



# City of Chicago



SO2014-9714

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	12/10/2014
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-G at 228-238 S Racine Ave and 1200-1208 W Jackson Blvd - App No. 18244T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#1824471

**ORDINANCE**

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

**SECTION 1.** That the Chicago 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 the area bounded by:

West Cottage Place; South Racine Avenue; West Jackson Boulevard; and a line 97.50 feet west of South Racine Avenue;

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

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

MVB#  
MABD  
FILE #

1824471

**Substitute  
NARRATIVE  
And Plans**

228-38 South Racine Avenue/1200-08 West Jackson Boulevard  
TYPE I REGULATIONS

Current Zoning: M1-3 Limited Manufacturing/Business Park District.  
Proposed Zoning: B3-5 Community Shopping District.

Narrative: The subject property contains 11,700 square feet of land and currently consists of a restaurant, bar and parking lot. The Applicant proposes to demolish the existing building and construct a six story building on the property containing 2,369 sq. ft. of ground floor commercial space, a total of twenty residential dwelling units on the upper floors, twenty parking spaces, 10 bicycle parking spaces and one loading berth will be provided.

FAR: 3.73

FLOOR AREA: 43,671 sq. ft.

MINIMUM LOT AREA: 585 sq. ft. / Dwelling Unit

Residential Units: Twenty Dwelling Units

Height: 66 feet 0 inches

Setbacks:

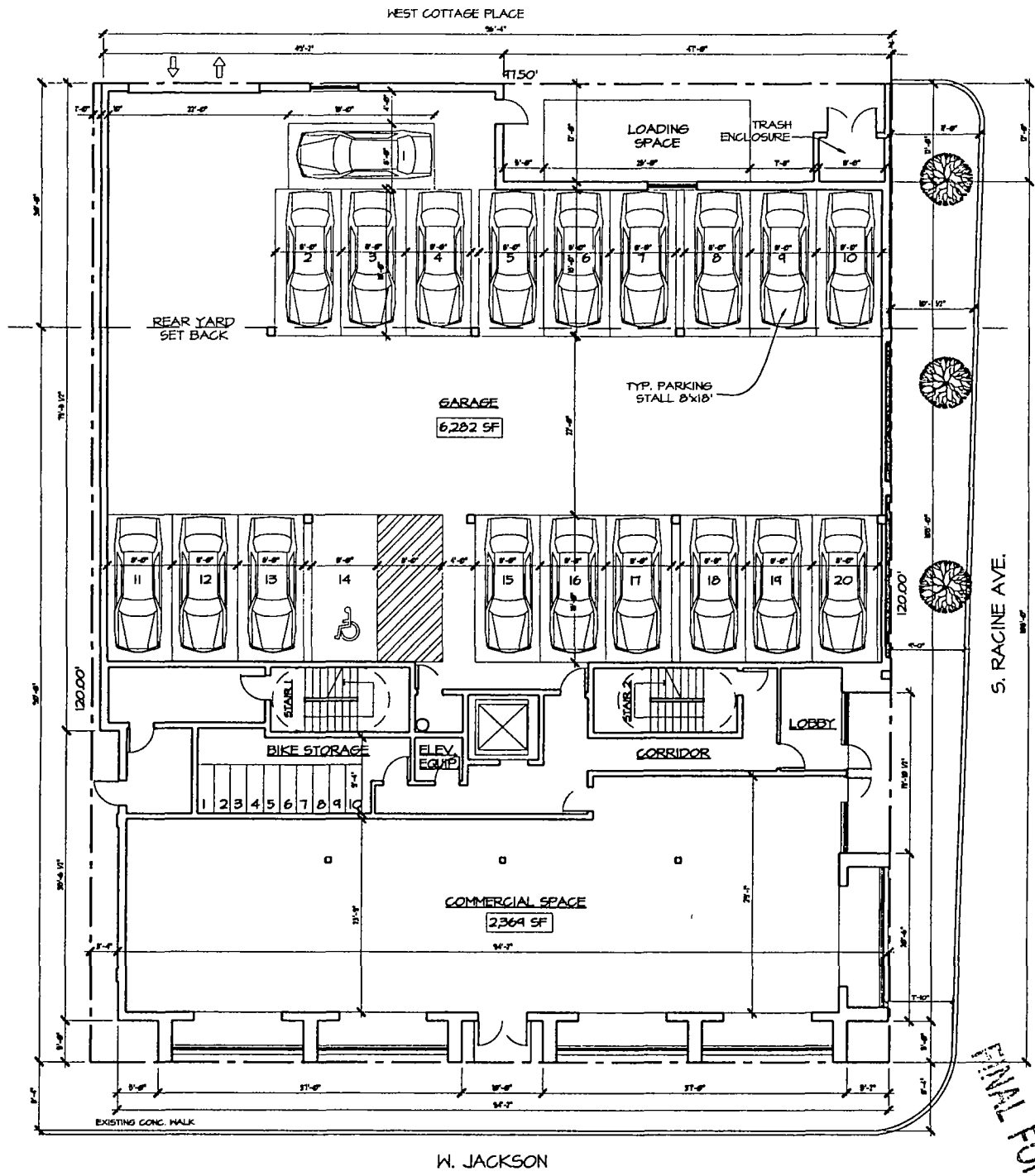
North: West Cottage Place Setback:	None at grade, commercial space and parking garage; 30 feet on residential floors 2-6
East: South Racine Ave. Setback:	0 feet
South: West Jackson Blvd. Setback:	0 feet
West: Property Line Setback:	1 foot

Parking Spaces: Twenty

Bicycle Spaces: Ten

Loading: One

**FINAL FOR PUBLICATION**



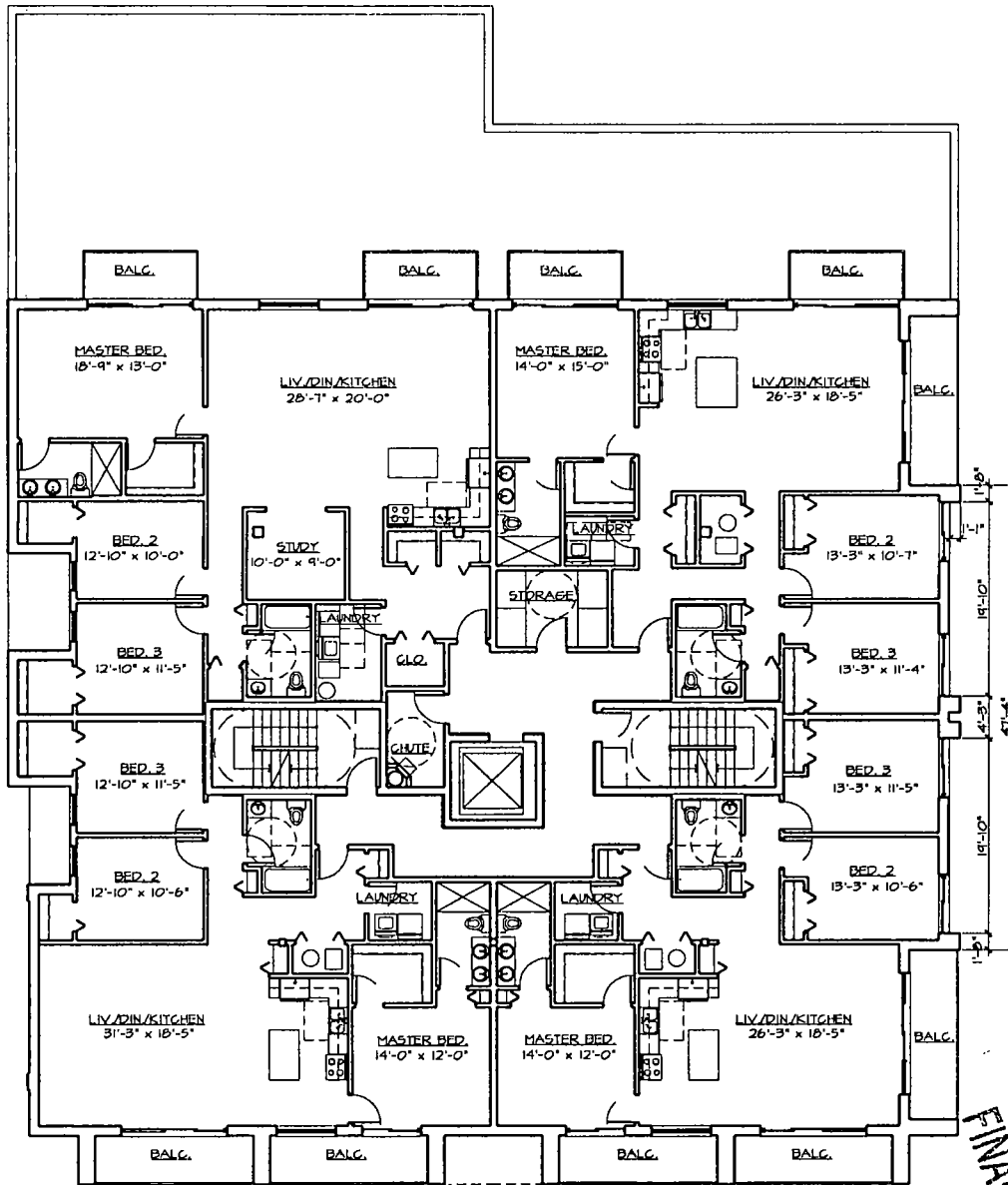
W. JACKSON

SITE PLAN #  
1ST FLOOR PLAN



<p>PROPOSED 20 UNIT BUILDING 228 S. RACINE AVE. CHICAGO, ILLINOIS</p>	 <p><b>BARANYK ASSOCIATES, LTD.</b> ARCHITECTS • ENGINEERS • PLANNERS 710 HIGGINS RD., PARK RIDGE, IL, 60068 PHONE 847/282-4187 FAX 847/282-8517</p>	<p>1</p>
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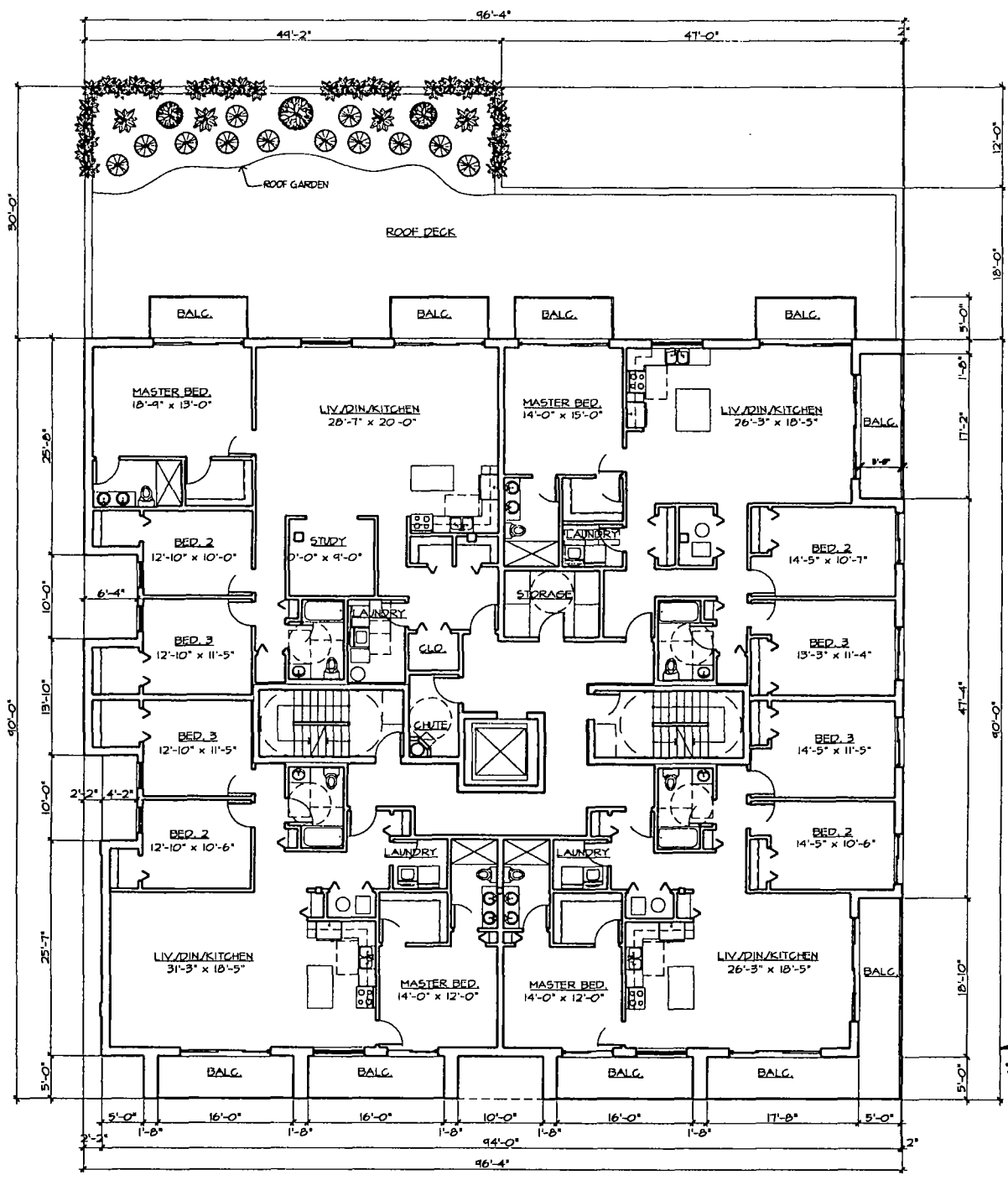
FOR EXTERIOR BUILDING DIMENSIONS SEE 5TH FLOOR PLAN

3RD FLOOR (2ND & 4TH FLOORS SIMILAR)  
 SCALE: 1/16"=1'-0"



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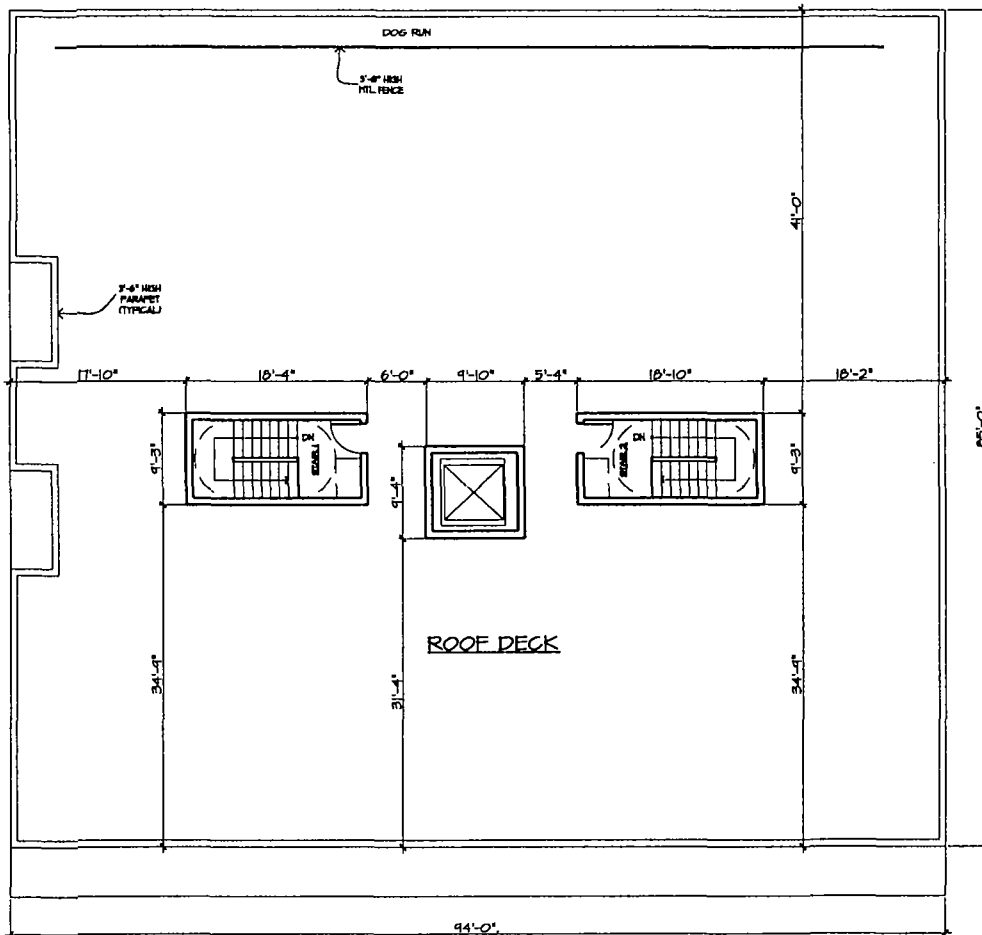
PROPOSED 20 UNIT BUILDING 228 S. RACINE AVE. CHICAGO, ILLINOIS	 <b>BARANYK ASSOCIATES, LTD.</b> ARCHITECTS • ENGINEERS • PLANNERS 710 HIGGINS RD. PARK RIDGE, IL. 60068 PHONE 470-9141 FAX 470-9141	<b>2</b>
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5TH FLOOR (6TH FLOOR SIMILAR)   
 SCALE: 1/16"=1'-0"

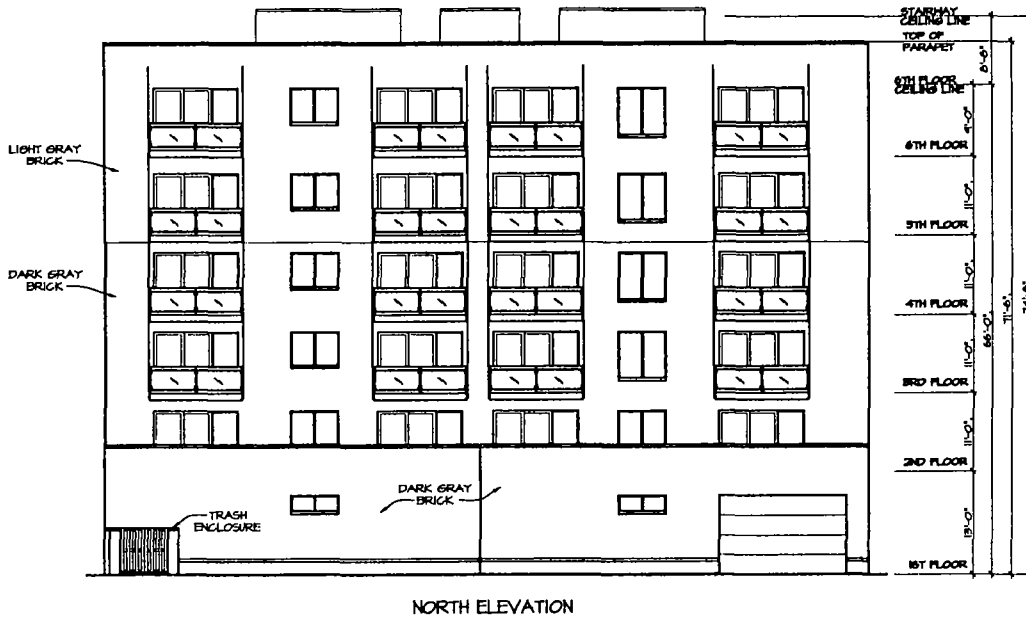
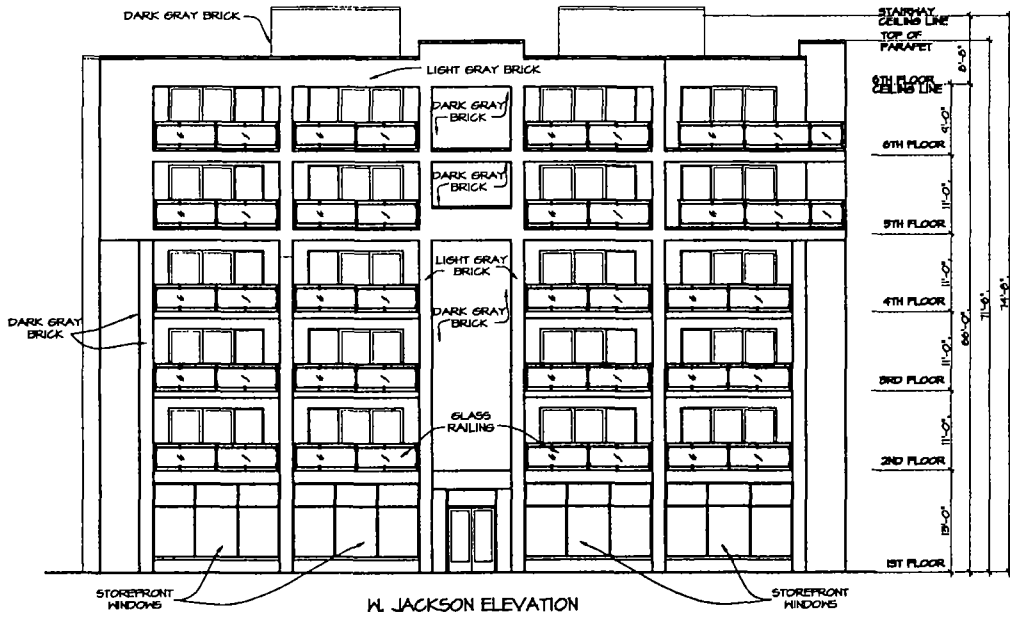
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ROOF PLAN  
SCALE 1/8"=1'-0"

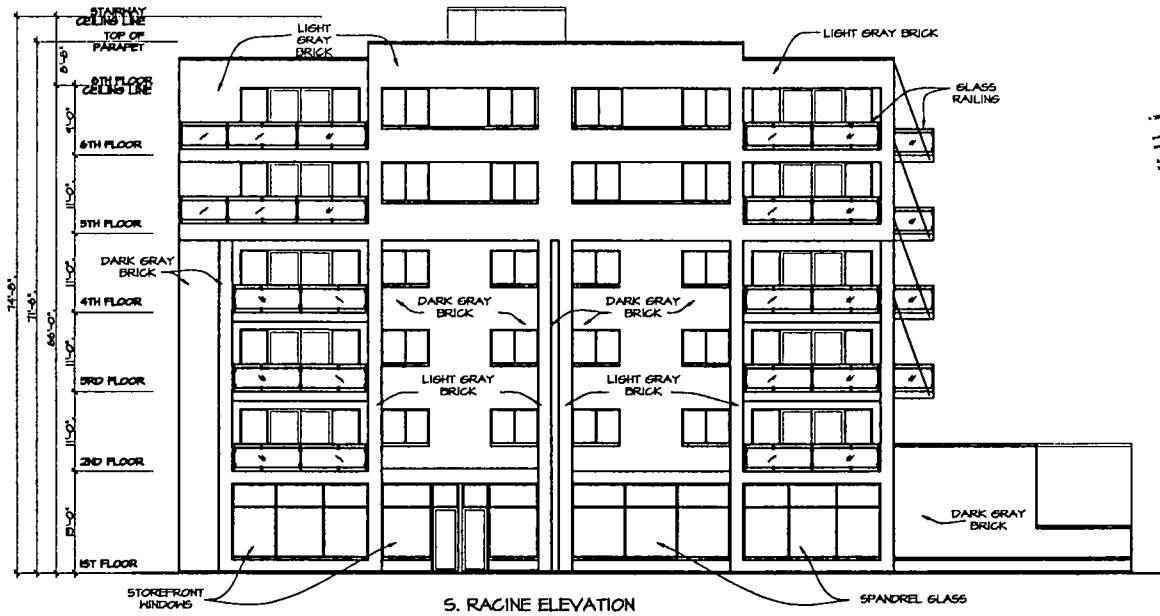
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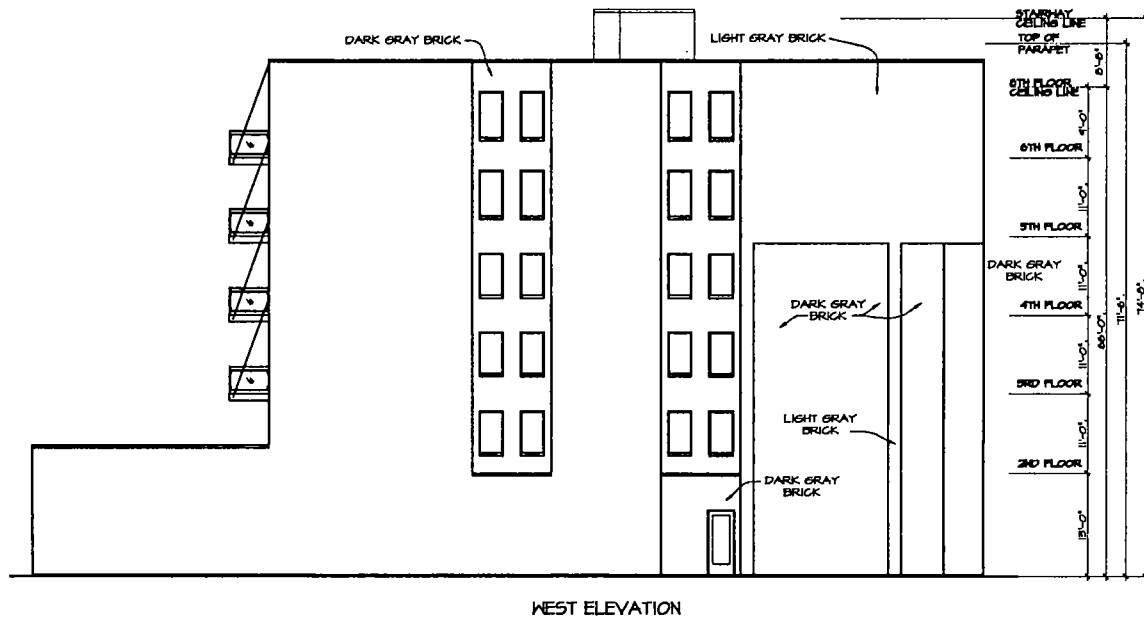
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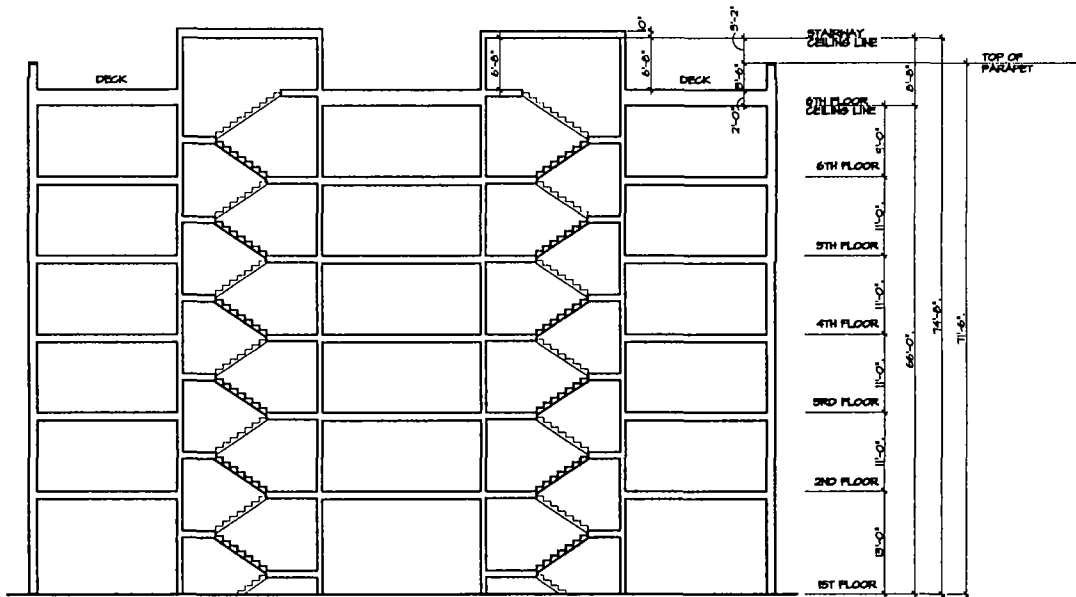




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BUILDING SECTION

FINAL FOR PUBLICATION