



City of Chicago



O2022-3372

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/26/2022

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 6-F at 2332-2344 S
Princeton Ave, 301-309 W 23rd Pl - App No. 21181T1

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, Chicago Zoning Ordinance, is amended by changing all the B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 6-F in the area bounded by:

West 23rd Place;

South Princeton Avenue;

The alley next south of and parallel with West 23rd Place; and

A line 100.36 feet west of and parallel to the west right-of-way line of South Princeton Avenue;

to those of a B2-5 Neighborhood Mixed-Use District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

**NARRATIVE – ZONING
(TYPE I APPLICATION FOR ZONING MAP AMENDMENT)**

Re: 2332-2344 S. Princeton Ave.; 301-309 W. 23rd Pl.

The Applicant seeks a change in zoning from B2-5 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-5 Neighborhood Mixed-Use District, to allow a new mixed-use building with 32 residential units and approximately 19,500 sf of commercial space.

Maximum Floor Area Ratio (maximum):	4.67
Lot Area (minimum):	12,500 square feet
Minimum Lot Area Per Dwelling Unit:	390 (32 dwelling units)
Dwelling Units (maximum):	32
Off-Street Parking:	34 parking spaces *
Front Setback (north / 23rd Pl.): (Entrance for business units)	3 feet
Side Setback (west):	4 feet
Side Setback (east / Princeton Ave.)	2 feet, 10 inches
Rear Setback (south / public alley) Building (including residential units):	8 feet, 5 inches
Building Height (per § 17-17-0311, and not including permitted rooftop features):	76 feet

*Applicant will meet the new EJSL Section 17-3-0308.B specific criteria for Transit-Served Locations, 1 through 5.

A separate application will be made for any required administrative adjustments, variations, or special uses.

125'-1"

113'-9"

8'-5"

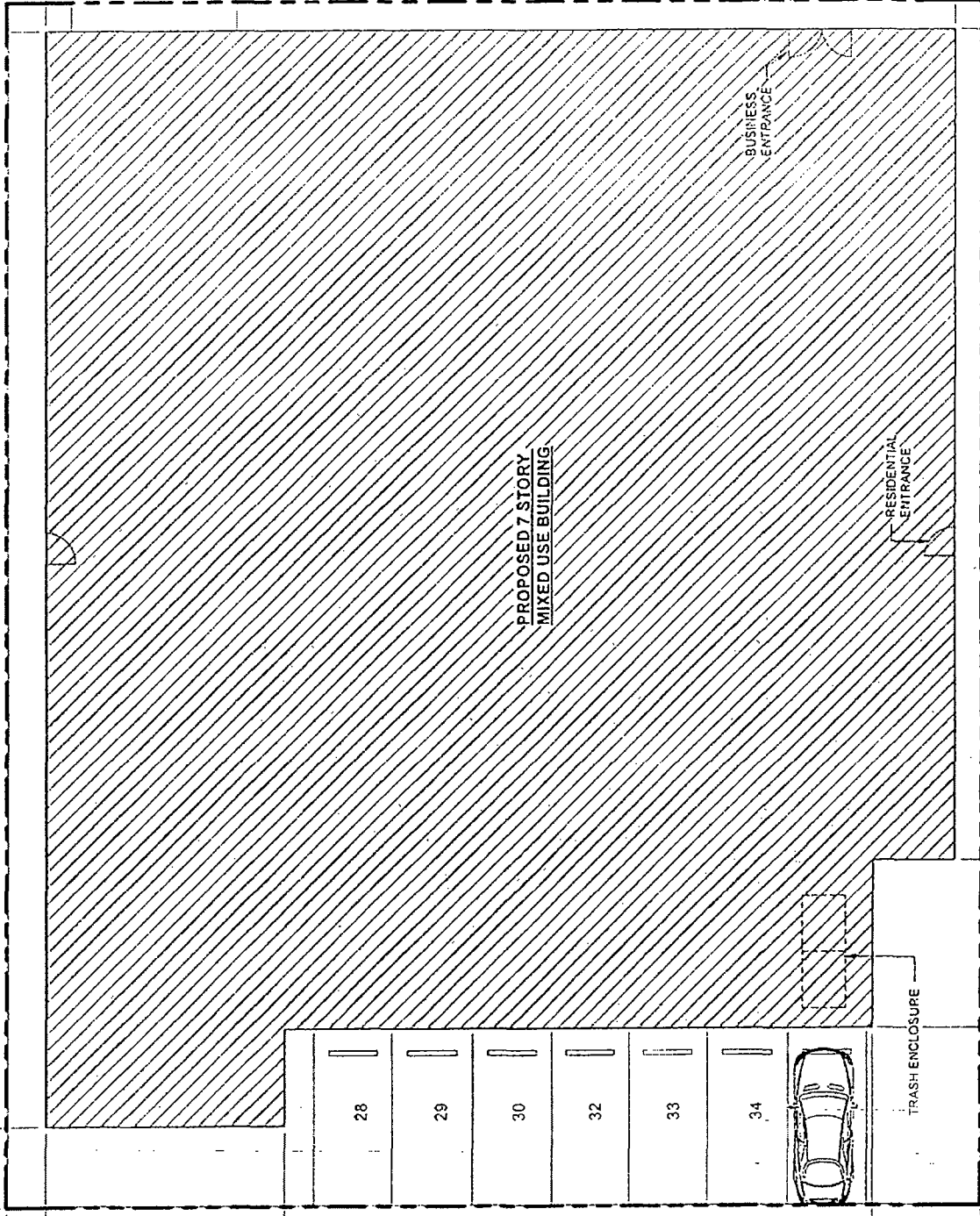
4'-0"

24'-5 1/2"

60'-2"

11'-4 1/2"

160'-0" ALLEY



23RD PLACE
TRAFFIC FLOW

NEW TREE

EXIST. PUBLIC PARKWAY

BUSINESS ENTRANCE

RESIDENTIAL ENTRANCE

PROPOSED 7 STORY
MIXED USE BUILDING

TRASH ENCLOSURE

EXISTING PUBLIC SIDEWALK

NEW TREES IN 4'X10'
TREE PITS WITH IRON
GRATES ALONG THIS SIDE
(TYPICAL)

CAST COP.
TRUNCATED
CONCRETE
WALKING SURFACE
AT CURB CUT

PRINCETON AVE
TRAFFIC FLOW

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

7

6

5

4

3

2

1

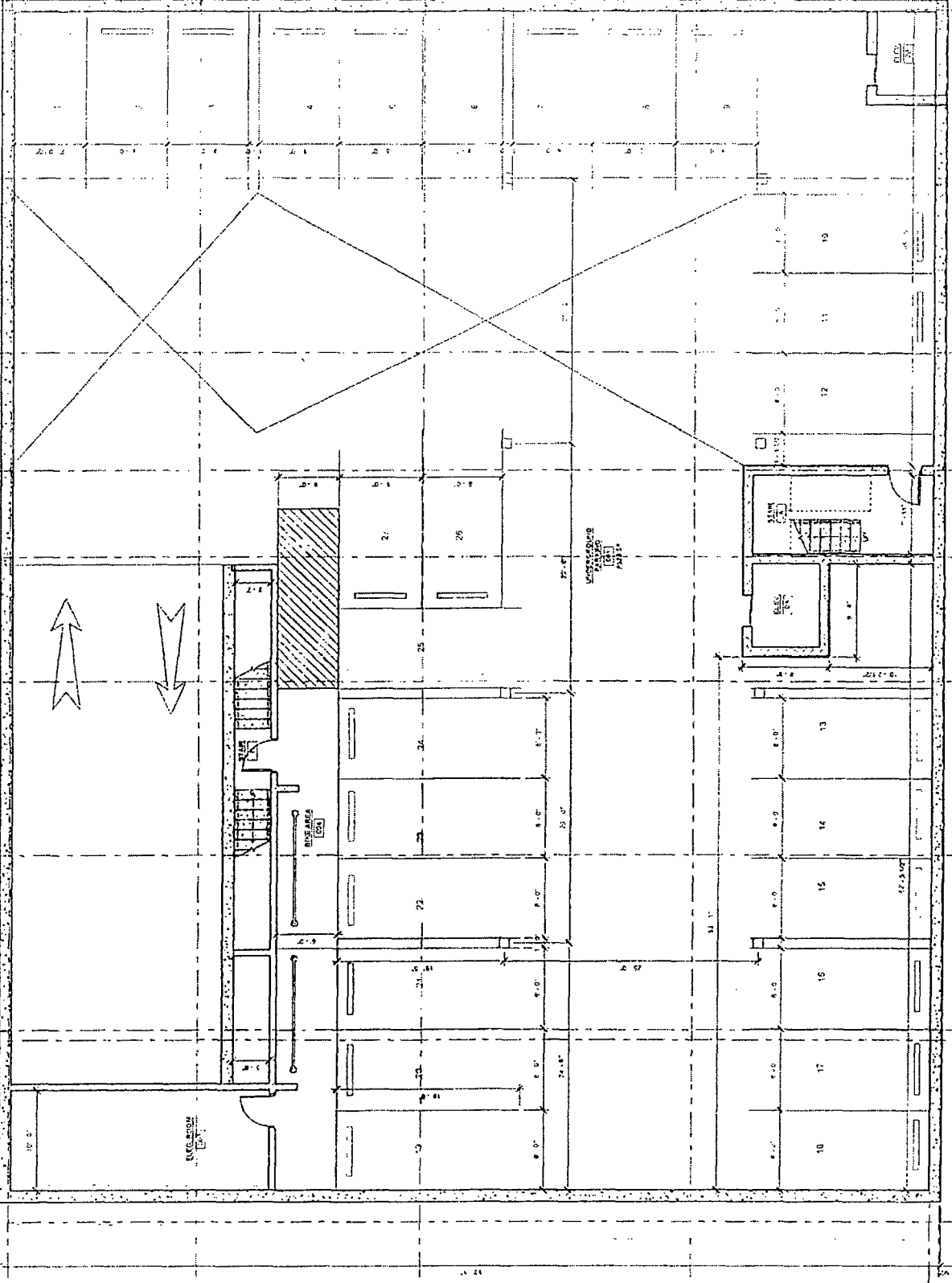
4
3

E

D

C

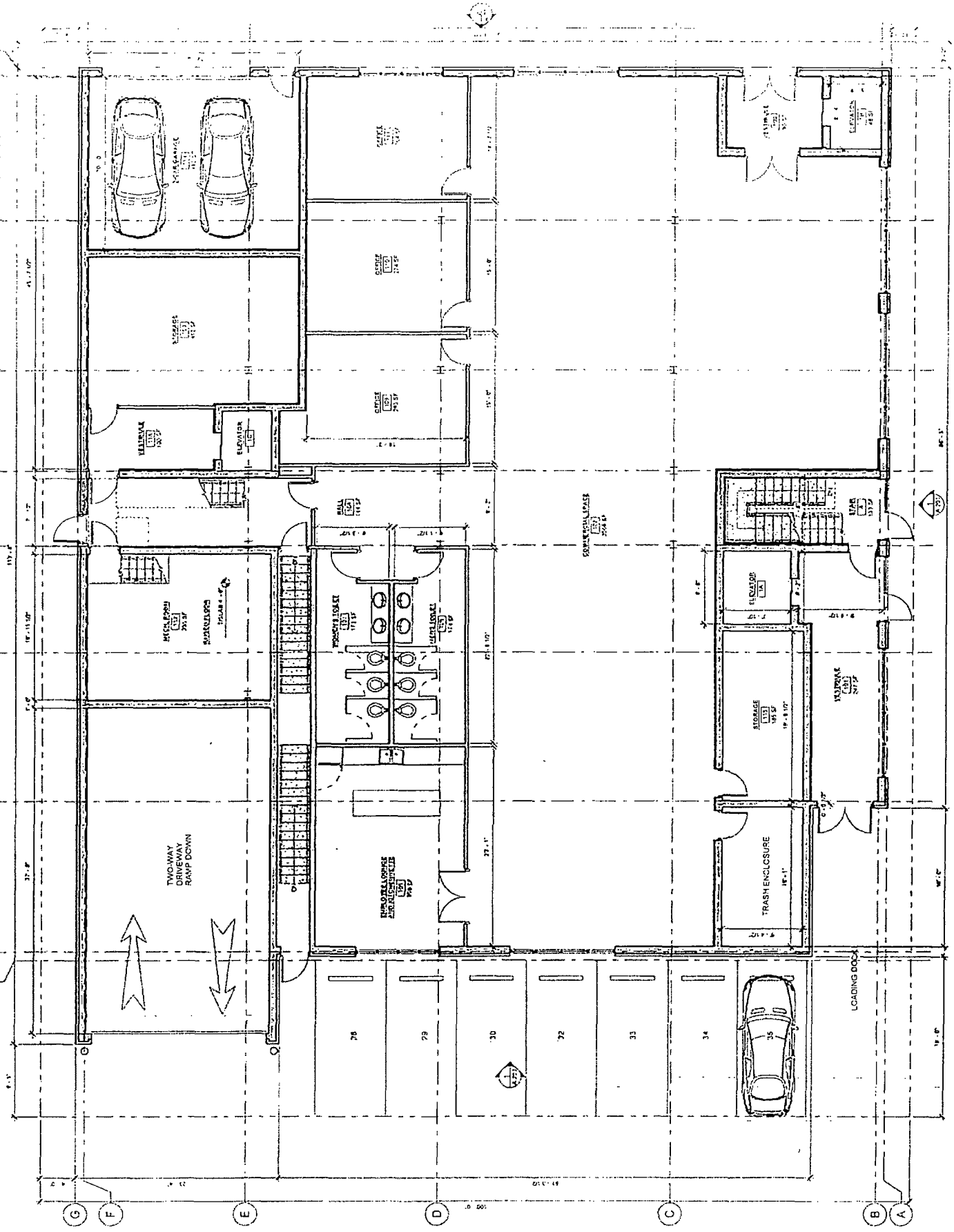
B
A



UNDESIGNED
PLAN
PART 1

1. BASEMENT LEVEL - UNDERGROUND PARKING





1 LEVEL 1 FLOOR PLAN - RETAIL
SHEET #117-1-F

8 FINAL FOR PUBLICATION

7

6

5

4

3

2

1

G

F

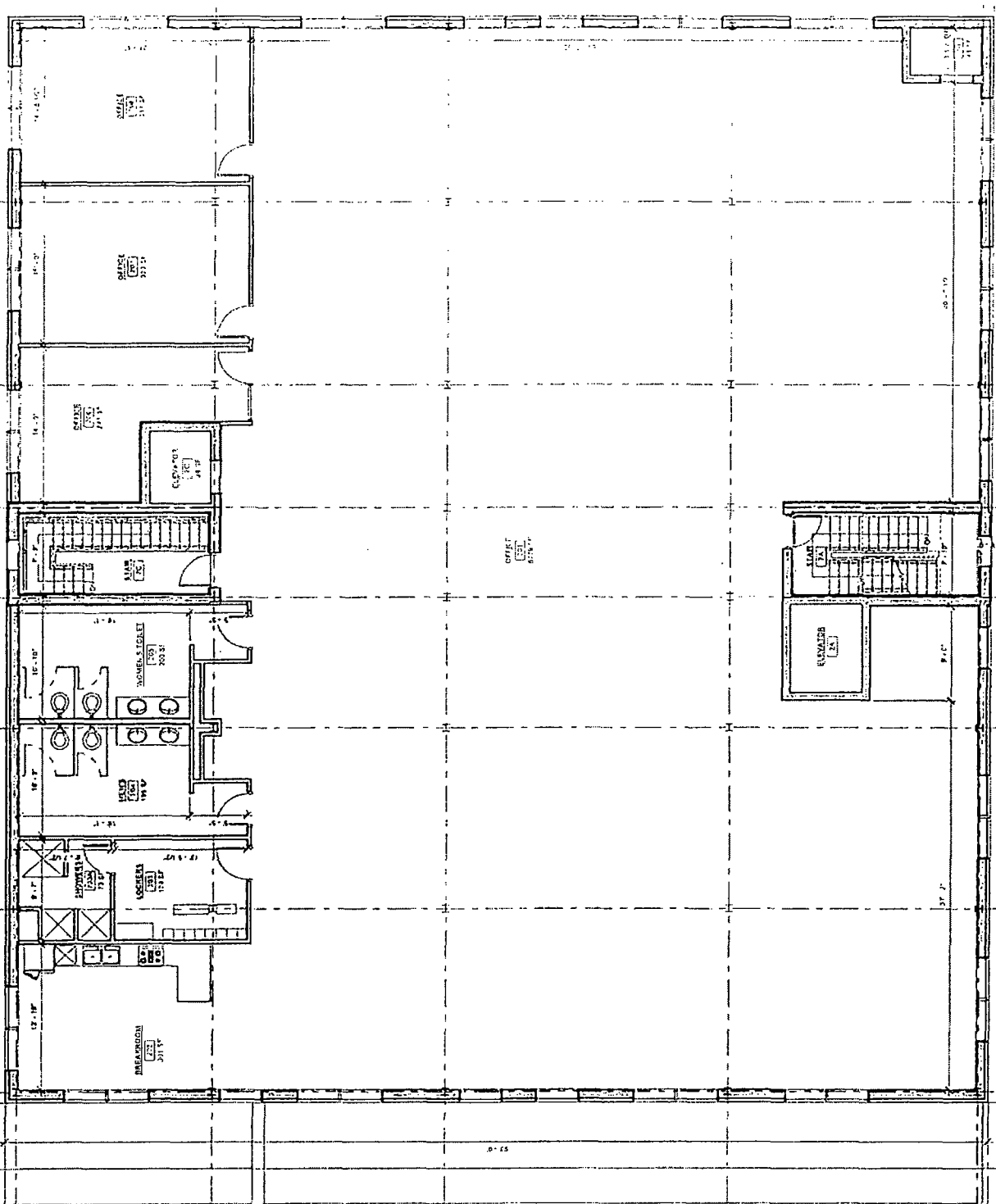
E

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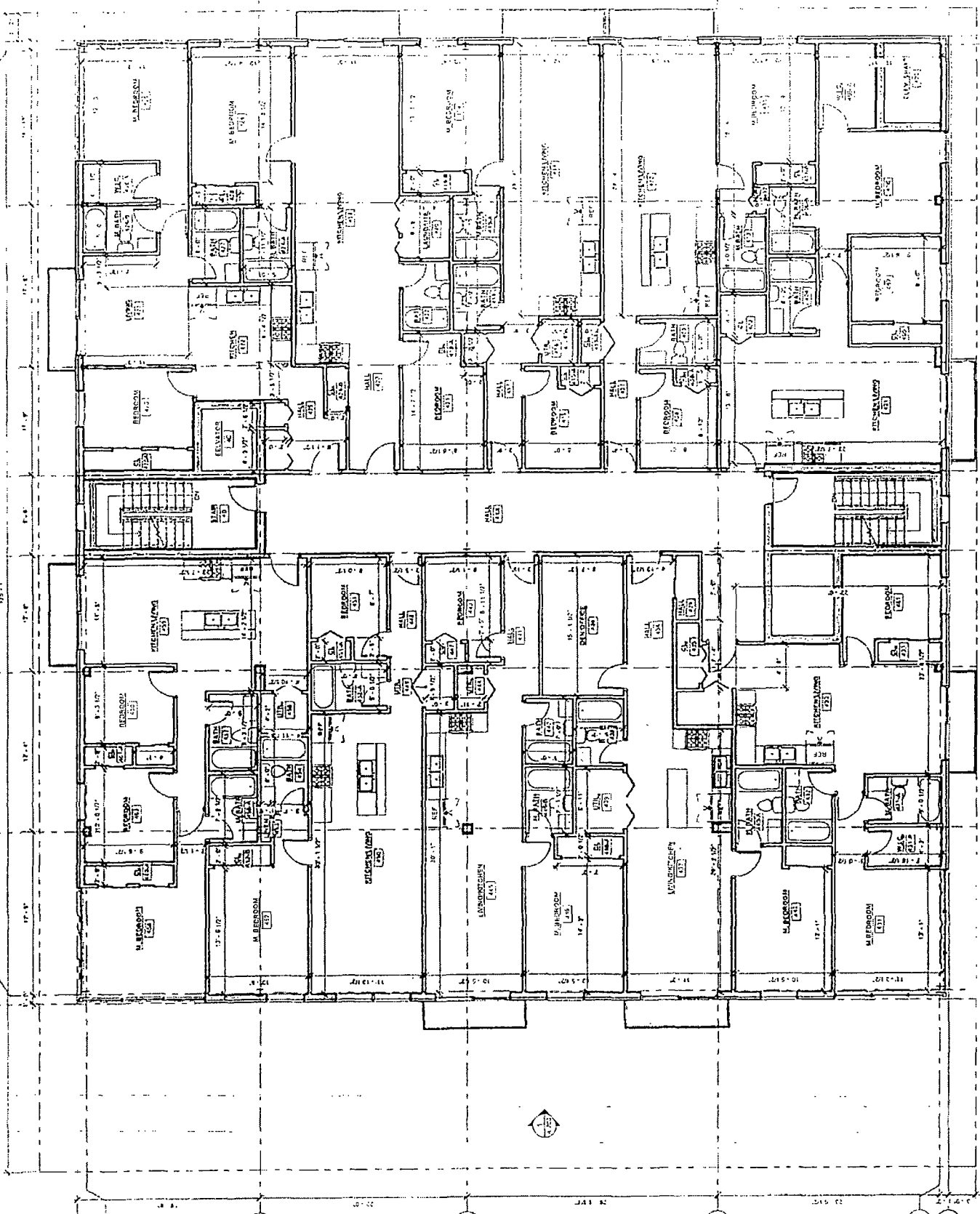
A



1 PROPOSED 2ND-3RD FLOOR PLANS - OFFICE
SCALE 3/8"=1'-0"

1 2 3 4 5 6 7 8

G F E D C B A



1 4TH LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

8

7

6

5

4

3

2

C

F

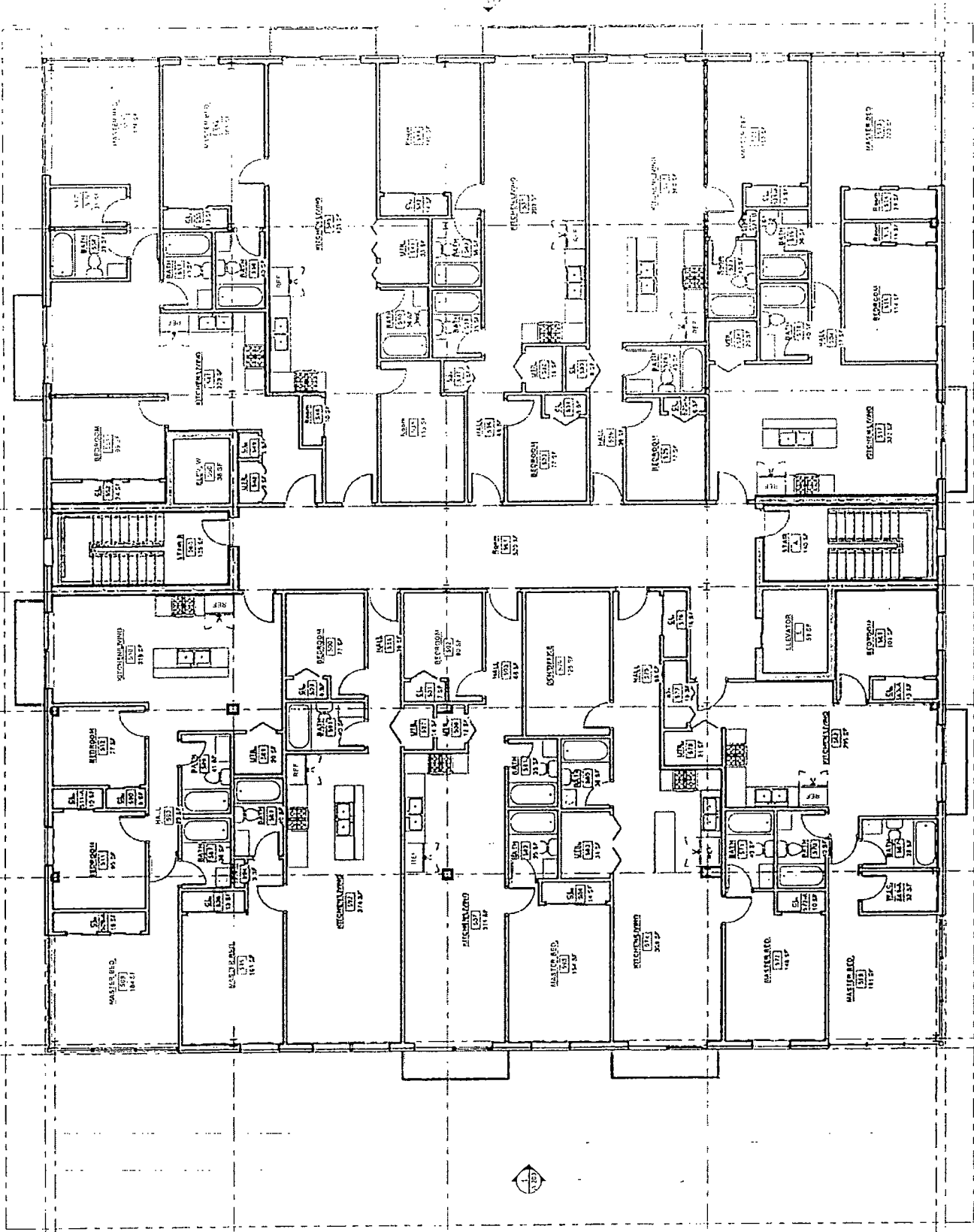
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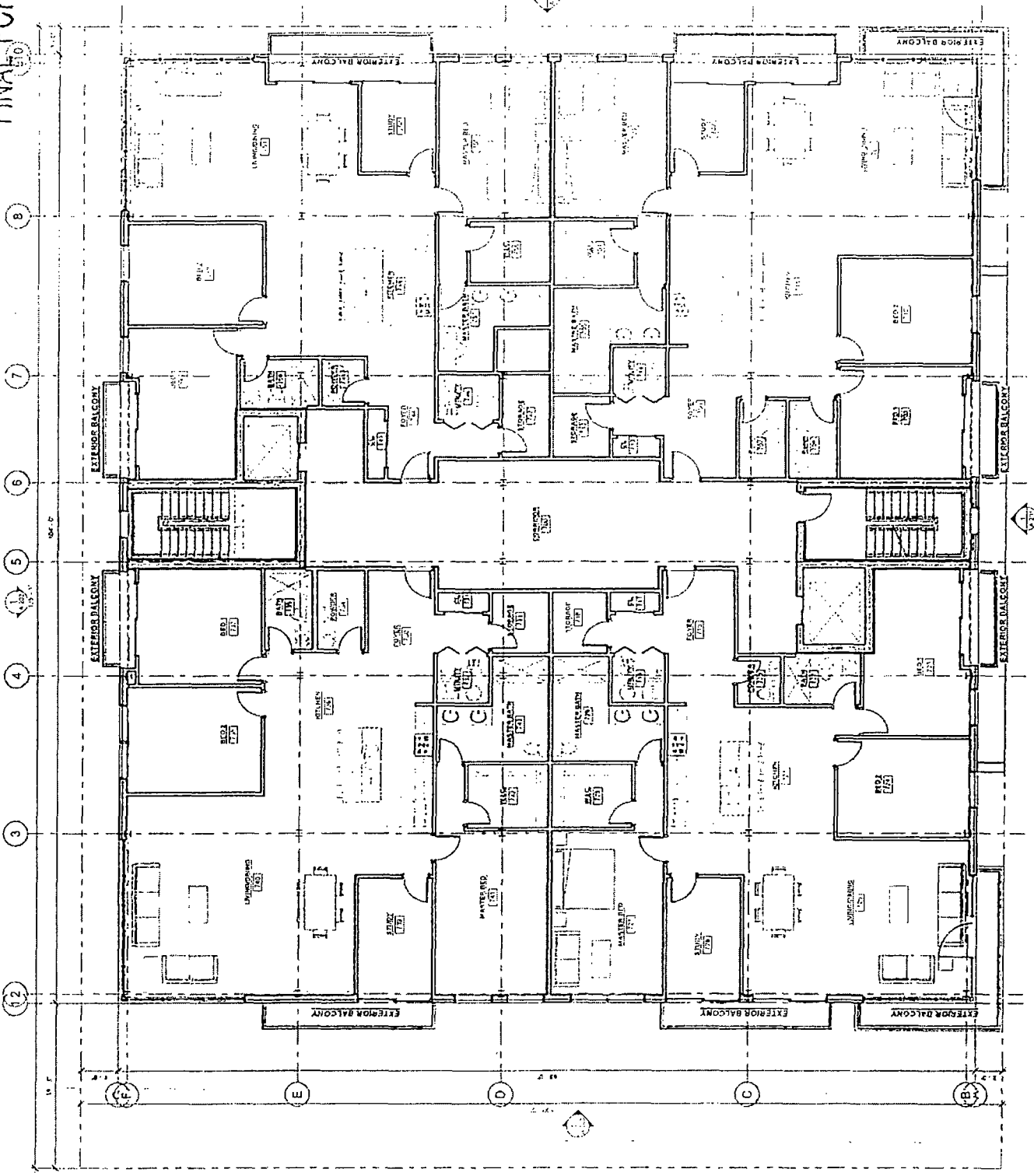
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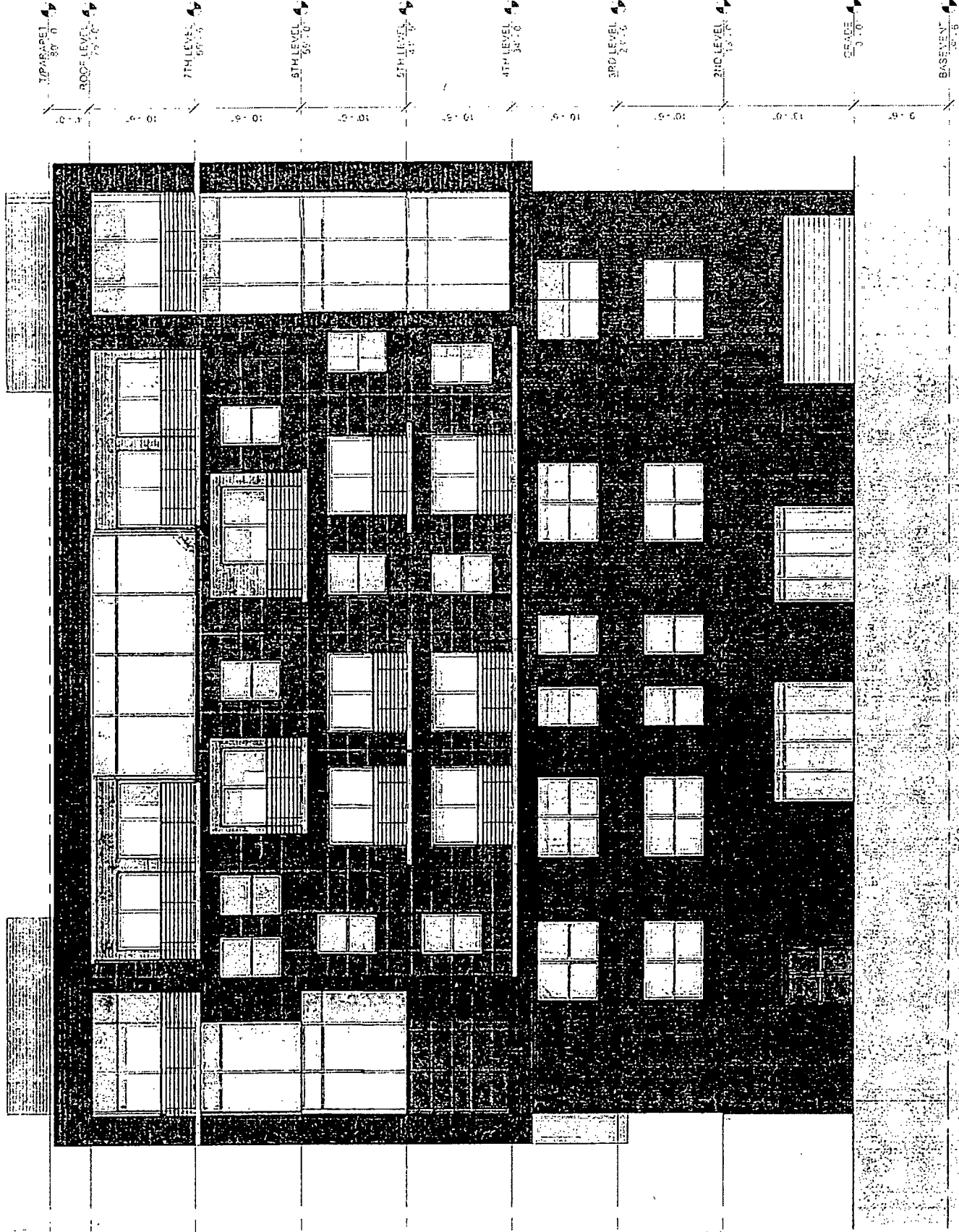


1 5TH LEVEL
20'-0" x 20'-0"



7TH LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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TOP LEVEL
80'-0"

ROOF LEVEL
76'-0"

7TH LEVEL
66'-0"

8TH LEVEL
59'-0"

9TH LEVEL
52'-0"

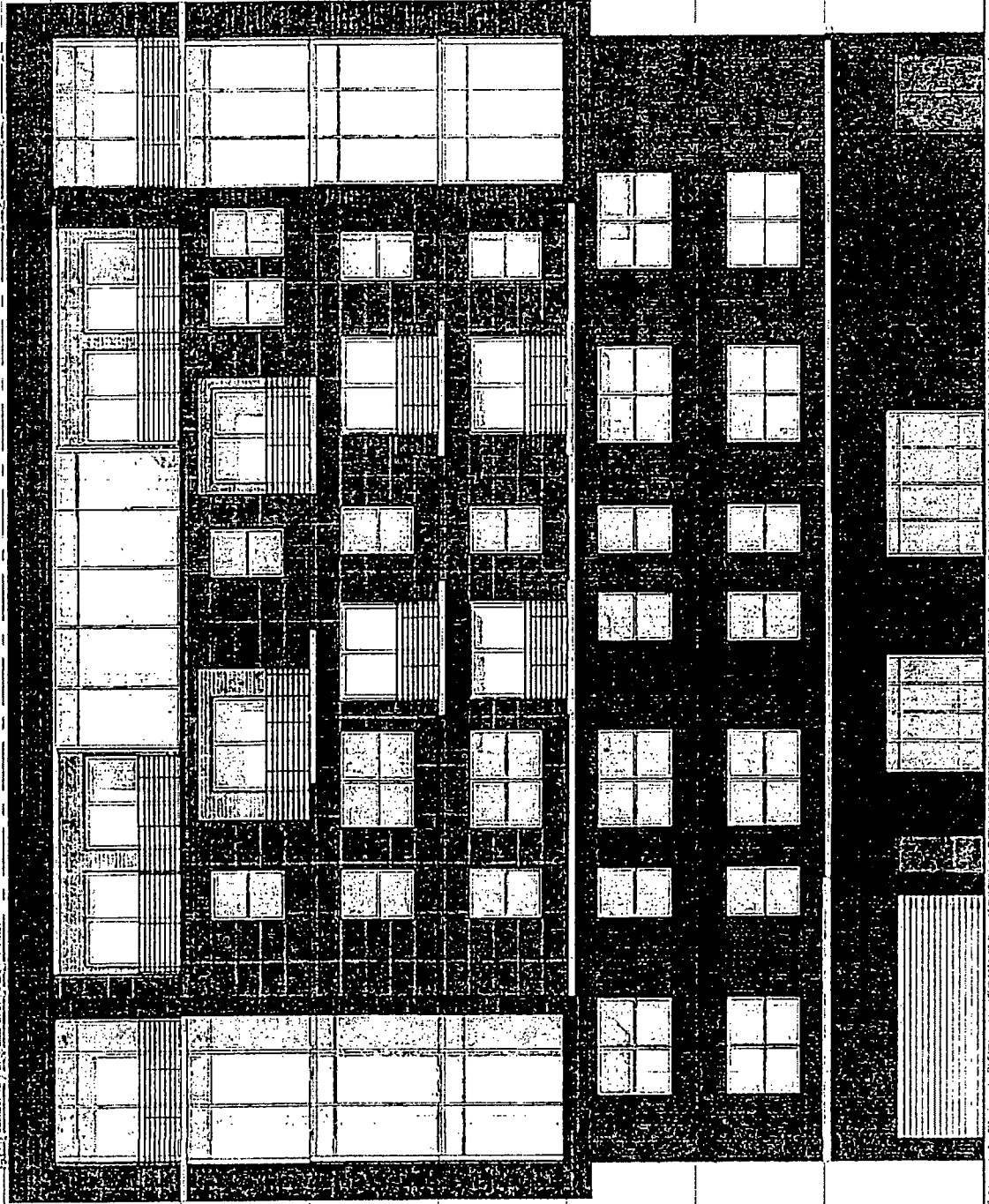
10TH LEVEL
45'-0"

11TH LEVEL
38'-0"

12TH LEVEL
31'-0"

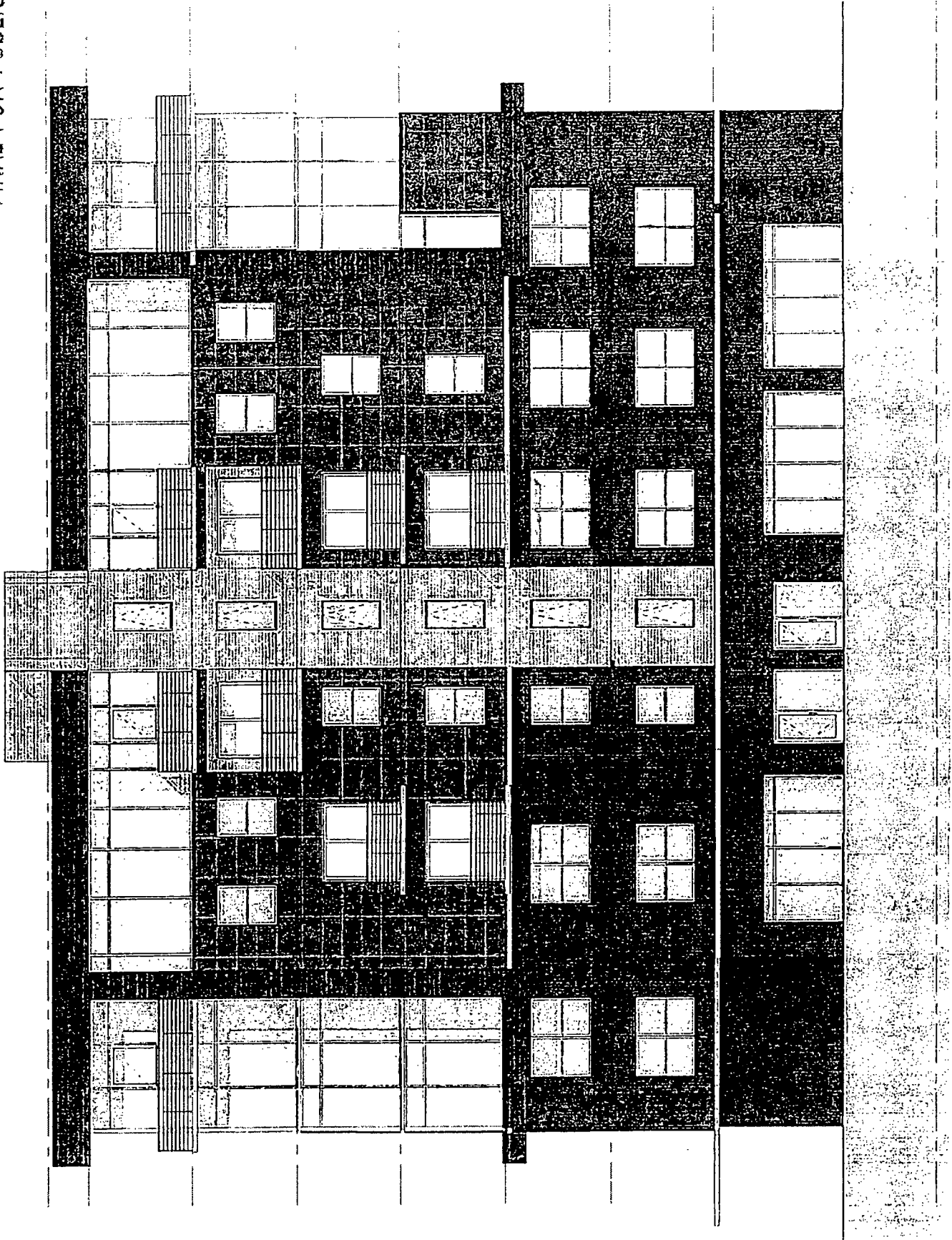
GRADE
0'-0"

BASEMENT
-8'-0"



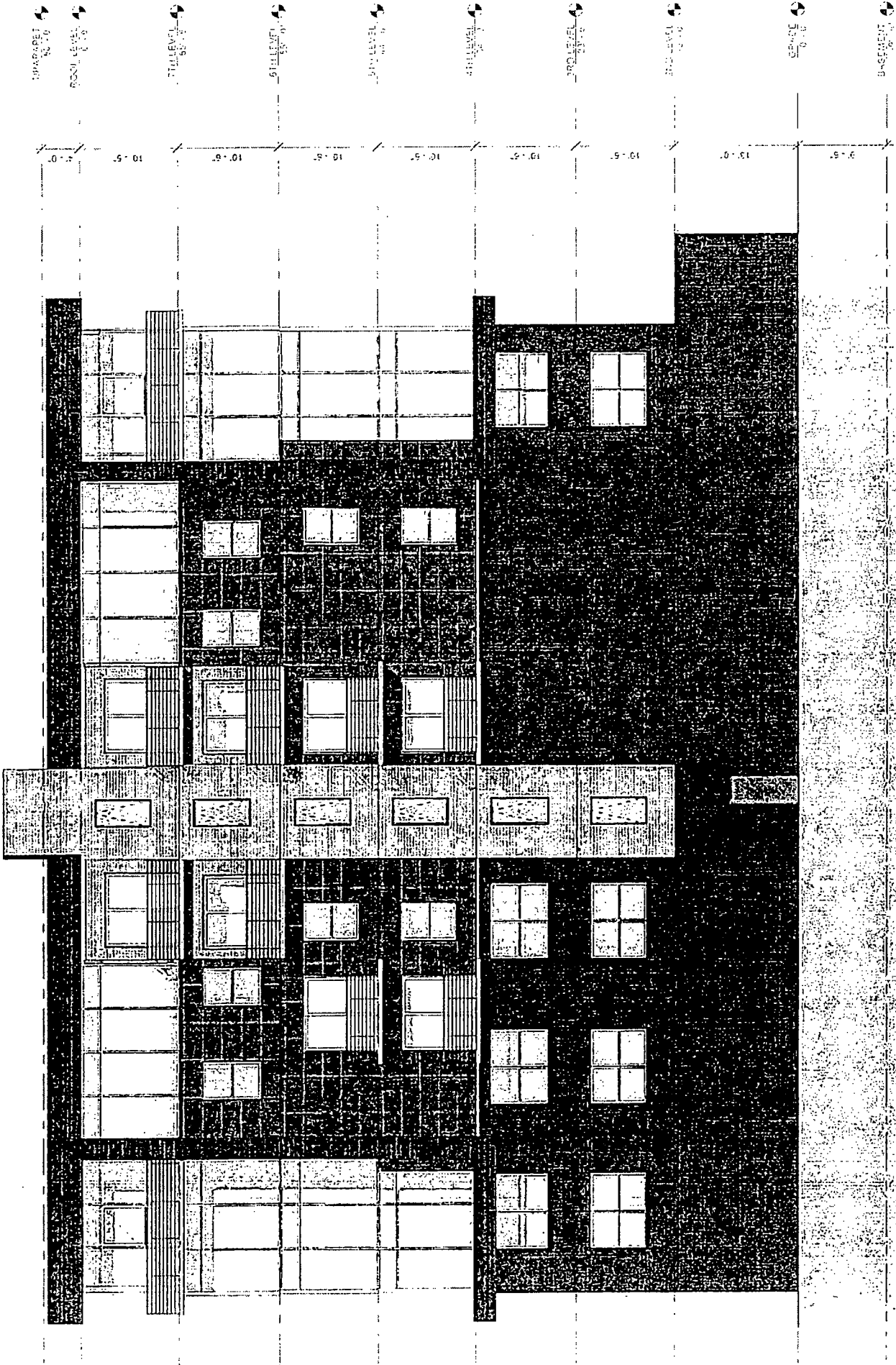
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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1 EAST ELEVATION

1/8" = 1'-0"



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