



# City of Chicago



SO2022-580

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-G at 1026-1044 W Jackson Blvd - App No. 20948T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE 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 DS-3 Downtown Service District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Quincy Street; a line 402.96 feet east of and parallel to South Aberdeen Street; West Jackson Boulevard; and a line 195.95 feet east of and parallel to South Aberdeen Street

to those of a DR-5, Downtown Residential District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1026-44 West Jackson Boulevard

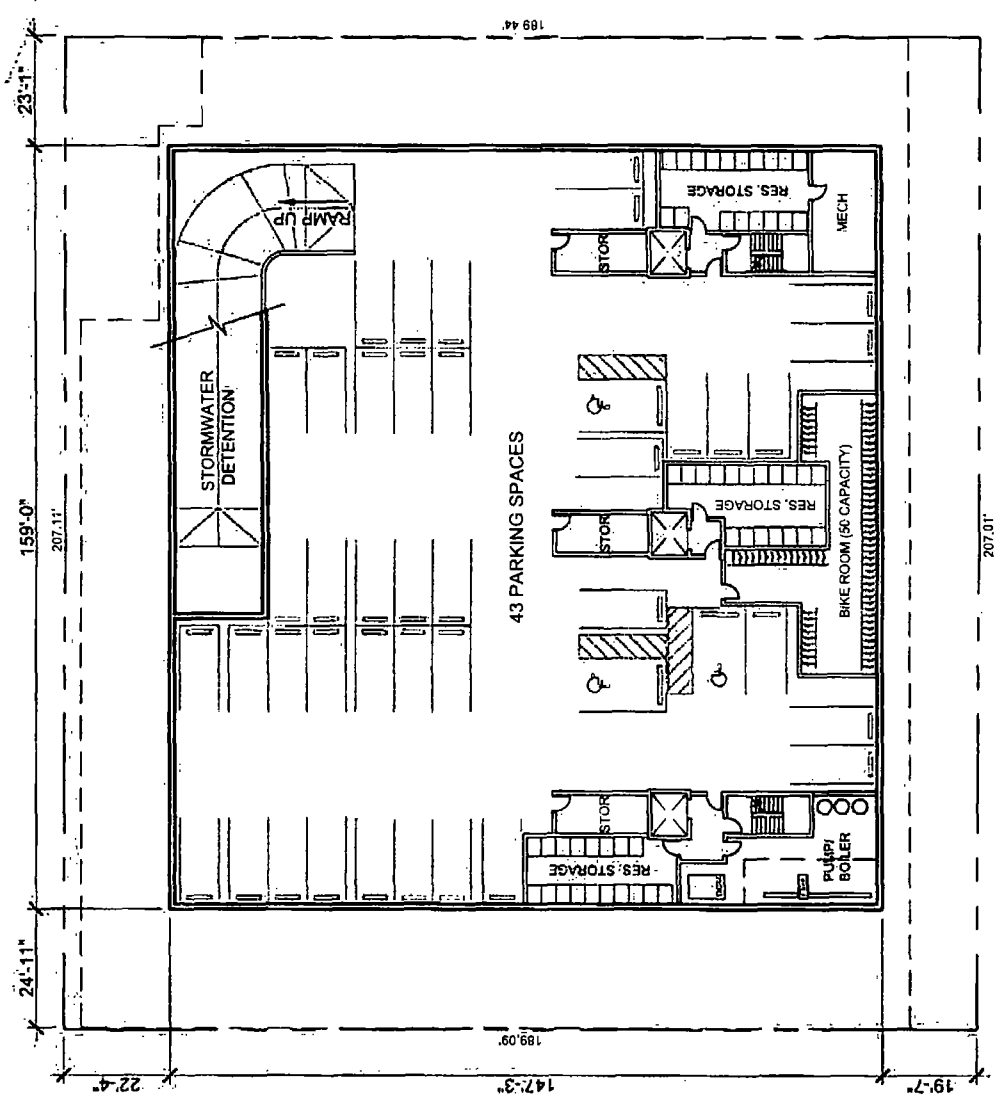
**ZONING MAP AMENDMENT  
TYPE I – SUBSTITUTE NARRATIVE AND PLANS  
1026-44 West Jackson Boulevard  
TYPE I REGULATIONS  
FROM DS-3 TO DR-5**

Narrative: The subject property is currently improved with one and two-story commercial/manufacturing buildings and parking lot and consists of 39,123 square feet. The Applicant proposes to construct a new, 11-story building containing 54 residential dwelling units, 108 automobile parking spaces, 50 bicycle parking spaces, and one loading berth. The proposed building height 129 feet, 11 inches.

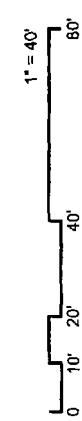
Lot Area:	39,123 square feet
FAR:	5.00
Floor Area:	195,615 square feet
Residential Dwelling Units:	54
MLA:	724.50 square feet
Height:	129 feet, 11 inches
Automobile Parking:	108
Bicycle Parking:	50
Loading Berth:	1 loading berth
Setbacks:	
Jackson Street (Front):	2 feet, 6 inches
North (Rear):	0.0 feet / 50.0 feet on floors containing dwelling units as per 17-4-0406-B
East (Side):	0.0 feet
West (Side):	0.0 feet

A set of plans is attached.

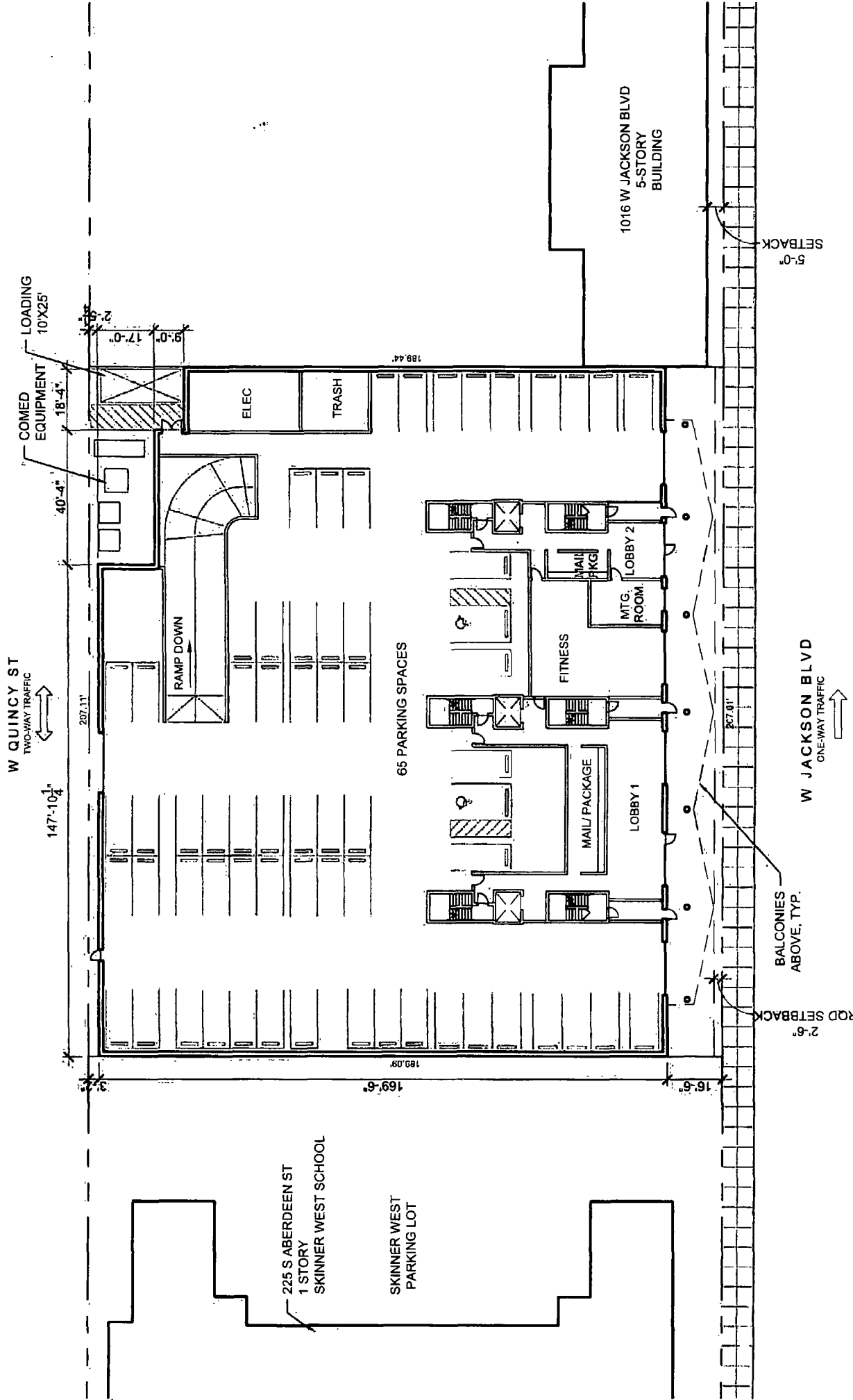
Final for Publication



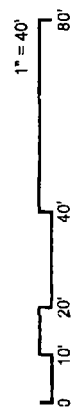
BASEMENT PLAN



**LOCATION:** 1026-42 W. JACKSON BLVD  
**DESCRIPTION:** NEW 11-STORY+BASEMENT 54-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-B CONSTRUCTION  
**DATE:** JUNE 1 2022

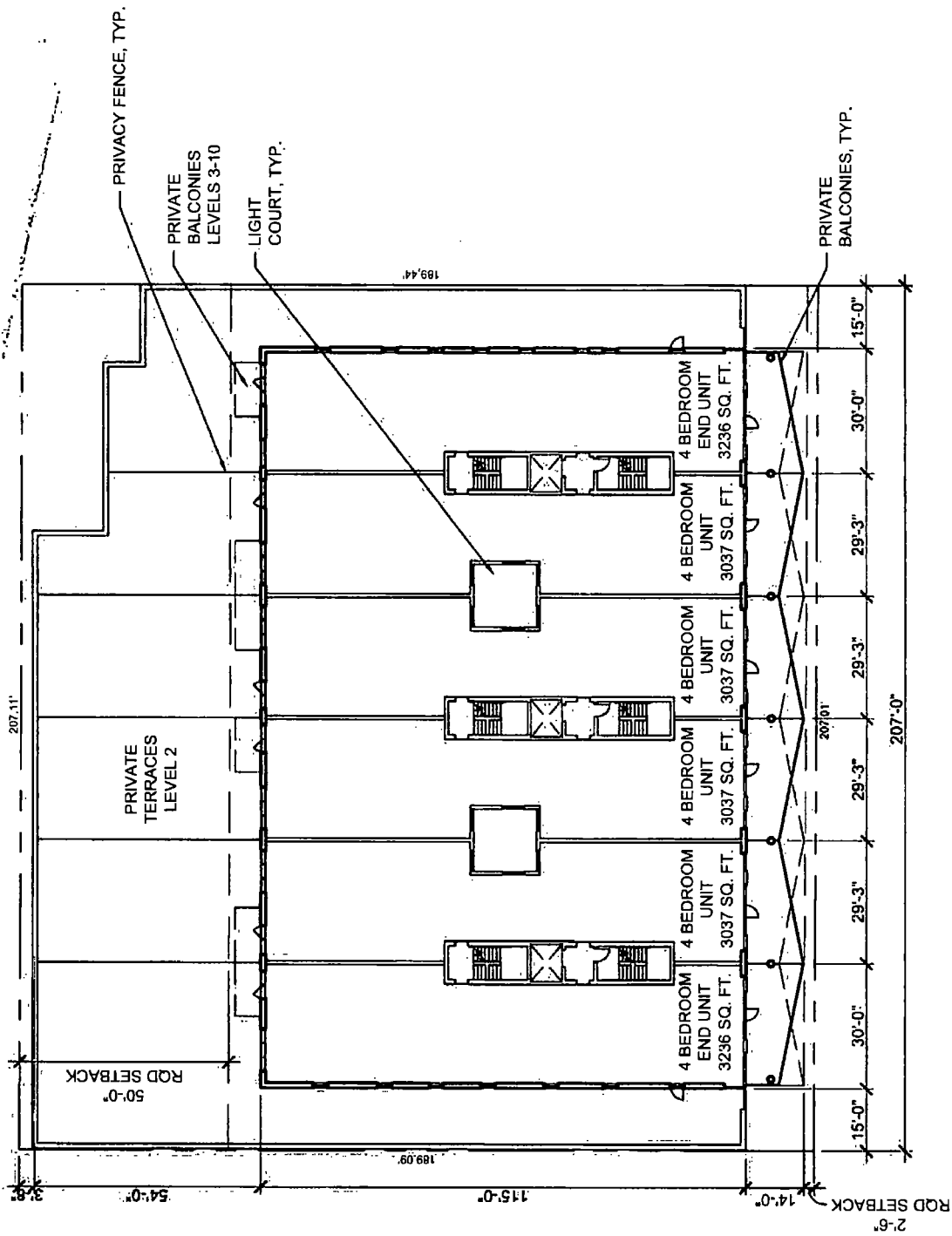


GROUND FLOOR PLAN

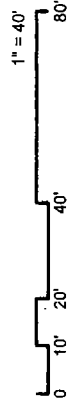


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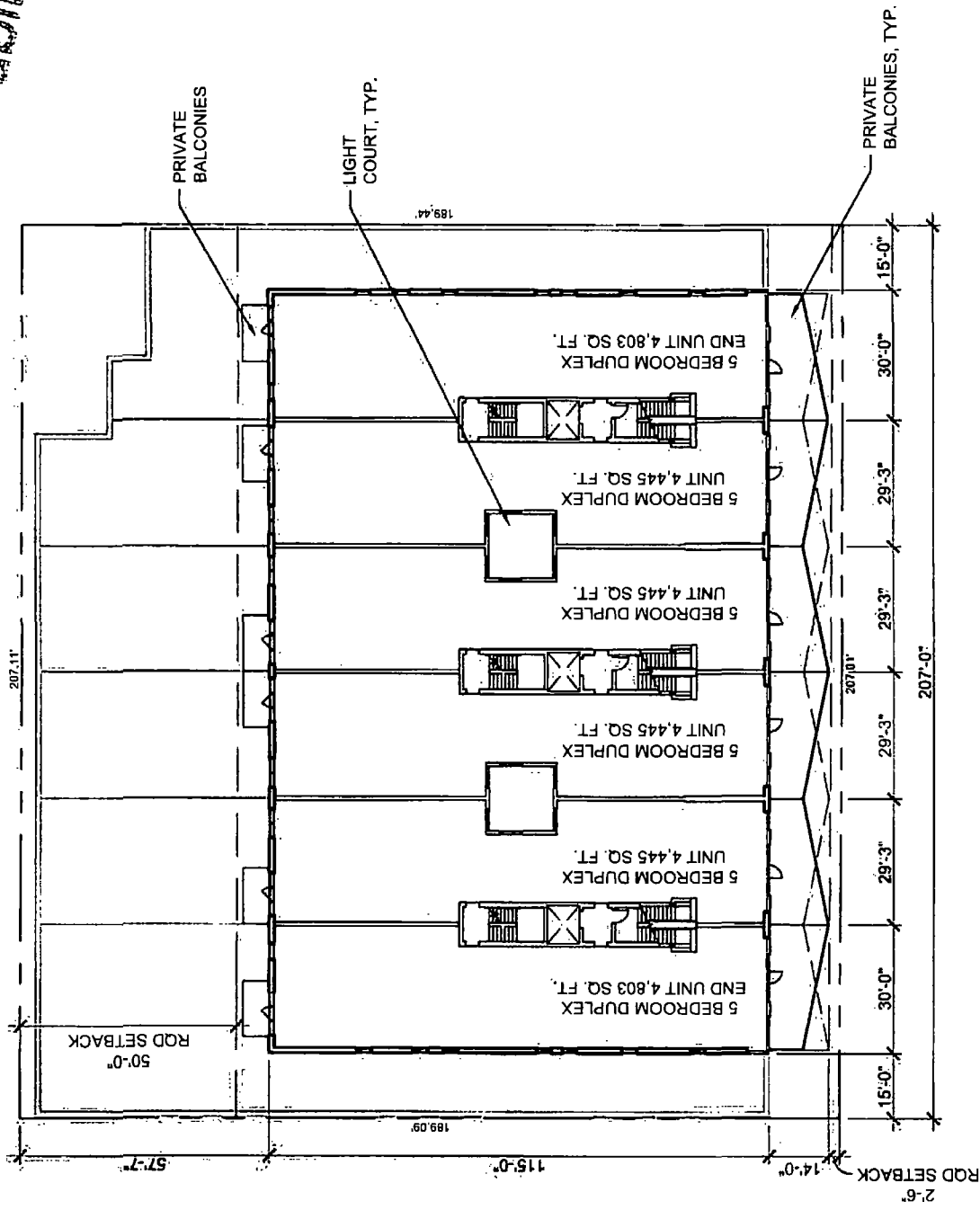


2ND-9TH FLOOR PLAN

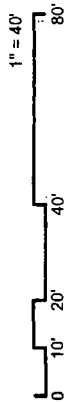


LOCATION: 1028-42 W. JACKSON BLVD  
 DESCRIPTION: NEW 11-STORY+BASEMENT 54-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-B CONSTRUCTION  
 DATE: JUNE 1 2022

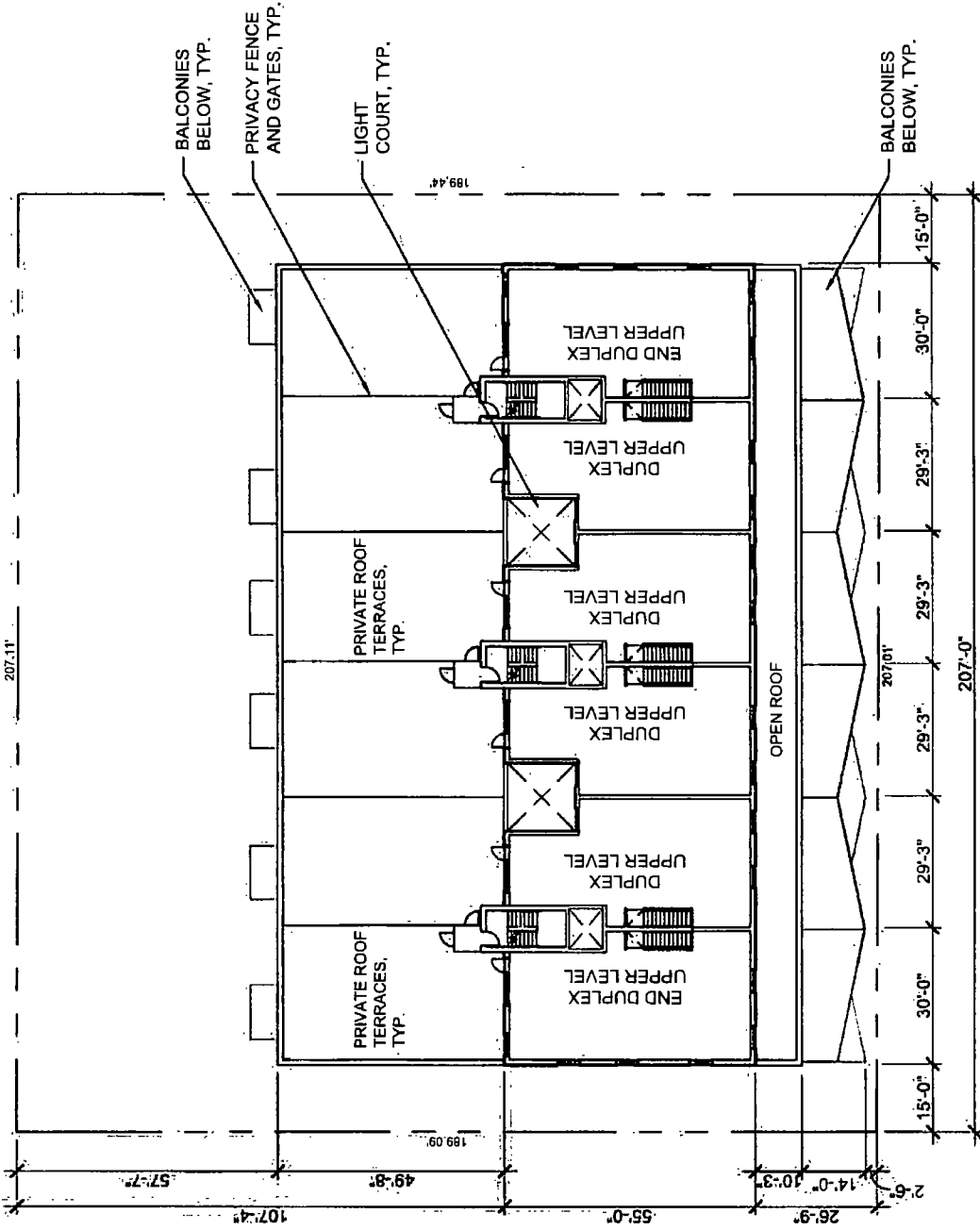
Final for Publication



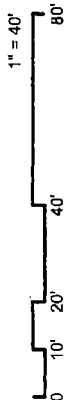
10TH FLOOR PLAN



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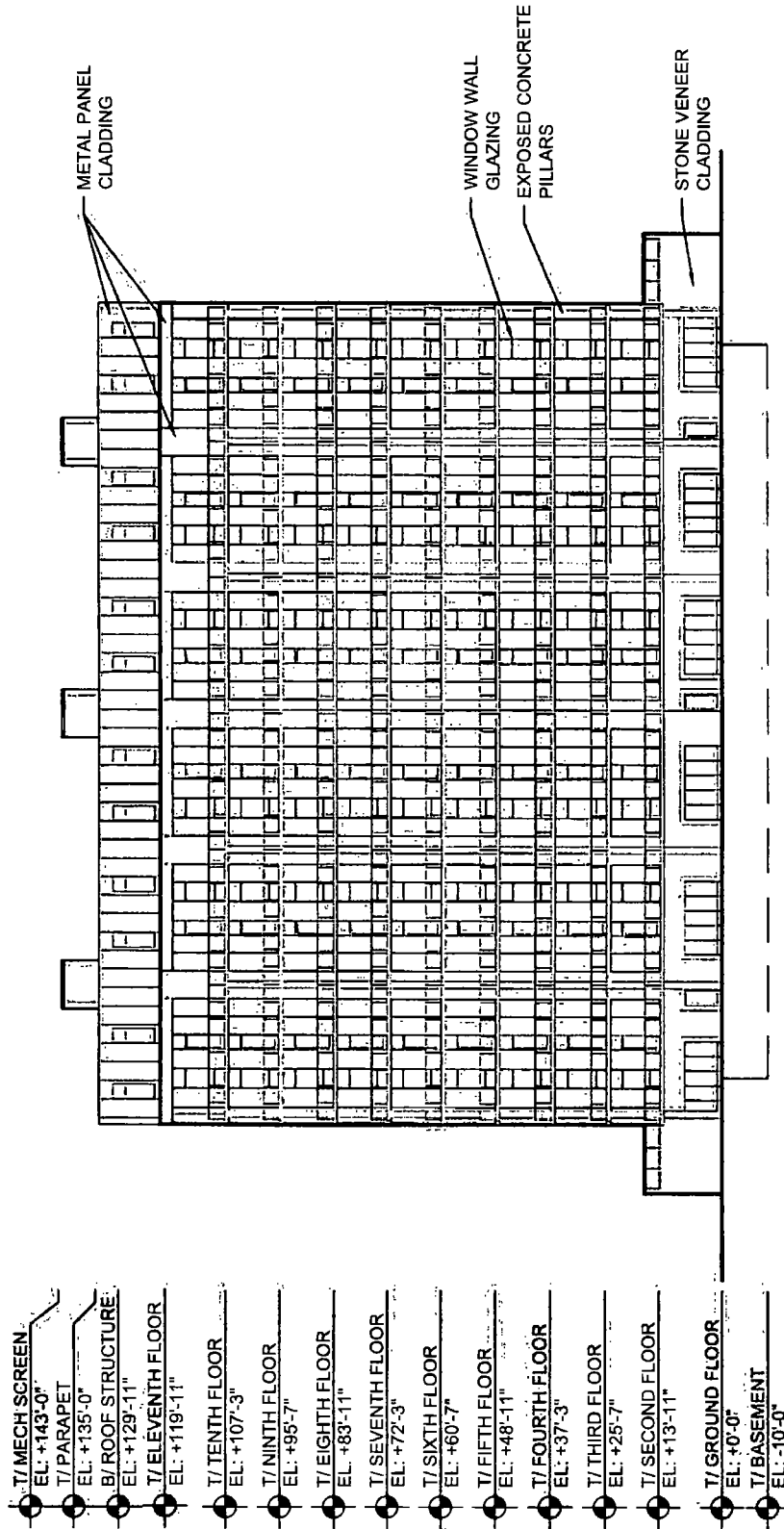
11TH FLOOR PLAN



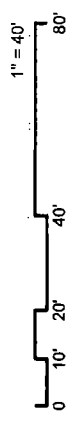
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Final for Publication

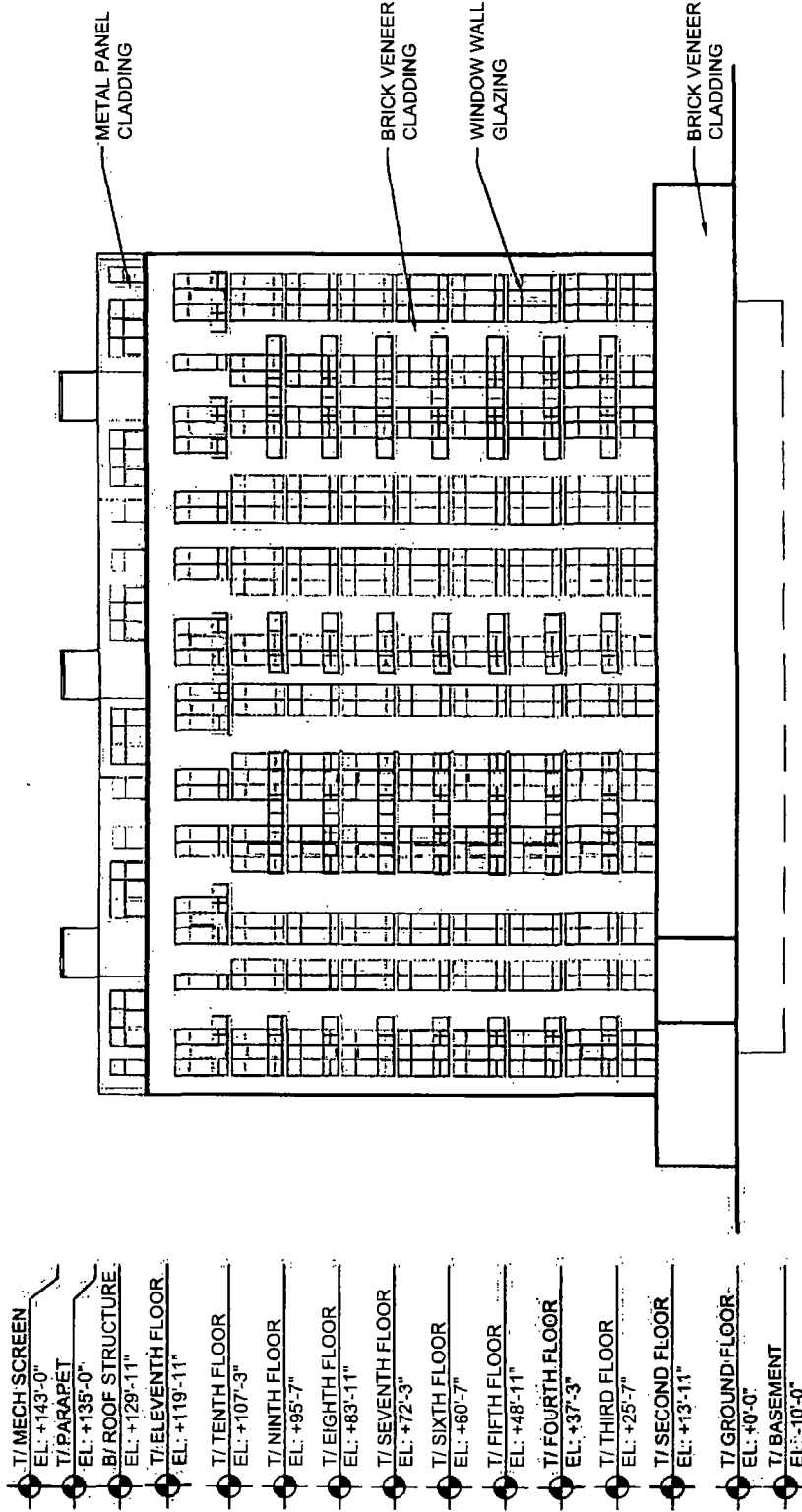


SOUTH ELEVATION



LOCATION: 1026-42 W. JACKSON BLVD  
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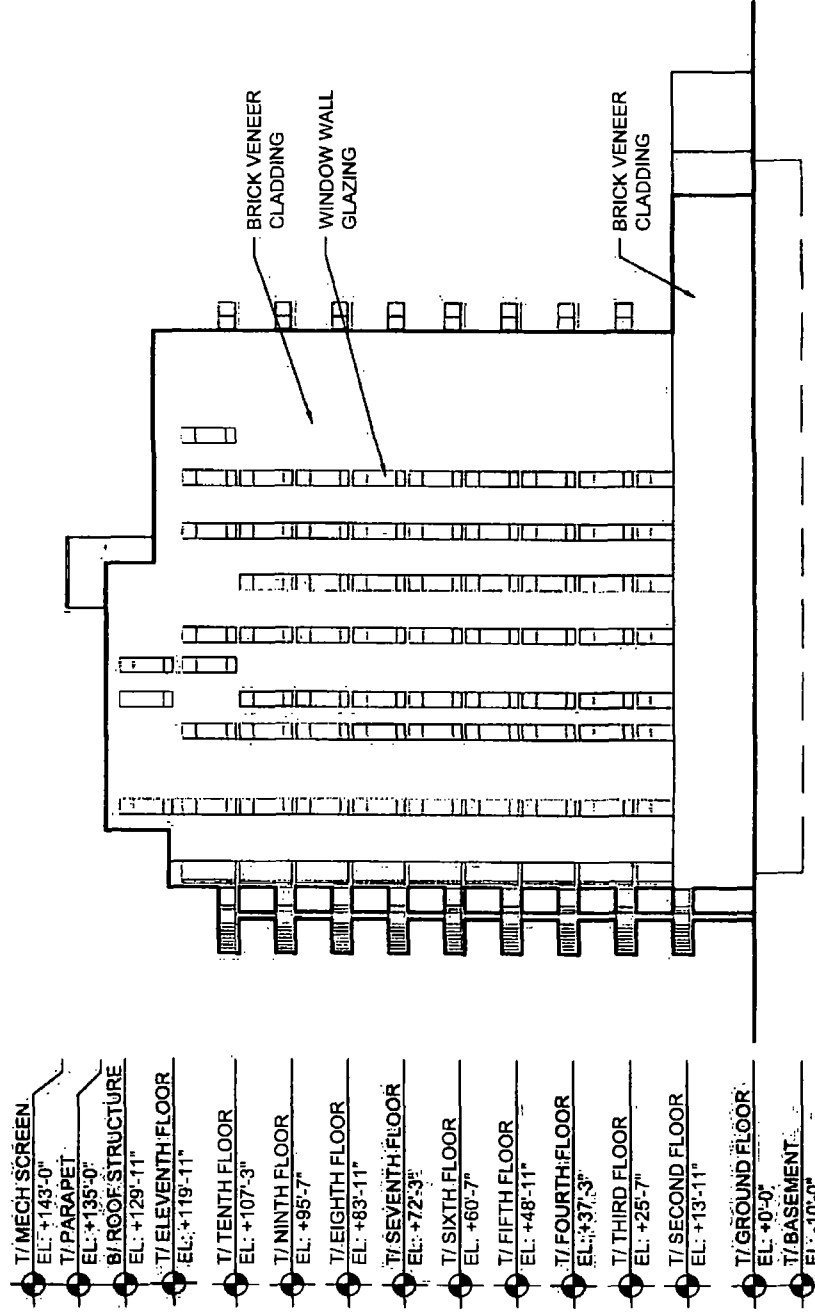
- T/ MECH SCREEN  
EL.: +143'-0"
- T/ PARAPET  
EL.: +135'-0"
- B/ ROOF STRUCTURE  
EL.: +129'-11"
- T/ ELEVENTH FLOOR  
EL.: +119'-11"
- T/ TENTH FLOOR  
EL.: +107'-3"
- T/ NINTH FLOOR  
EL.: +95'-7"
- T/ EIGHTH FLOOR  
EL.: +83'-11"
- T/ SEVENTH FLOOR  
EL.: +72'-3"
- T/ SIXTH FLOOR  
EL.: +60'-7"
- T/ FIFTH FLOOR  
EL.: +48'-11"
- T/ FOURTH FLOOR  
EL.: +37'-3"
- T/ THIRD FLOOR  
EL.: +25'-7"
- T/ SECOND FLOOR  
EL.: +13'-11"
- T/ GROUND FLOOR  
EL.: +0'-0"
- T/ BASEMENT  
EL.: -10'-0"

NORTH ELEVATION



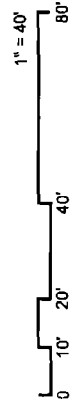
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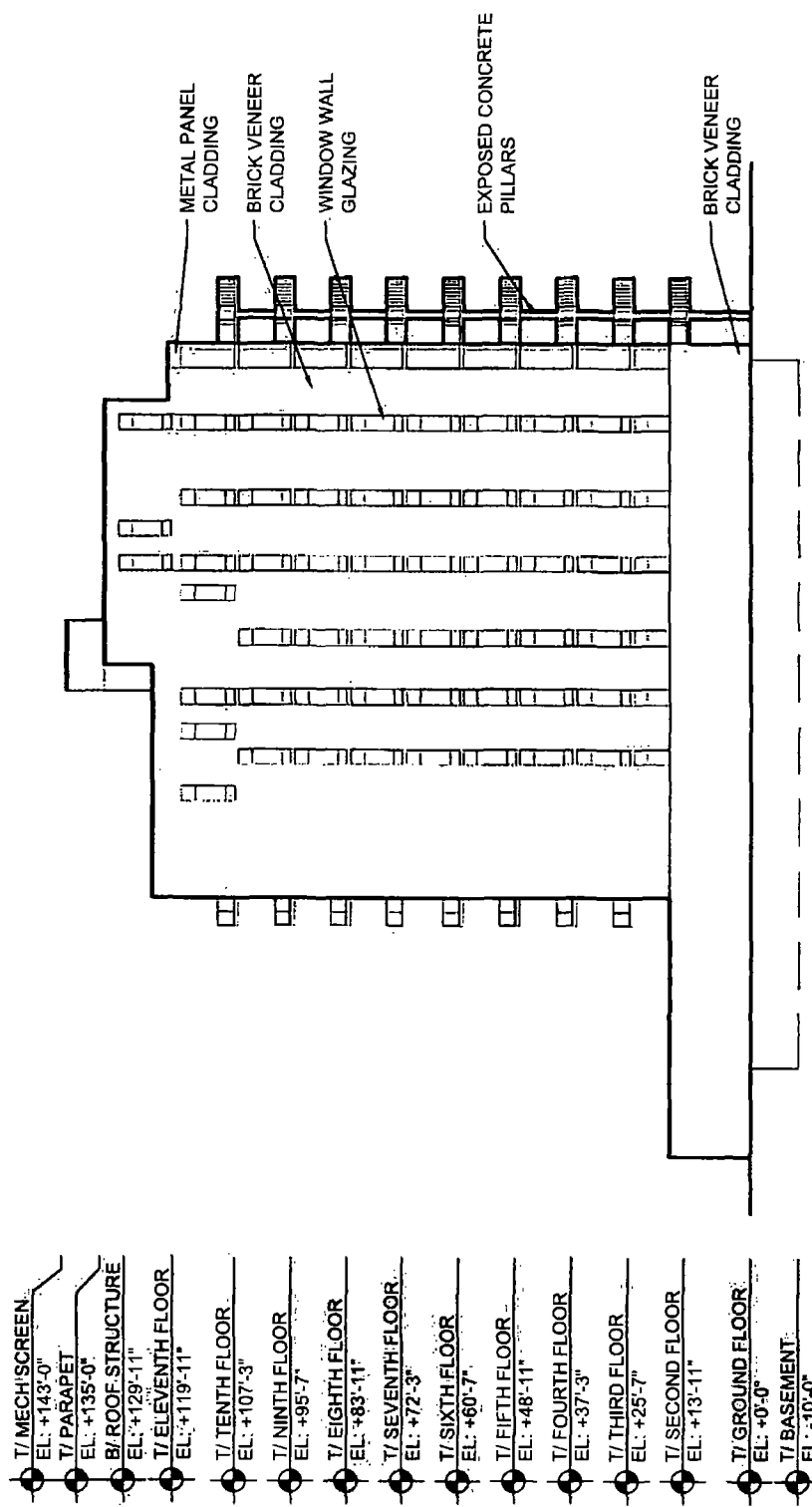
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- T/FOURTH FLOOR  
EL: +37'-3"
- T/THIRD FLOOR  
EL: +25'-7"
- T/SECOND FLOOR  
EL: +13'-11"
- T/GROUND FLOOR  
EL: +0'-0"
- T/BASEMENT  
EL: -10'-0"

EAST ELEVATION



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WEST ELEVATION



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