



# 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

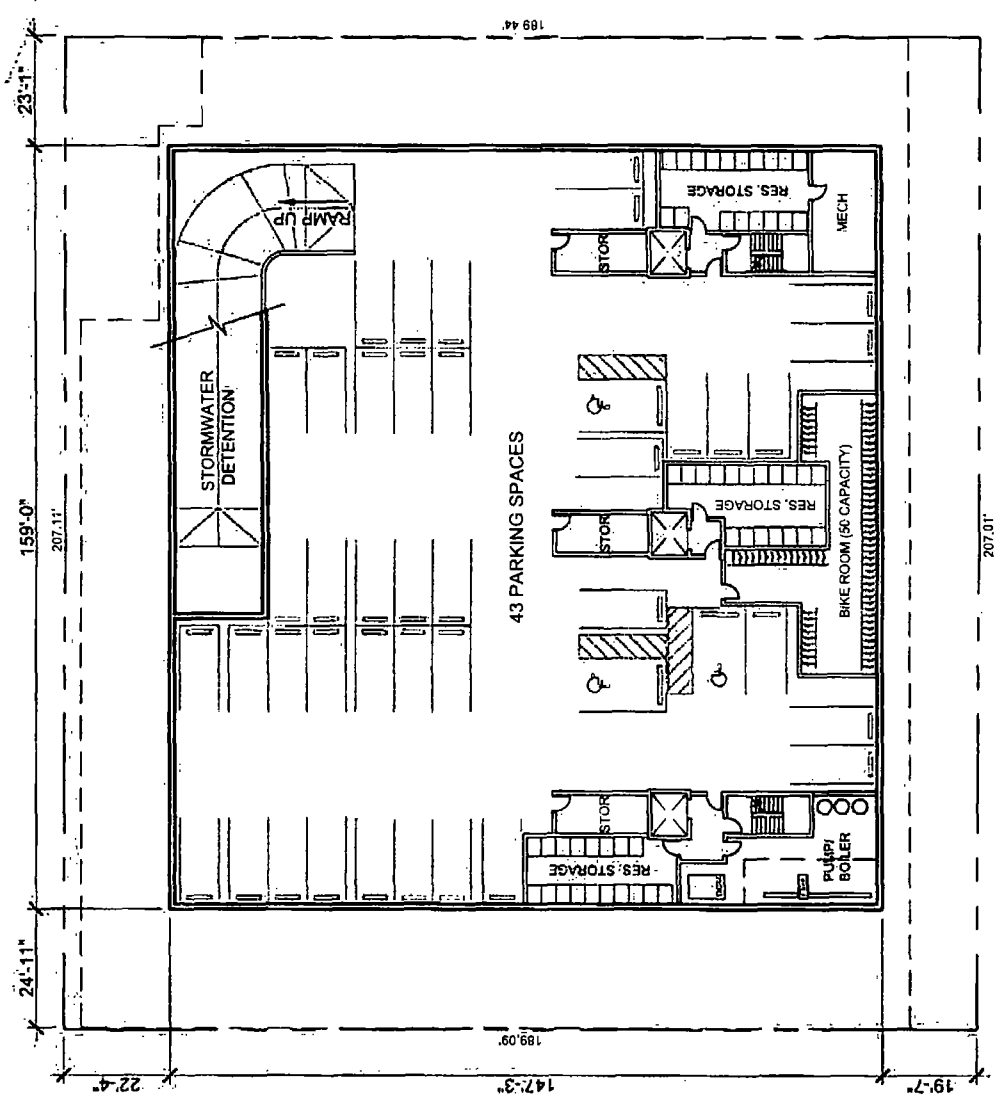
**ZONING MAP AMENDMENT  
TYPE I – SUBSTITUTE NARRATIVE AND PLANS  
1026-44 West Jackson Boulevard  
TYPE I REGULATIONS  
FROM DS-3 TO DR-5**

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.

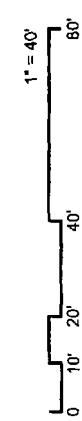
Lot Area:	39,123 square feet
FAR:	5.00
Floor Area:	195,615 square feet
Residential Dwelling Units:	54
MLA:	724.50 square feet
Height:	129 feet, 11 inches
Automobile Parking:	108
Bicycle Parking:	50
Loading Berth:	1 loading berth
Setbacks:	
Jackson Street (Front):	2 feet, 6 inches
North (Rear):	0.0 feet / 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.

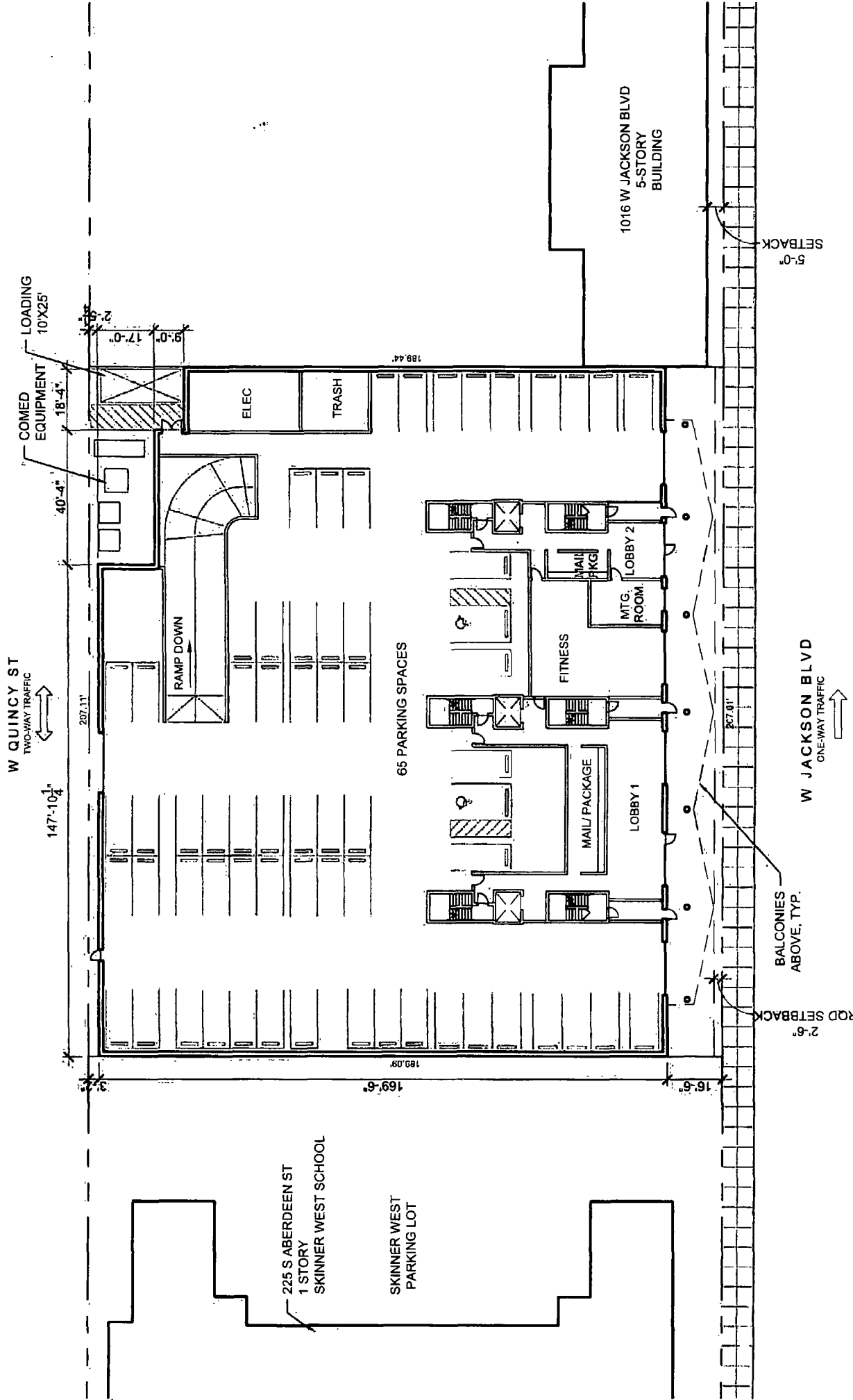
Final for Publication



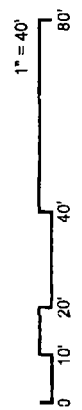
BASEMENT PLAN



**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

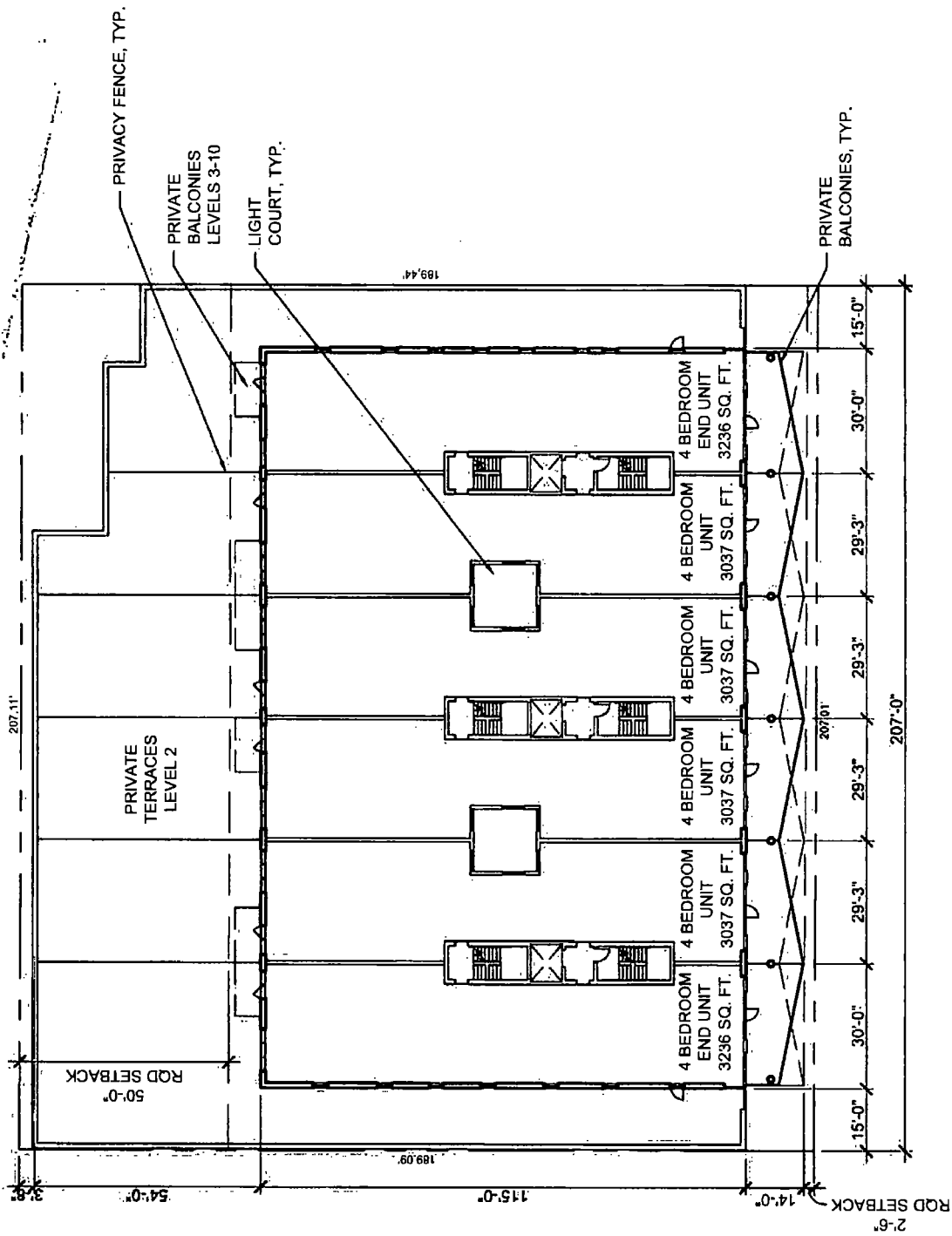


GROUND FLOOR PLAN

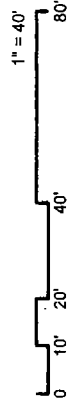


**LOCATION:** 1026-42 W. JACKSON BLVD  
**DESCRIPTION:** NEW 11-STORY+BASEMENT 54-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-B CONSTRUCTION  
**DATE:** JUNE 1 2022

Final for Publication

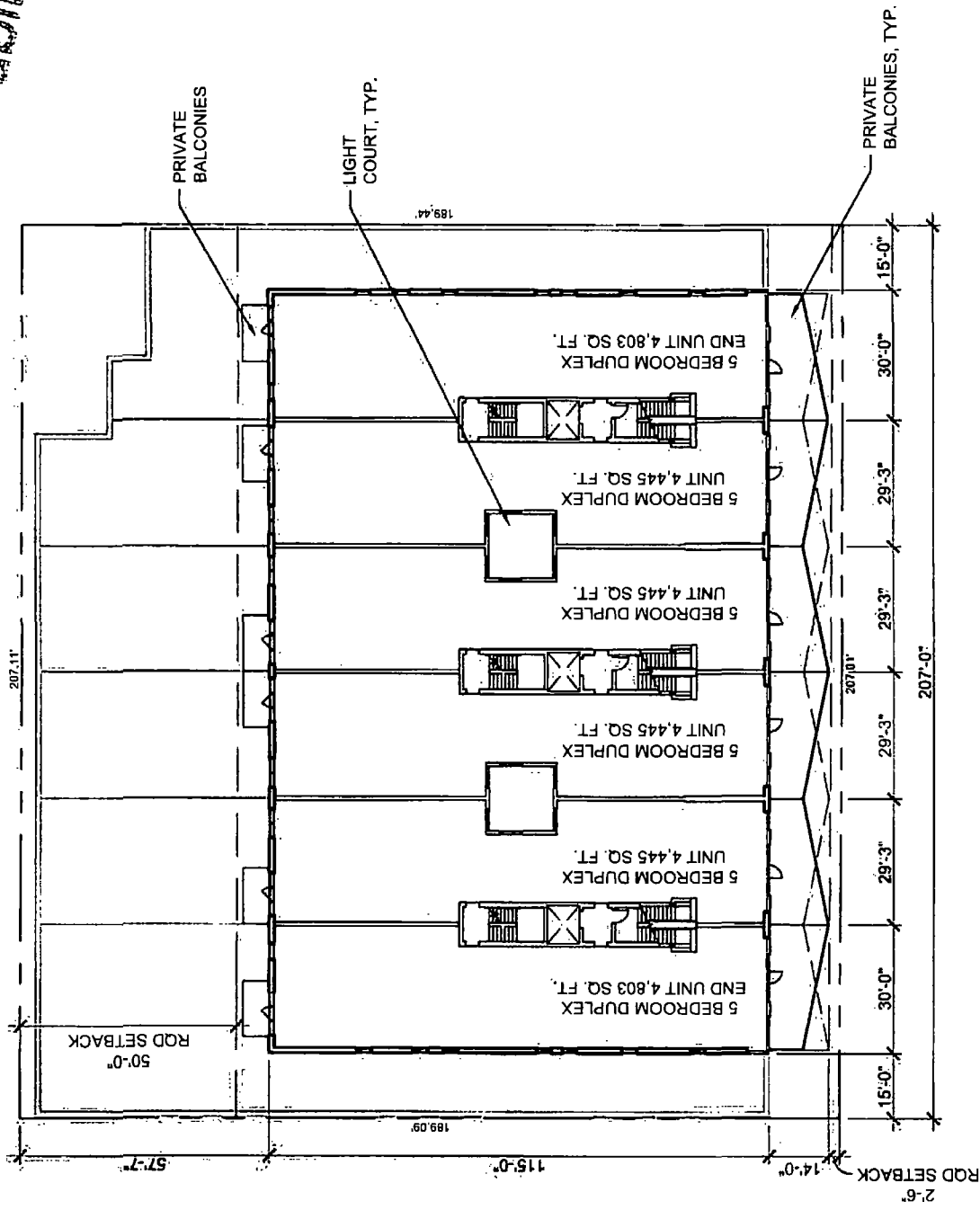


2ND-9TH FLOOR PLAN

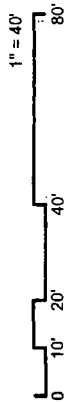


LOCATION: 1028-42 W. JACKSON BLVD  
 DESCRIPTION: NEW 11-STORY+BASEMENT 54-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-B CONSTRUCTION  
 DATE: JUNE 1 2022

Final for Publication

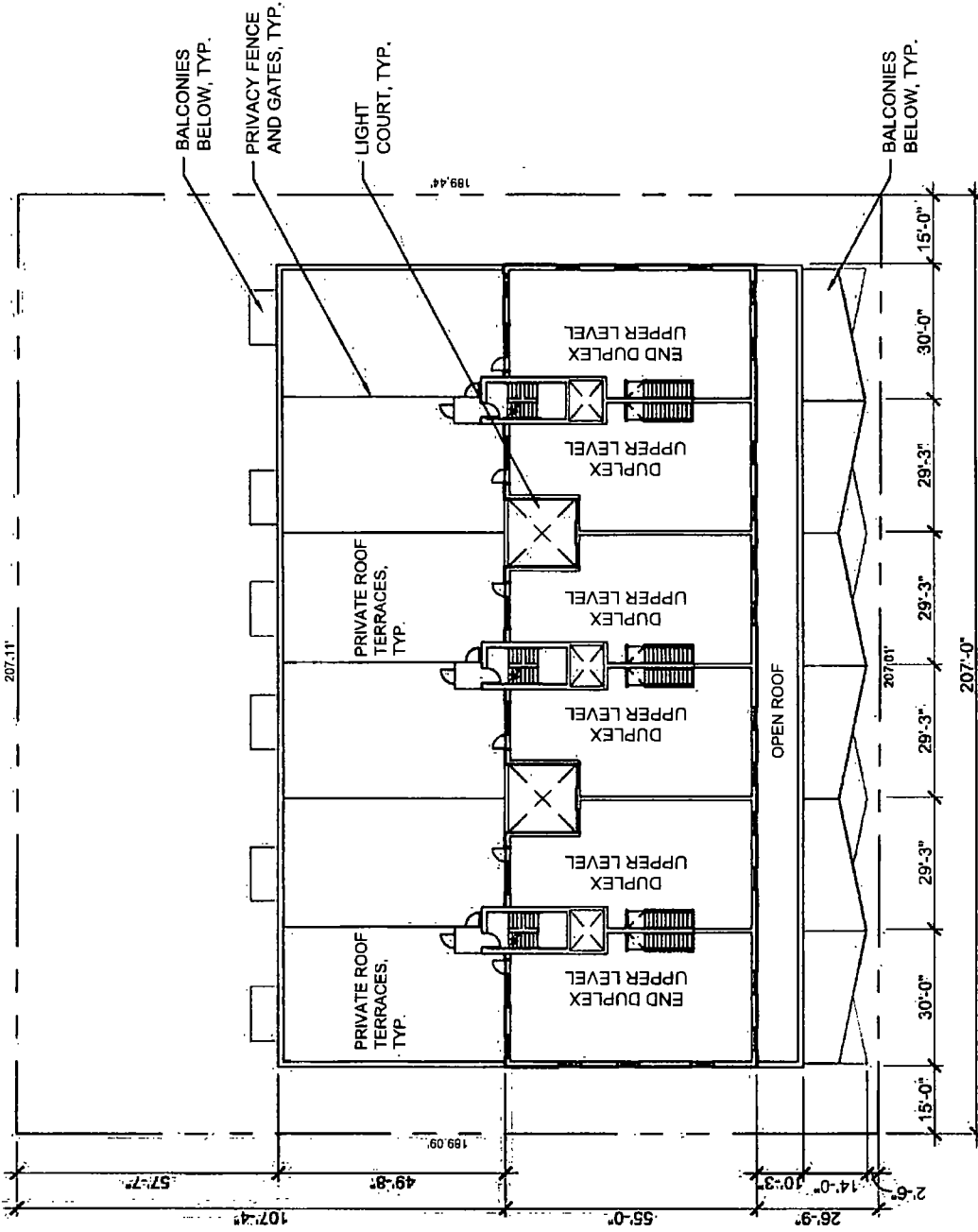


10TH FLOOR PLAN

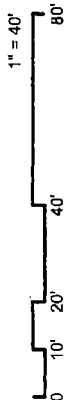


**LOCATION:** 1026-42 W. JACKSON BLVD  
**DESCRIPTION:** NEW 11-STORY+BASEMENT 54-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-B CONSTRUCTION  
**DATE:** JUNE 1 2022

Final for publication



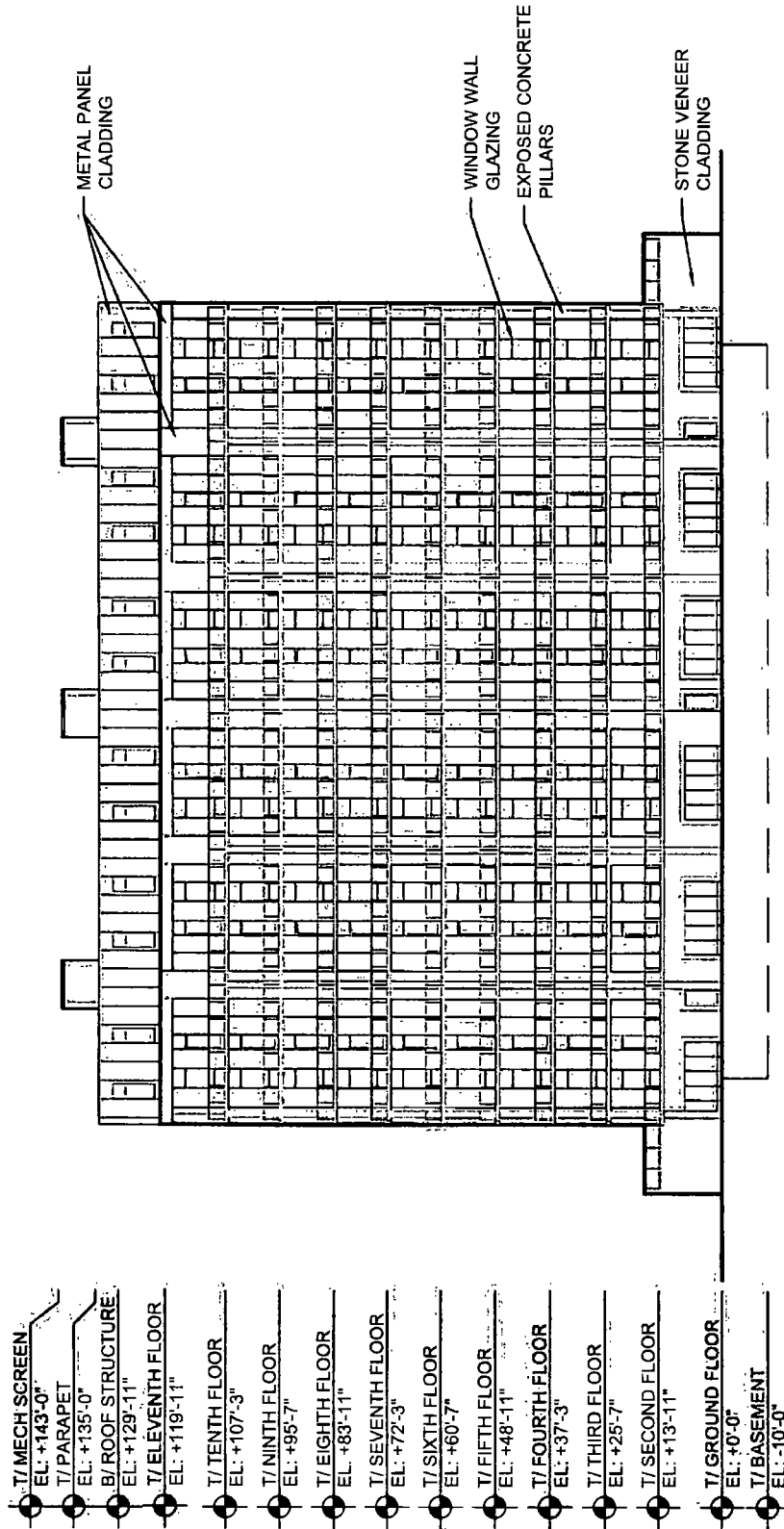
11TH FLOOR PLAN



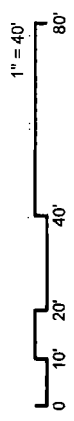
LOCATION: 1026-42 W. JACKSON BLVD  
 DESCRIPTION: NEW 11-STORY+BASEMENT 54-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-B CONSTRUCTION  
 DATE: JUNE 1 2022



Final for Publication

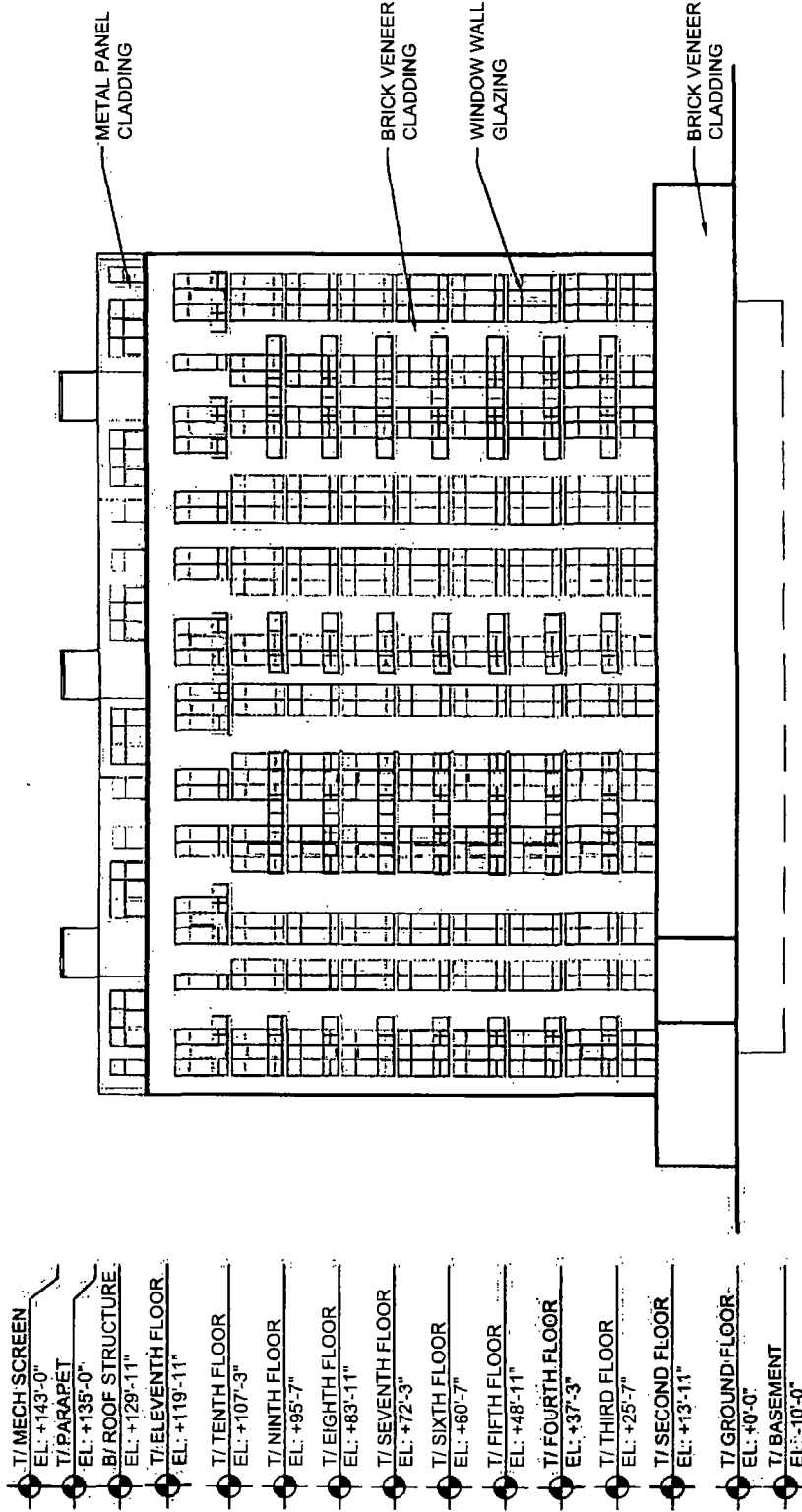


SOUTH ELEVATION



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

Final for Publication

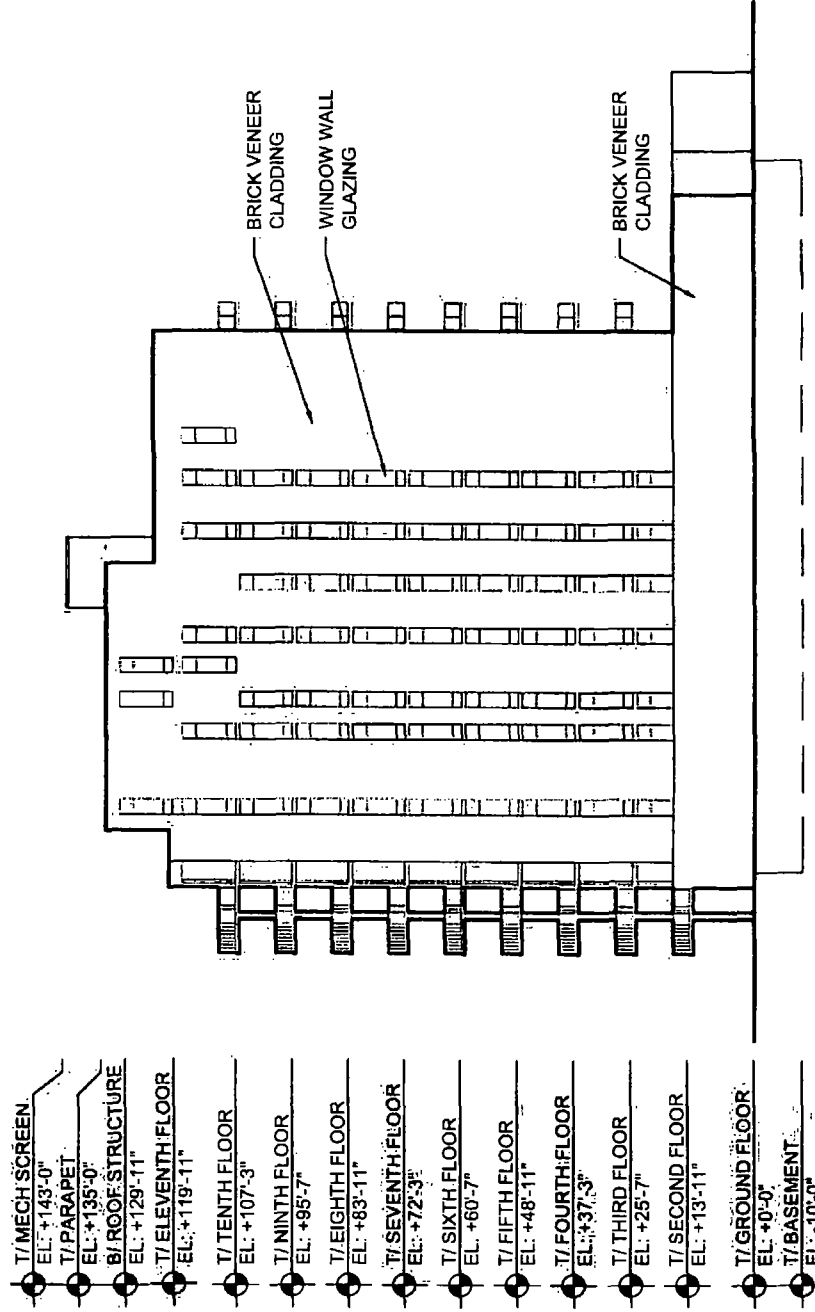


NORTH ELEVATION



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

Final for Publication



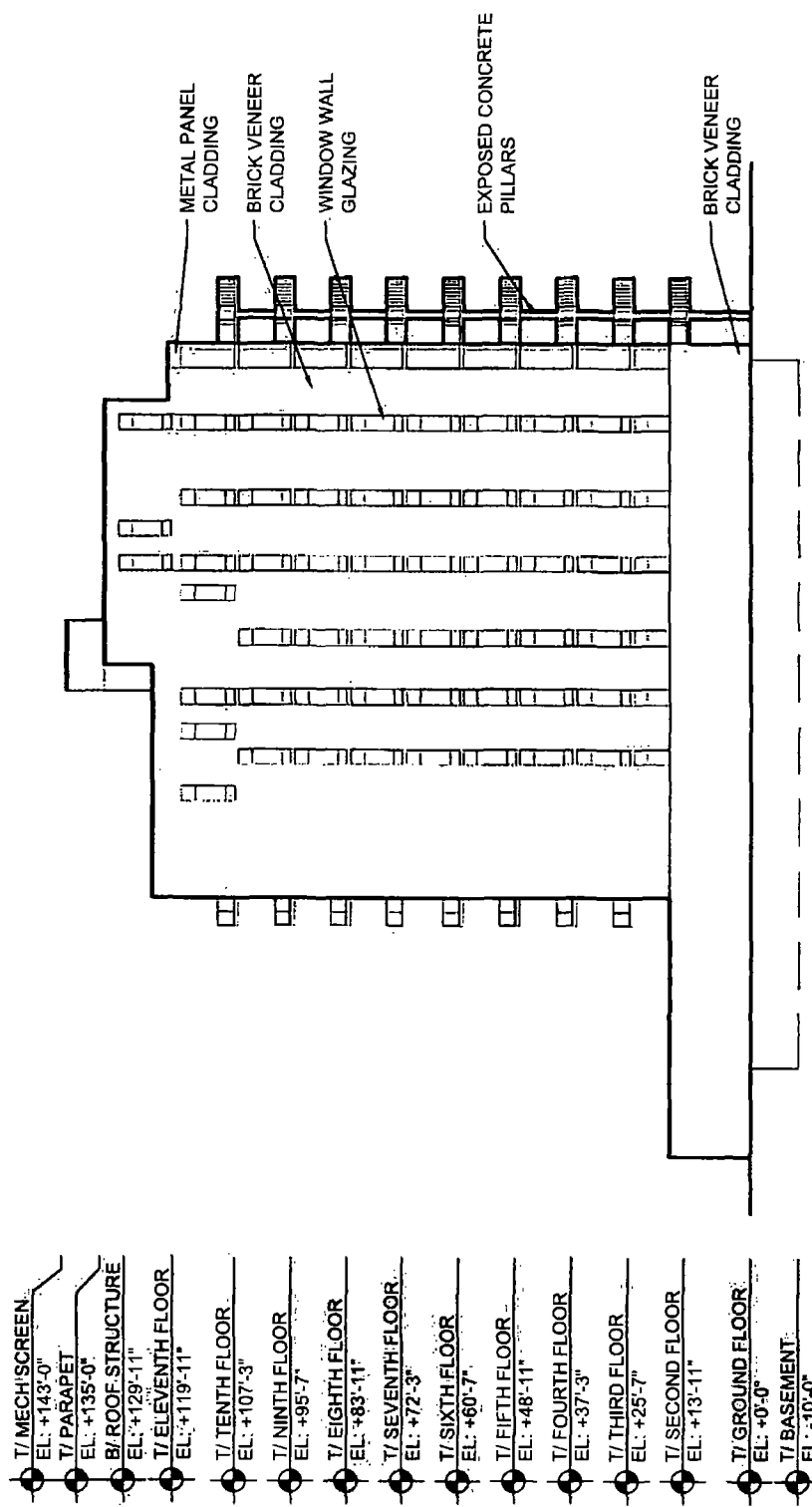
- T/MECH SCREEN  
EL. +143'-0"
- T/PARAPET  
EL. +135'-0"
- B/ROOF STRUCTURE  
EL. +129'-11"
- T/ELEVENTH FLOOR  
EL. +119'-11"
- T/TENTH FLOOR  
EL. +107'-3"
- T/NINTH FLOOR  
EL. +95'-7"
- T/EIGHTH FLOOR  
EL. +83'-11"
- T/SEVENTH FLOOR  
EL. +72'-3"
- T/SIXTH FLOOR  
EL. +60'-7"
- T/FIFTH FLOOR  
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"

EAST ELEVATION

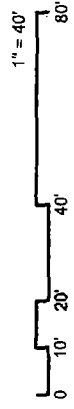


**LOCATION:** 1026-42 W. JACKSON BLVD  
**DESCRIPTION:** NEW 11-STORY+BASEMENT 54-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-B CONSTRUCTION  
**DATE:** JUNE 1 2022

Final for Publication



WEST ELEVATION



LOCATION: 1026-42 W. JACKSON BLVD  
 DESCRIPTION: NEW 11-STORY+BASEMENT 64-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-B CONSTRUCTION  
 DATE: JUNE 1 2022