



City of Chicago



SO2017-8980

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 1227 W Jackson Blvd - App No. 19471T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Substitute Ordinance
Application No. 19471T1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1 That the City Zoning Ordinance be amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 2-G in area bound by

WEST JACKSON BOULEVARD; A LINE 261 FEET WEST OF AND PARALLEL TO SOUTH RACINE AVENUE; THE PUBLIC ALLEY NEXT SOUTH OF WEST JACKSON BOULEVARD; AND, A LINE 286 FEET WEST OF AND PARALLEL TO SOUTH RACINE AVENUE

To those of a DX-3 Downtown Mixed-Use District, and a corresponding use district is hereby established in the area above described.

SECTION 2 The ordinance shall be in force and effect from and after its passage and due publication.

1227 West Jackson Boulevard

FINAL FOR PUBLICATION

**SUBSTITUTE
ZONING AND DEVELOPMENT NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 1227 WEST JACKSON BOULEVARD**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M1-3 District to that of a DX-3 District for the property commonly known as 1227 West Jackson Boulevard. The total lot area of the subject site is 4,450 square feet. Applicant seeks to improve the site with a 9 residential dwelling unit building, providing 8 parking spaces (Transit Oriented Development)

The following is a list of the proposed (existing) dimensions of the development:

Density:	9 residential dwelling units
Lot Area Per Unit:	494 square feet
Off Street Parking:	8 spaces (Transit Oriented Development)
Height:	55 feet
Floor Area:	13,490 square feet
Floor Area Ratio:	3.5
Front (North) Setback:	0 feet
Rear (South) Setback:	36 feet
West Side Setback:	0 feet
East Side Setback:	3 feet

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



SHEET NUMBER		SCH 9	
DATE	BY	CHECKED	DATE
04-08-11	MS	MS	04-08-11

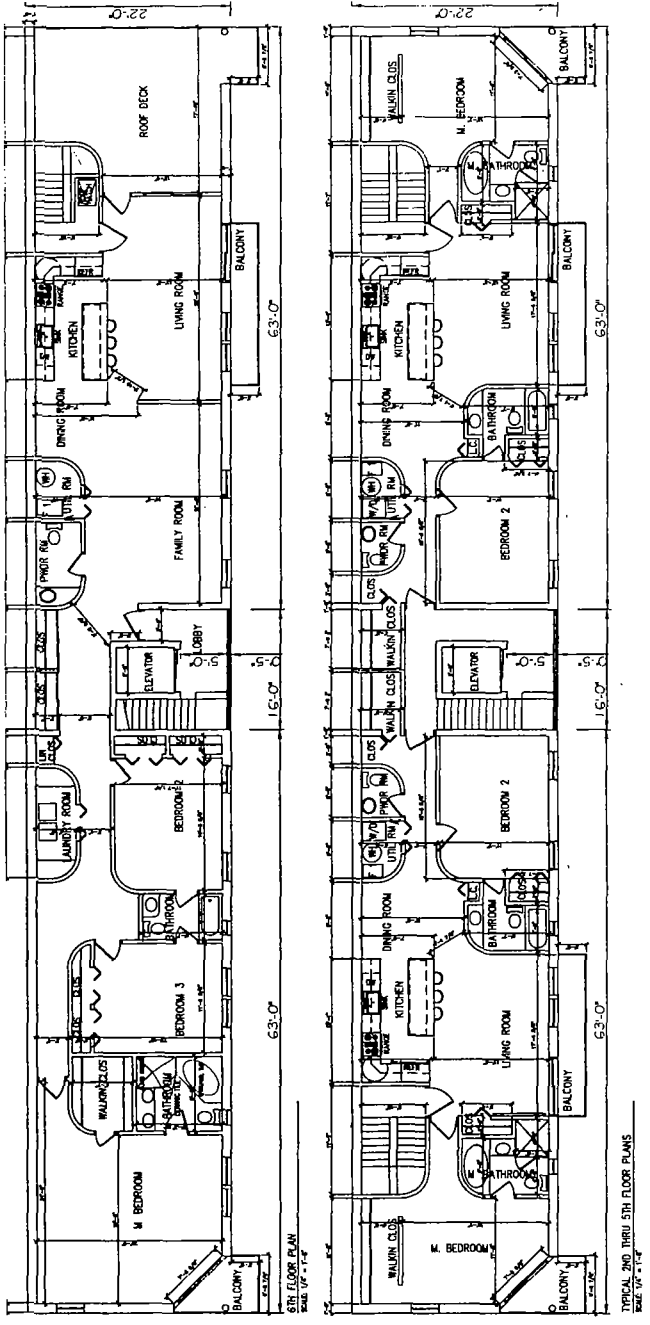
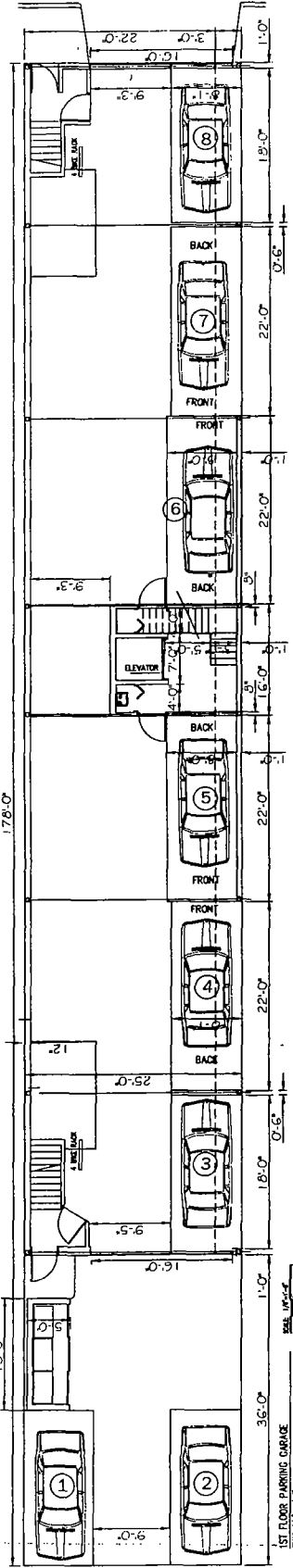
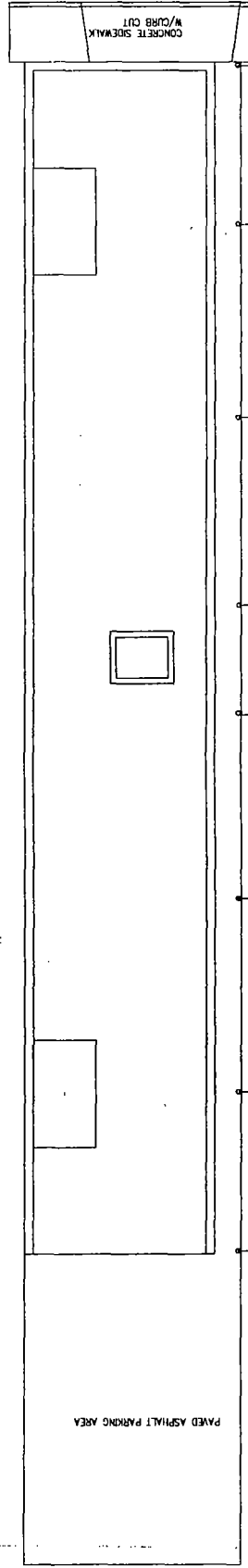
NO. 1	DATE	DESCRIPTION

NEW 6 STORY NINE UNIT RESIDENTIAL BUILDING WITH PARKING BELOW
 1227 W JACKSON, CHICAGO, ILLINOIS
 AT
 GEORGE SIMOULIS
 ARCHITECT
 1000 N. LAUREL ST.
 CHICAGO, ILLINOIS 60610

SITE PLAN, GRADE PLAN & FLP PLANS

W. JACKSON BLVD

W. JACKSON BLVD



40 FOOT PUBLIC ALLEY



SITE/ROOF PLAN
 SCALE: 1/8" = 1'-0"

PAVED ASPHALT PARKING AREA

SET FLOOR PARKING GARAGE
 SCALE: 1/8" = 1'-0"

TYPICAL 2ND THRU 5TH FLOOR PLANS
 SCALE: 1/8" = 1'-0"

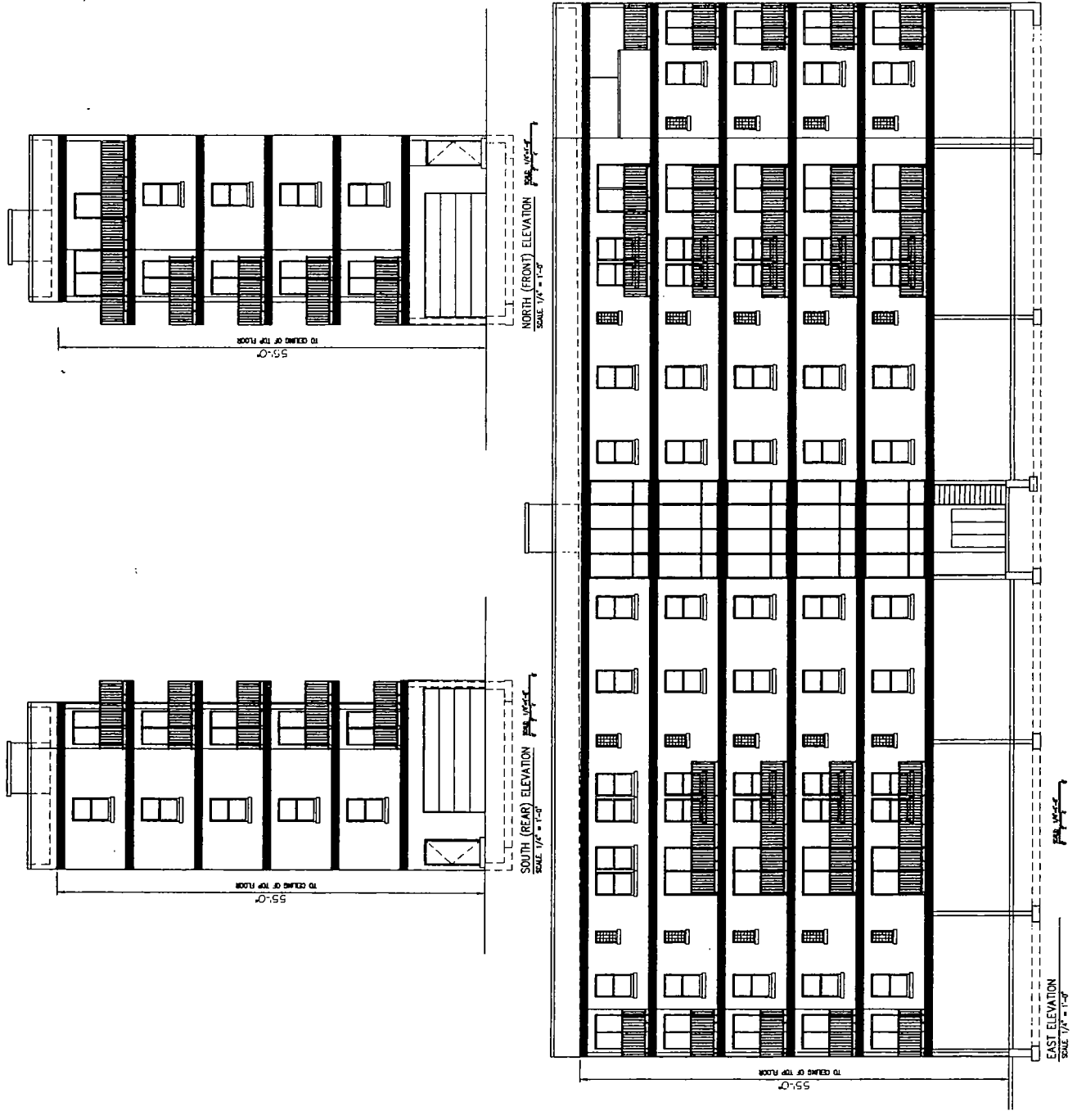
6TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

GEORGE SIMOULIS ARCHITECT 7001 N. ELSTON CHICAGO, ILLINOIS 60630 PHONE: 432-8800	NEW 6 STORY 10 UNIT RESIDENTIAL BUILDING WITH PARKING BELOW AT 1727 W JACKSON, CHICAGO, ILLINOIS	NO. # _____ DATE _____ DESCRIPTION _____	DATE _____ DRAWN BY _____ CHECKED BY _____
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SHEET NUMBER
SCH8

ELEVATIONS



FINAL FOR PUBLICATION