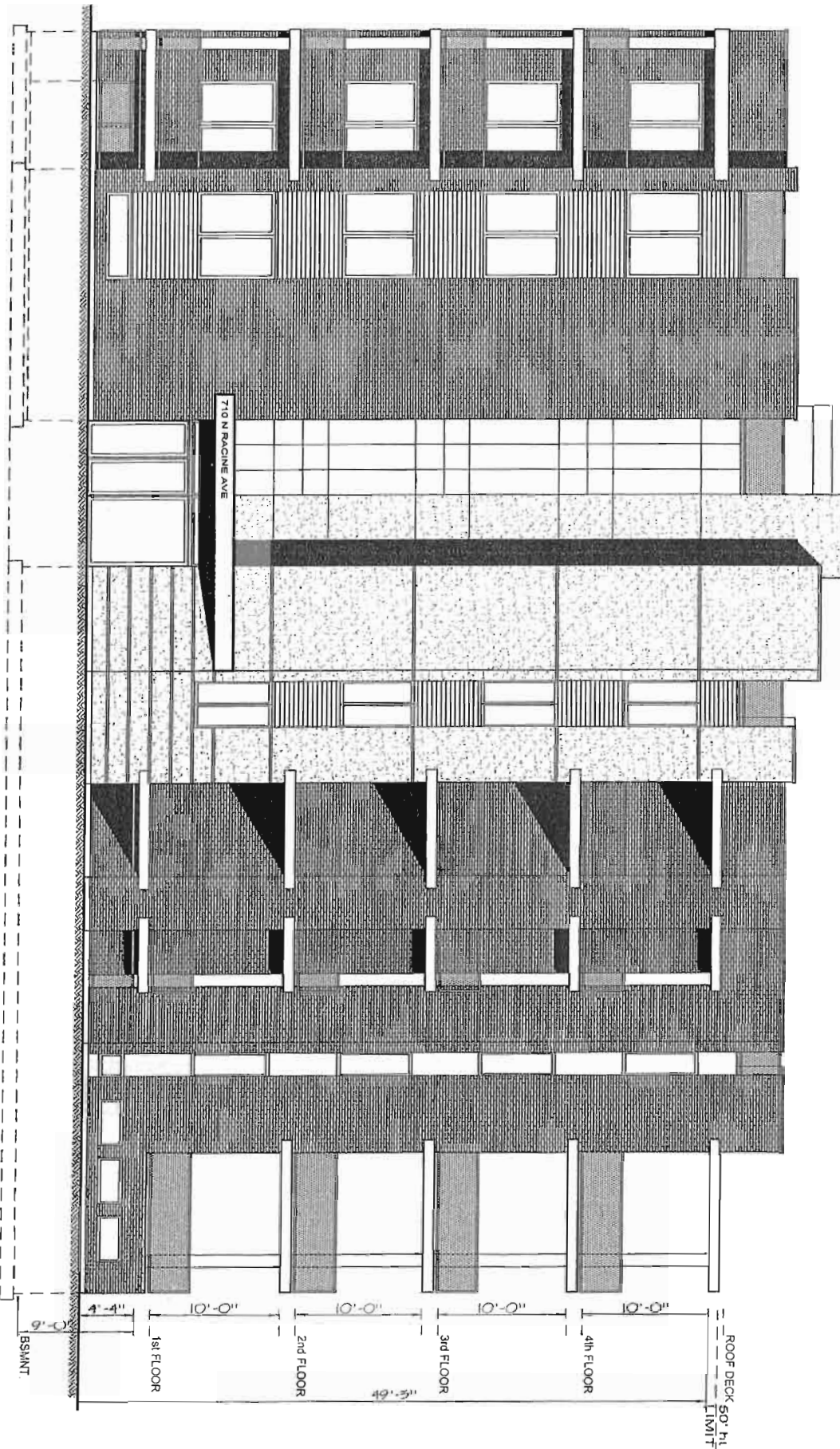
PRO-PLAN ARCHITECTS PC TEL.773.733.2675 / 630.228.7082
PROPOSED 4-STORY 8 DWELLING UNIT BUILDING 710 RACINE AVE CHICAGO

FINAL FOR PUBLICATION



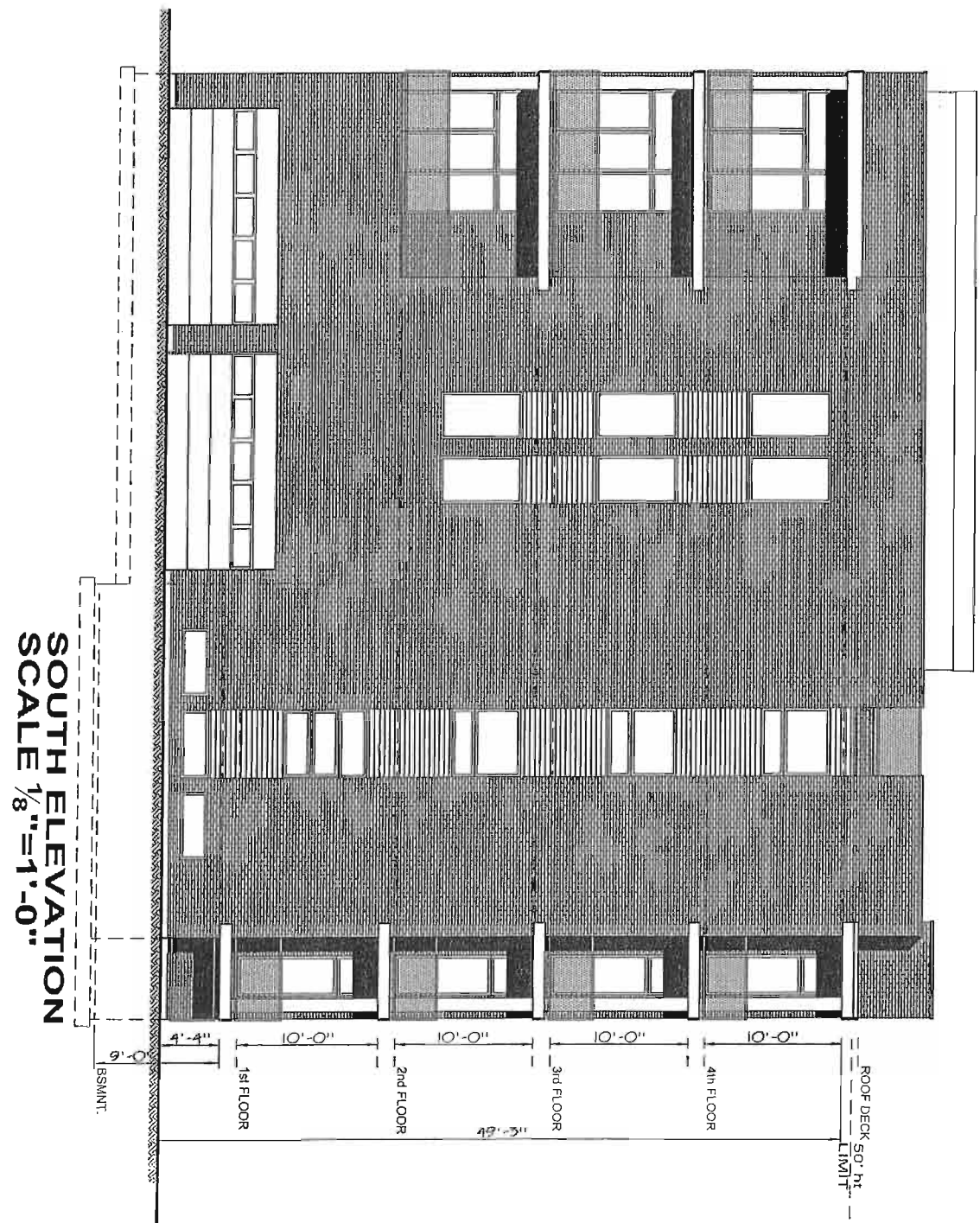
4,517.0 SF 2nd, 3rd & 4th FLOOR PLAN (TYPICAL)

PROPOSED 4-STORY 8 DWELLING UNIT BUILDING 710 RACINE AVE CHICAGO
PRO-PLAN ARCHITECTS PC TEL.773.733.2675 / 630.228.7082



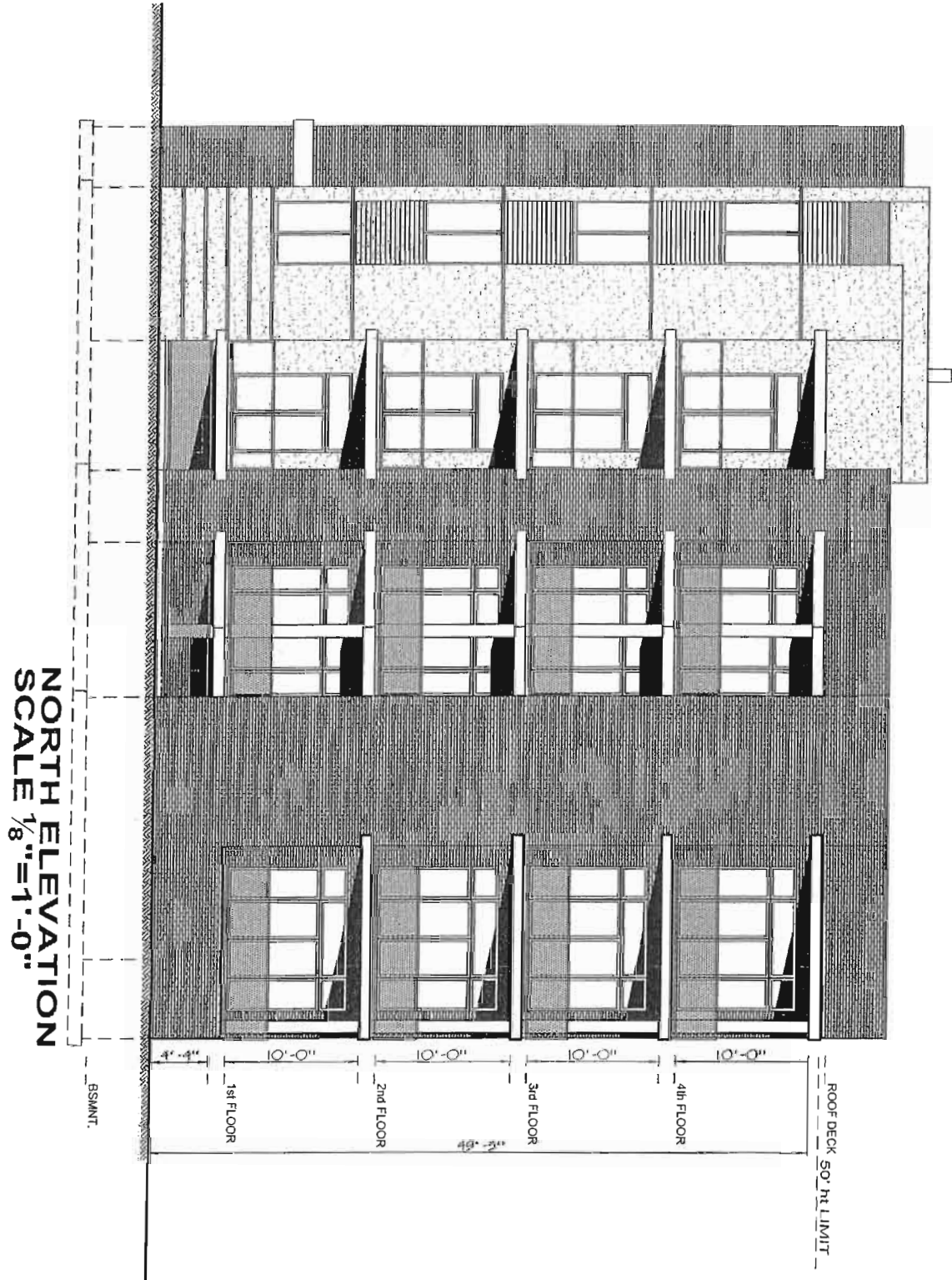
EAST ELEVATION
SCALE 1/8"=1'-0"

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SOUTH ELEVATION
SCALE 1/8"=1'-0"

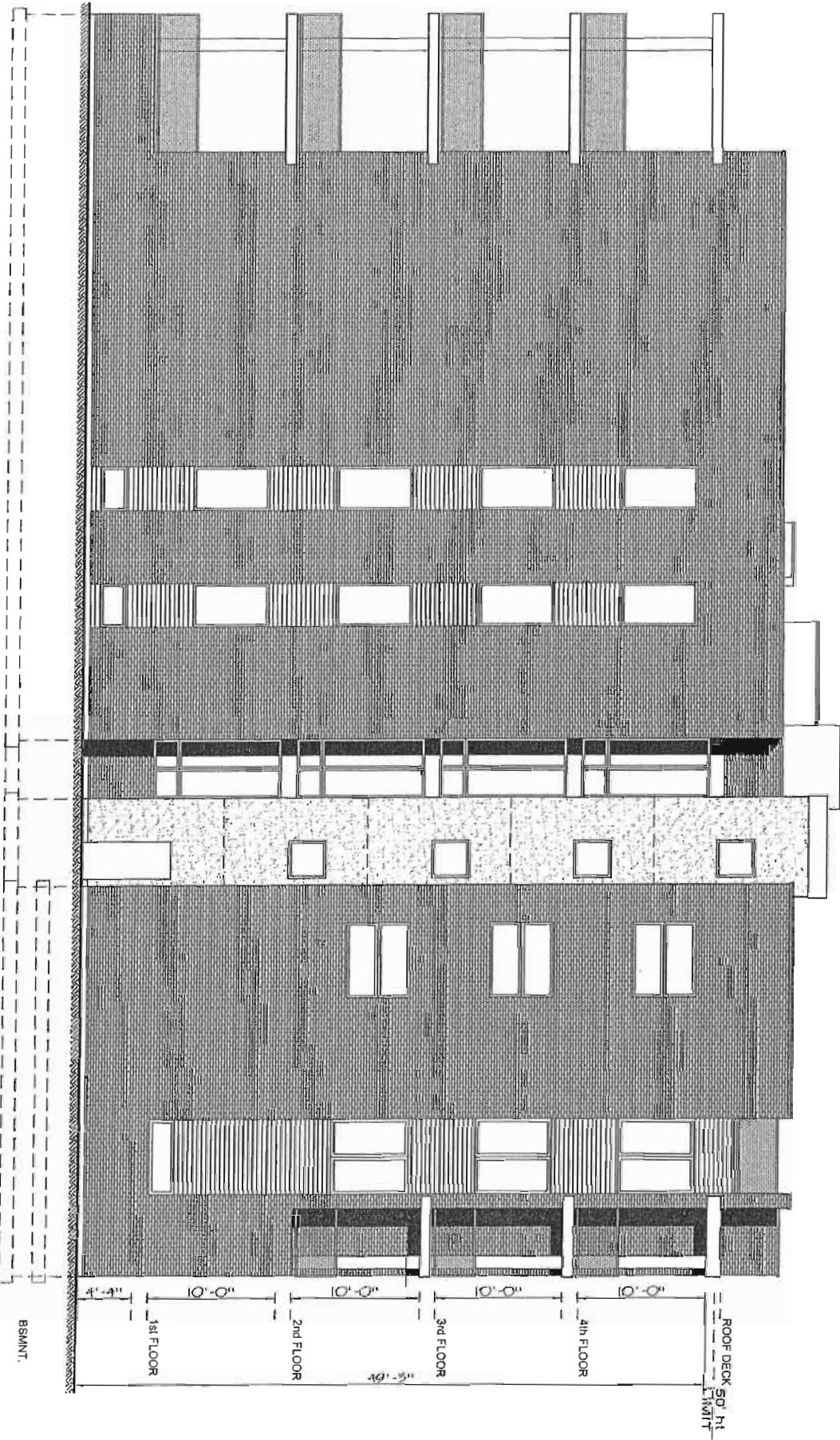
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NORTH ELEVATION
SCALE 1/8"=1'-0"

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WEST ELEVATION
SCALE 1/8"=1'-0"



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