



City of Chicago



O2018-671

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/17/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 710-716 N Racine Ave - App No. 19520T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B2-3, Neighborhood Mixed-Use District symbols as shown on Map No. 1-G

in the area bounded by:

West Superior Street; North Racine Avenue; the East-West public alley next Southwest of West Superior Street; the North-South public alley next 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 due publication.

Common address of property: 710-16 North Racine Avenue

FINAL FOR PUBLICATION

**NARRATIVE FOR TYPE 1 REZONING FOR
710-716 N. RACINE AVE., CHICAGO**

The Applicant is requesting a zoning change from the B2-3, Neighborhood Mixed-Use District to a B2-3, Neighborhood Mixed-Use District, as revised, in order to revise previously approved Type 1 Plans and Narrative to build a new 3 story, 9 dwelling unit residential building with 9 parking spaces at the subject property.

Project Description:	Zoning Change from a B2-3, Neighborhood Mixed-Use District to a B2-3, Neighborhood Mixed-Use District, as revised
Use:	A new 3 story, 9 dwelling unit residential building
Floor Area Ratio:	1.87
Lot Area:	8,615.90 Square Feet
Building Floor Area:	16,147 Square Feet
Density:	957 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 9
Set Backs:	Front (along Superior Street): 0 Feet East Side: 1 Foot / West Side: 1 Foot Rear: 1 Foot 2 inches * Rear Yard Open Space: 0 Square Feet
Building Height:	48 Feet

* will file for variation

DWG NAME: 9 UNIT APARTMENT BLDG

ADDRESS: 710-716 N. RACINE

CHICAGO, ILLINOIS

DATE: 12/15/17

vari

824 north racine avenue
Chicago, Illinois 60642
312.829.4788

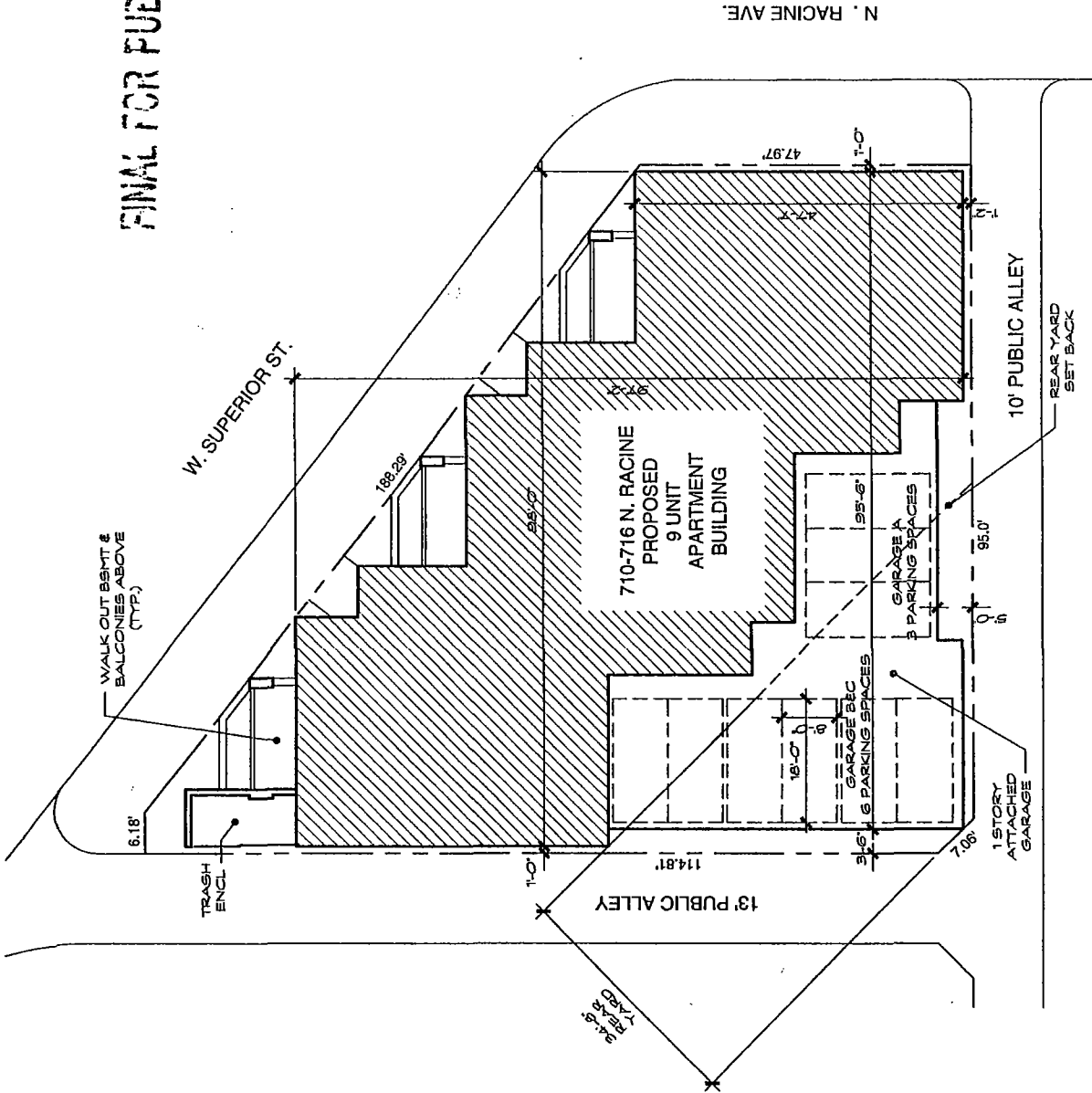
SITE PLAN

710 - 716 N RACINE AVE

1



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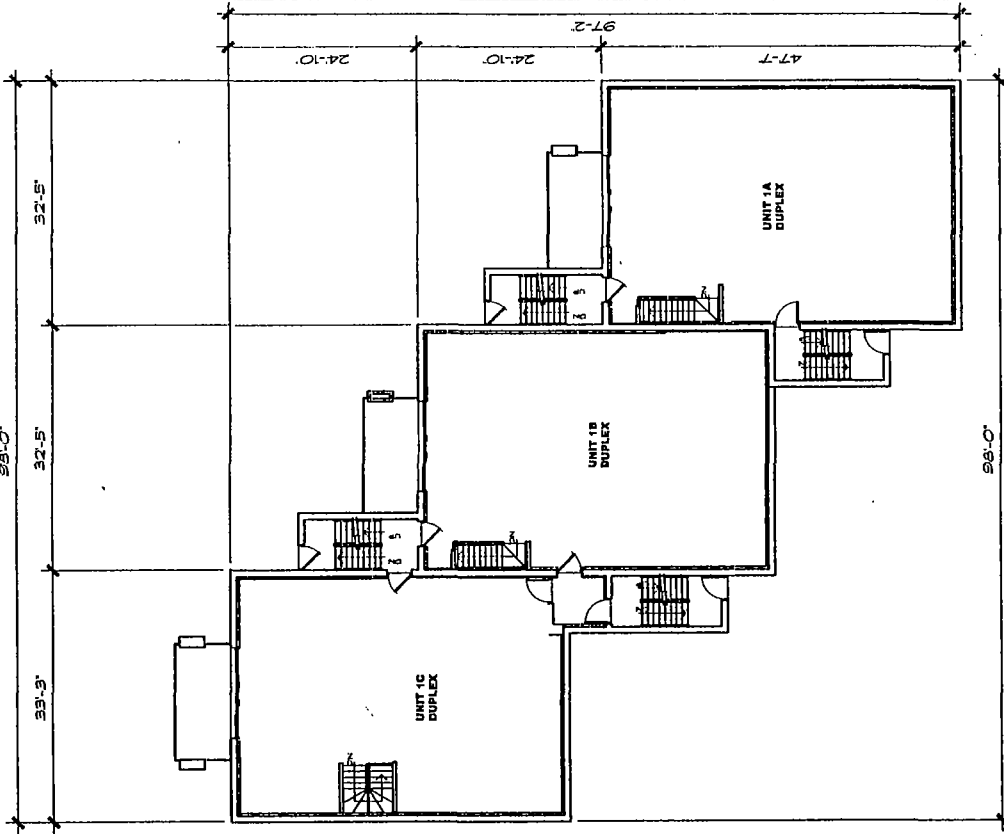


DWG. NAME: 9 UNIT APARTMENT BLDG.
 ADDRESS: 710-716 N. RACINE
 CHICAGO, ILLINOIS
 DATE: 12/15/17

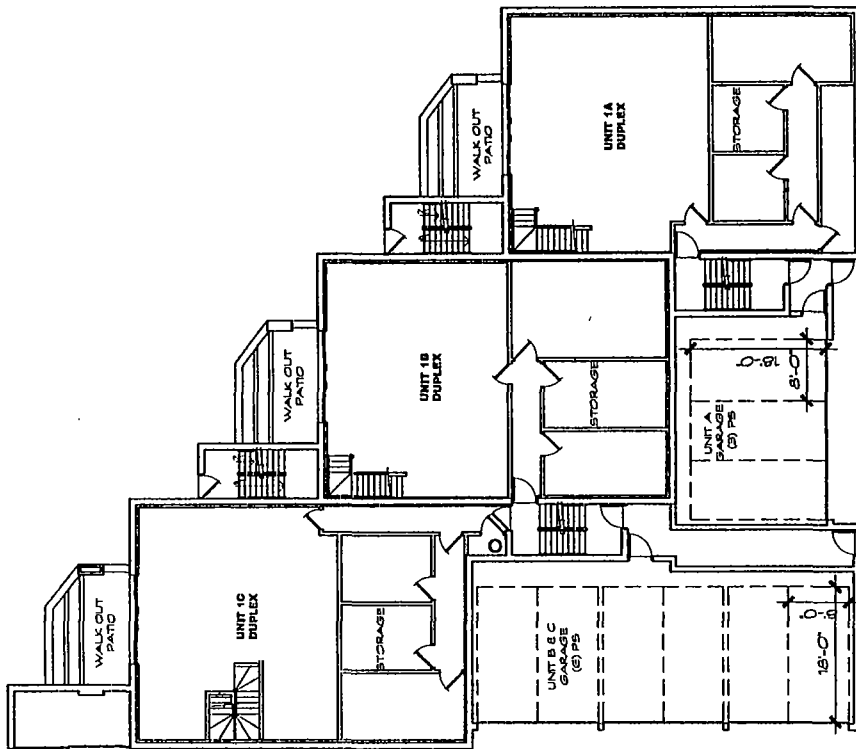
824 north racine avenue
 Chicago, Illinois 60642
 312.829.4788
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FLOOR PLANS

710-716 N RACINE AVE



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FLR PLANS

1

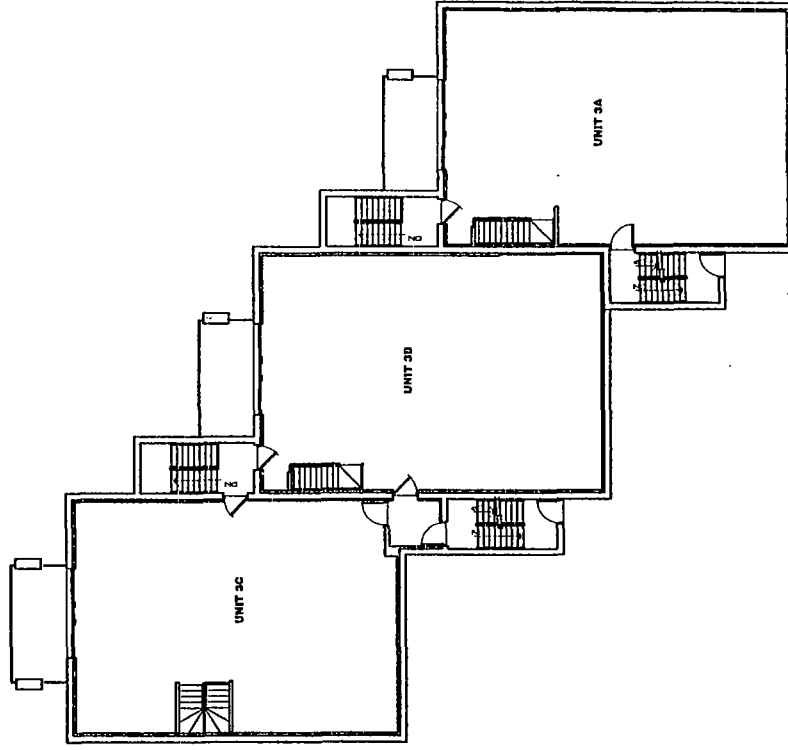
710-716 N. RACINE AVE

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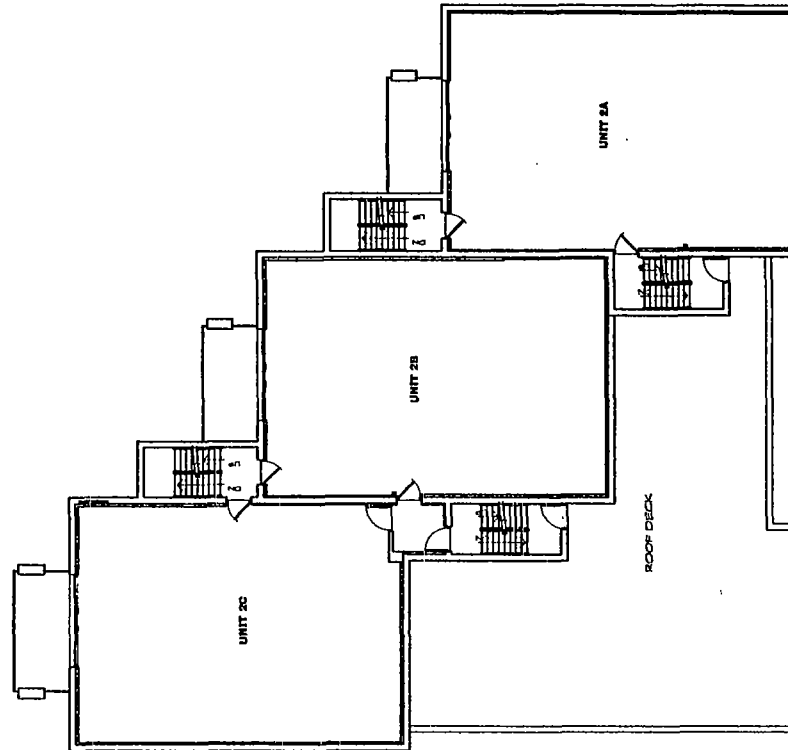
DWG. NAME: 9 UNIT APARTMENT BLDG
ADDRESS: 710-716 N. RACINE
CHICAGO ILLINOIS
DATE: 12/15/17

SKETCHNO

3/6



3RD FLR PLAN



2ND FLR PLAN

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4/6

SKETCH NO.

DATE

12/15/17

DWG. NAME: 9 UNIT APARTMENT BLDG
ADDRESS: 710-716 N. RACINE
CHICAGO ILLINOIS

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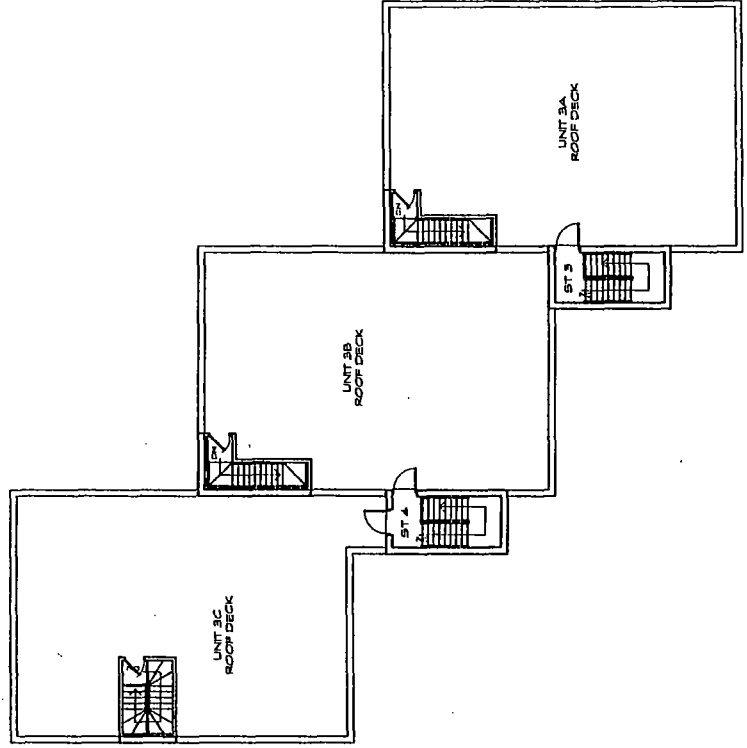
ROOF PLAN

70-716 N RACINE AVE

1



FINAL FOR PRODUCTION



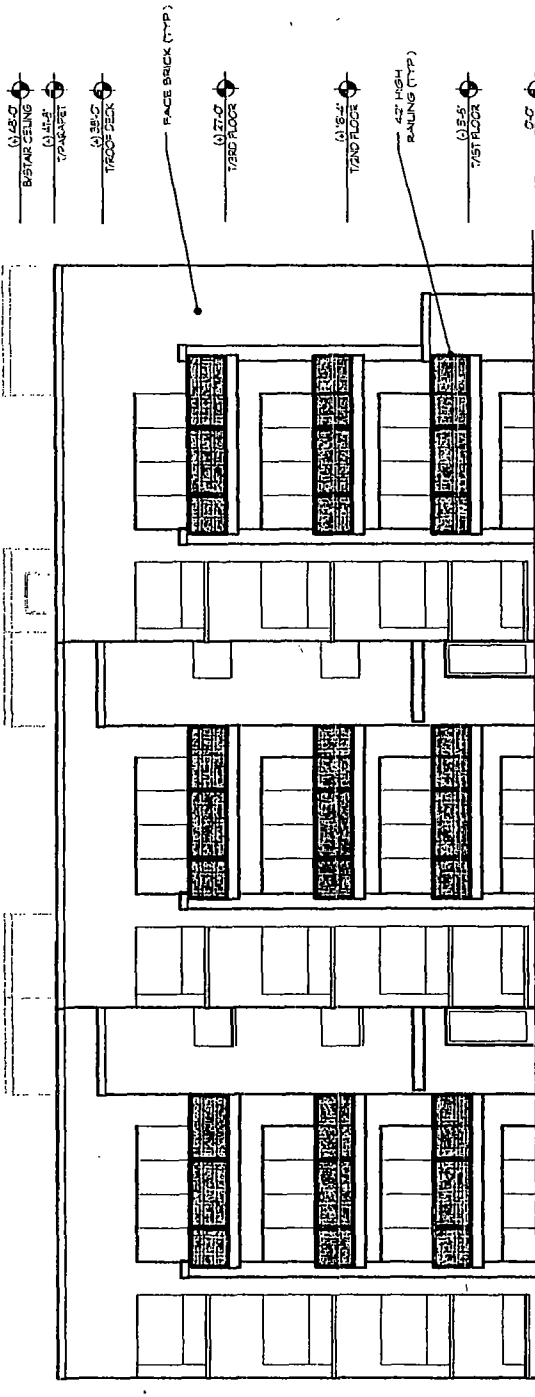
ROOF PLAN

DWG. NAME: 9 UNIT APARTMENT BLDG
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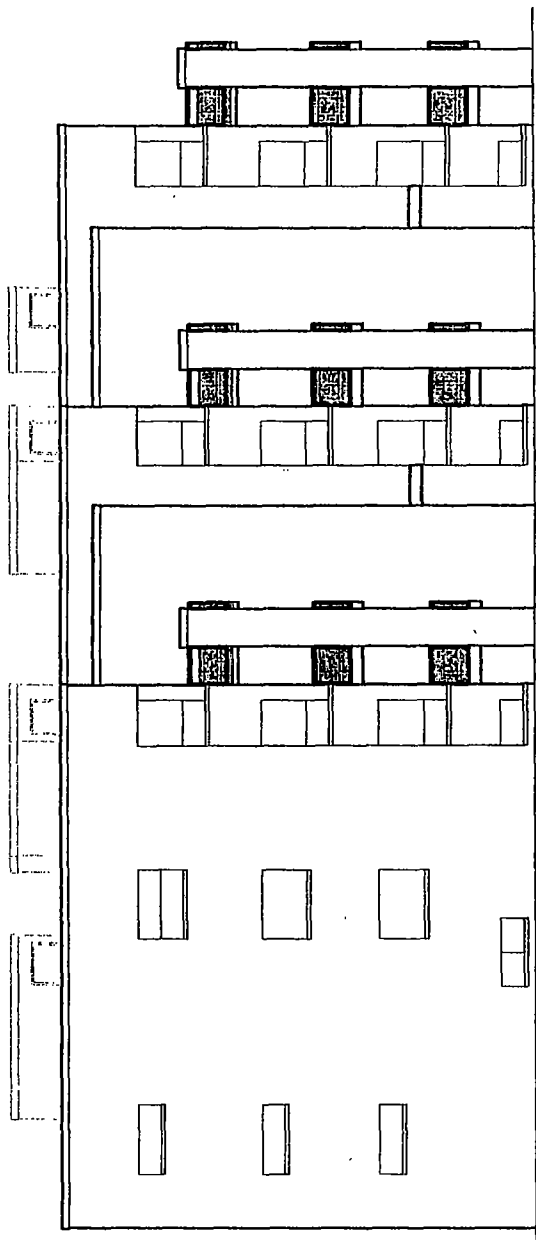
824 north racine avenue
 Chicago, Illinois 60642
 312.629.4788
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ELEVATIONS

710-716 N. RACINE AVE



NORTH ELEVATION (SUPERIOR ST)



EAST ELEVATION (RACINE AVE.)

FINAL FOR PUBLICATION

9/9

SKETCH NO.

DATE:

12/15/17

DWG. NAME 9 UNIT APARTMENT BLDG.
ADDRESS: 710-716 N. RACINE
CHICAGO ILLINOIS

824 north racine avenue
Chicago, Illinois 60612
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ELEVATIONS

710-716 N RACINE AVE

1

WEST ELEVATION

SOUTH ELEVATION

FACE BRICK
(TYP)

FINAL FOR PUBLICATION