



City of Chicago



O2022-1844

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 125 S Racine Ave - App No. 21052T1
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, the Chicago Zoning Ordinance, is hereby amended by changing all of the DS-3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

The public alley next south of and parallel to West Monroe Street; a line 105.00 feet east of and parallel to South Racine Avenue; a line 62.21 feet south of and parallel to the public alley next south of and parallel to West Monroe Street; a line 95.00 feet east of and parallel to South Racine Avenue; a southwesterly line 7.05 feet from a point 70.01 feet south of the public alley next south of and parallel to West Monroe Street and 95.00 feet east of South Racine Avenue; a line 113.50 feet north of and parallel to West Adams Street; and 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. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 125 S. Racine Ave.

**Narrative and Plans
Type I Rezoning Map Amendment
Zoning District from DS-3 to DX-3
125 S. Racine Ave.**

The Project

Steve Golden and Cynthia Arnold Golden, the owners of the subject site (collectively, the "Applicant"), seeks a Type 1 zoning map amendment for the remodeling of the existing two- and three-story brick building on the subject property to contain:

- commercial space on ground floor and second floor;
- one residential dwelling unit on the second floor; and
- one residential dwelling unit on the third floor.

The Site

The 7,775 square foot development site (an irregularly-shaped parcel approximately 75 feet (frontage) x 105 feet) is located at 125 S. Racine Ave. The subject property is improved with a two- and three-story building containing 16,905 square feet of floor area plus a more than 50 percent below-grade basement containing 339 square feet of space. The land uses in the immediate vicinity of the subject property consist of a multi-family townhome development across the public alley to the north; a religious assembly located in a converted two-story brick industrial building, to the immediate south and in a concrete and steel building immediately to the east; and a private school in a two- and three-story brick building to the west, across Racine Ave.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 2.17 (no change)

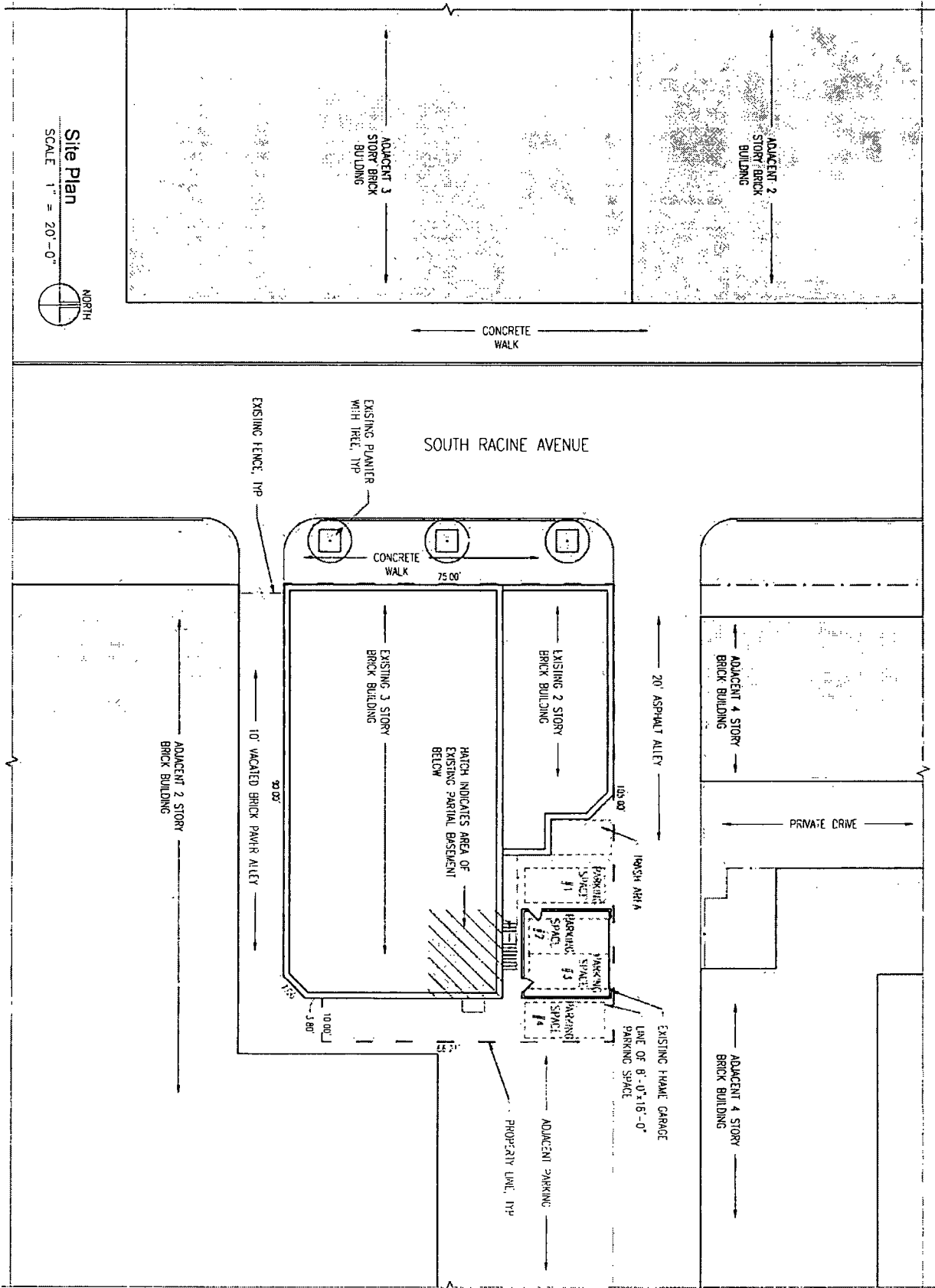
lot area per dwelling unit : 3,887.5 sf/du

off-street parking: 4 spaces; no loading (none required).

setbacks: front = 0 (none required, no change).
rear = 0 feet (no change; 30 feet required for residential use on 3rd floor) *
side/north= 0 (none required, no change)
side/south = 0 (none required, no change)

building height: approximately 39.83 feet (no change)

* Variation to be sought pursuant to Section 17-13-1101-B of the Zoning Ordinance



Site Plan
 SCALE 1" = 20'-0"
 NORTH



3717 North Ravenswood
 Suite 111
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 773 327.1000

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 5/18/2022
 Preliminary - Not for Construction

Preliminary Development Plan
 Issued for Type 1 Rezoning
 125-127 South Racine Avenue
 Chicago, IL 60607



LOOKING SE ON S. RACINE AVENUE

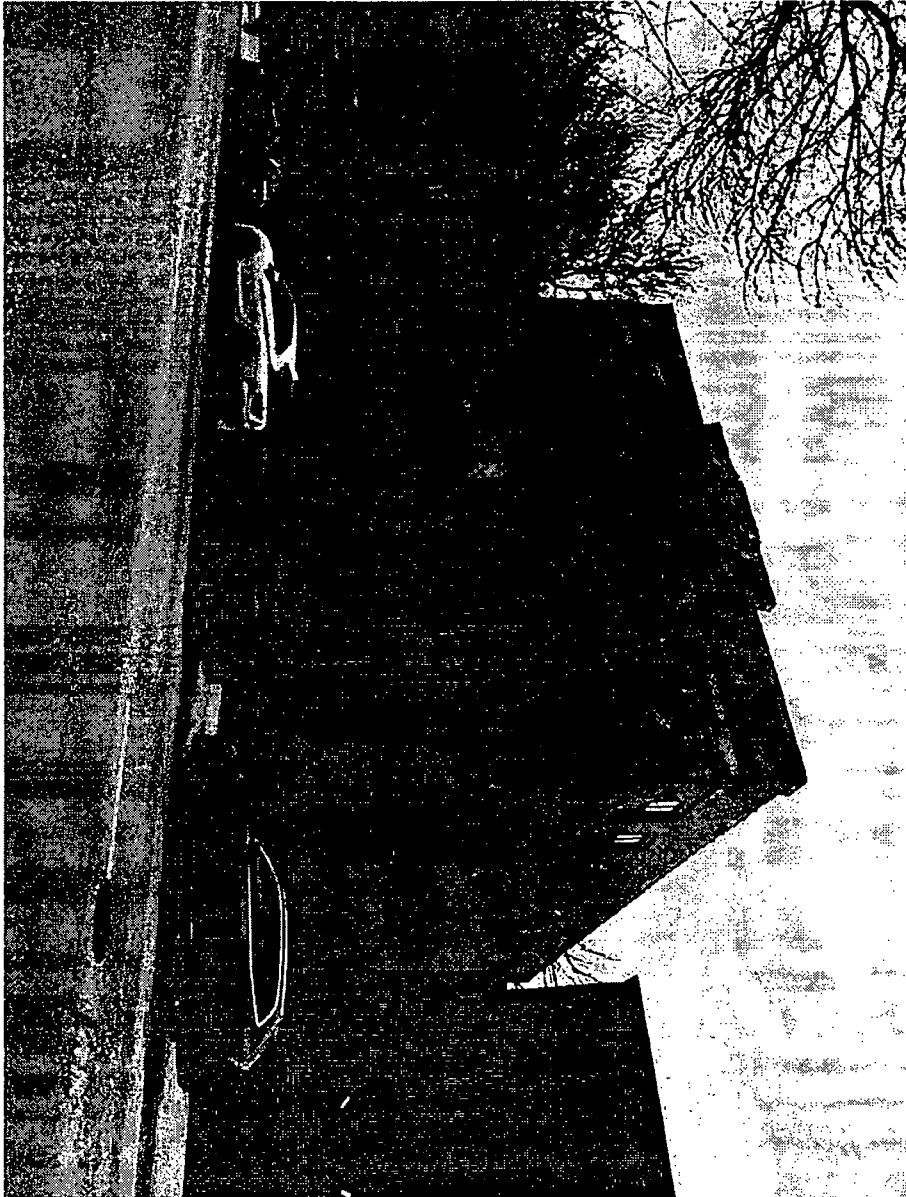


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LOOKING NE ON S. RACINE AVENUE

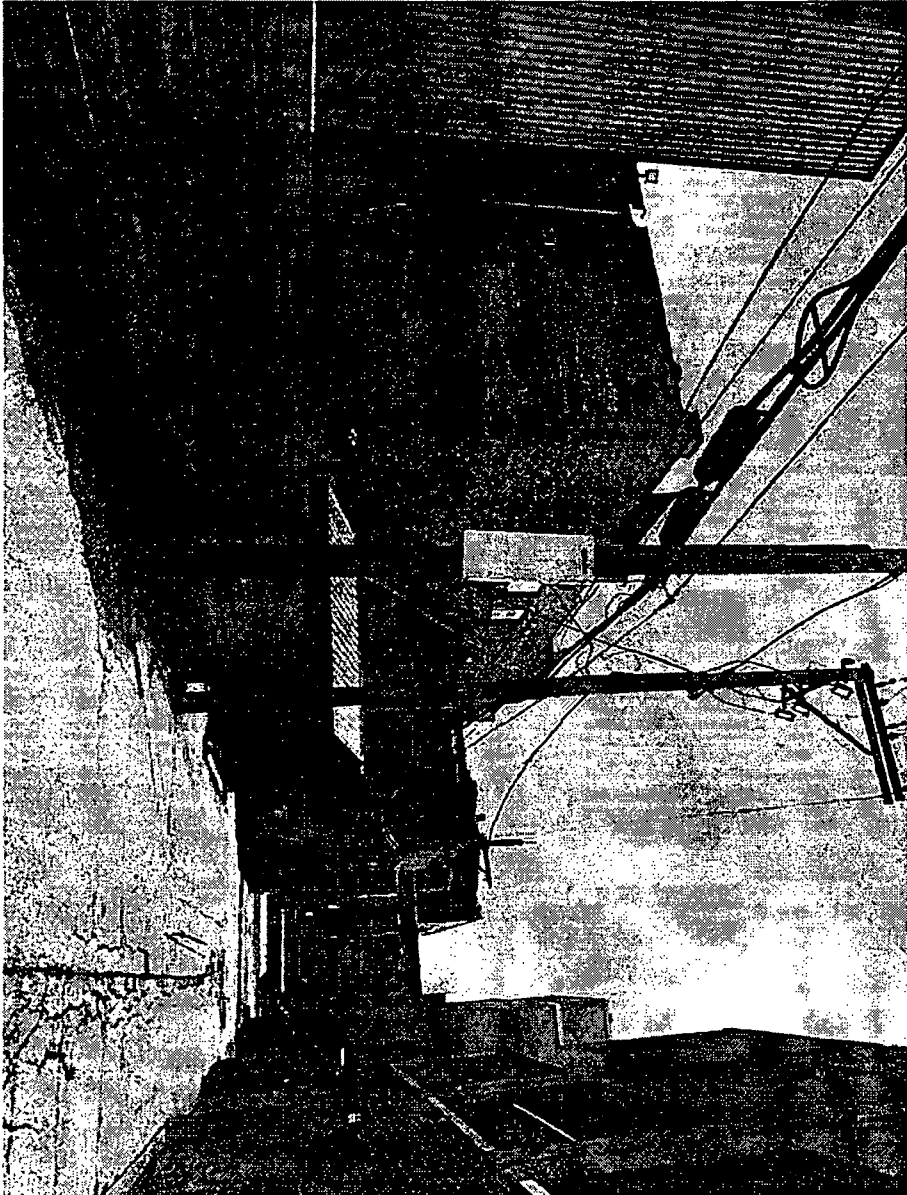


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LOOKING SW FROM ALLEY

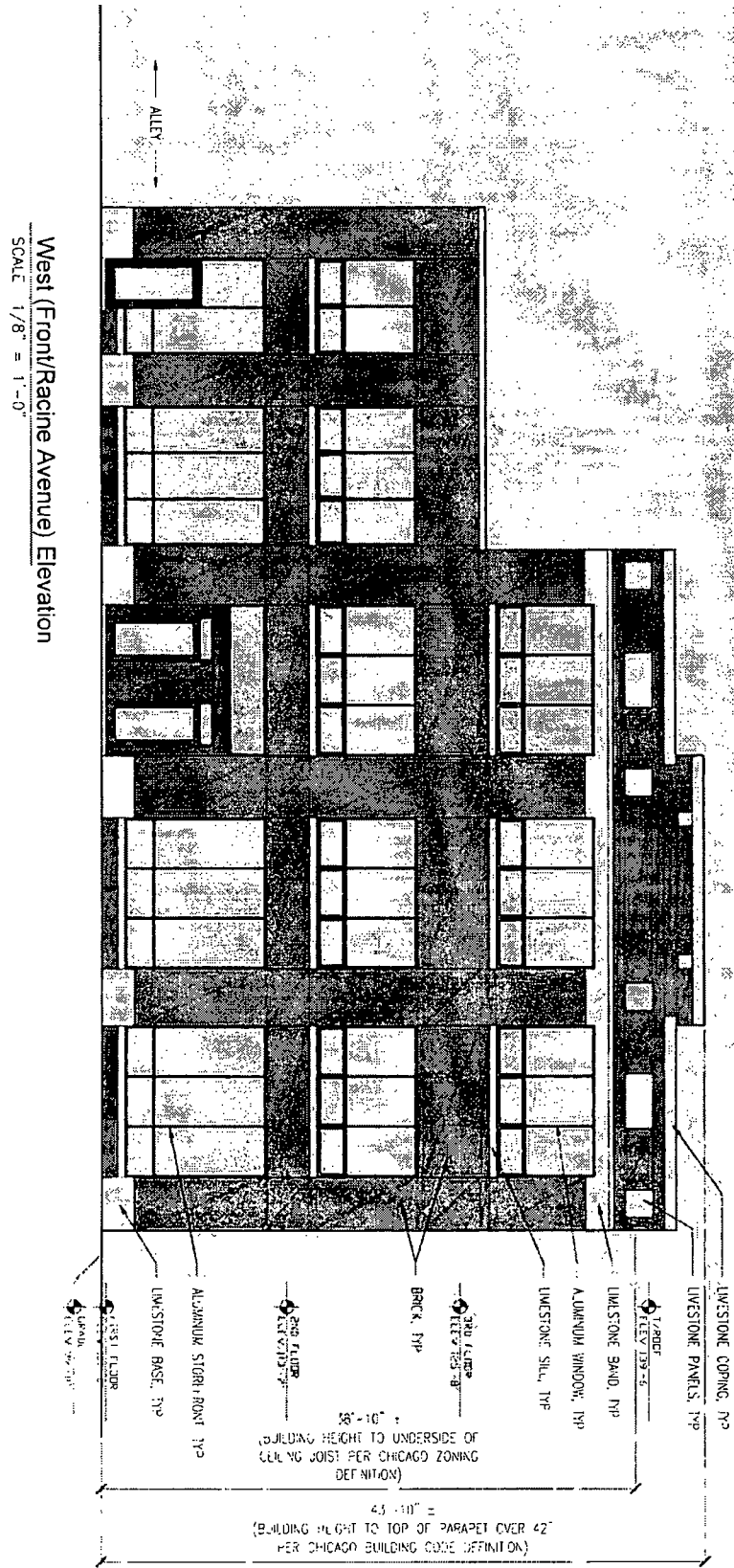


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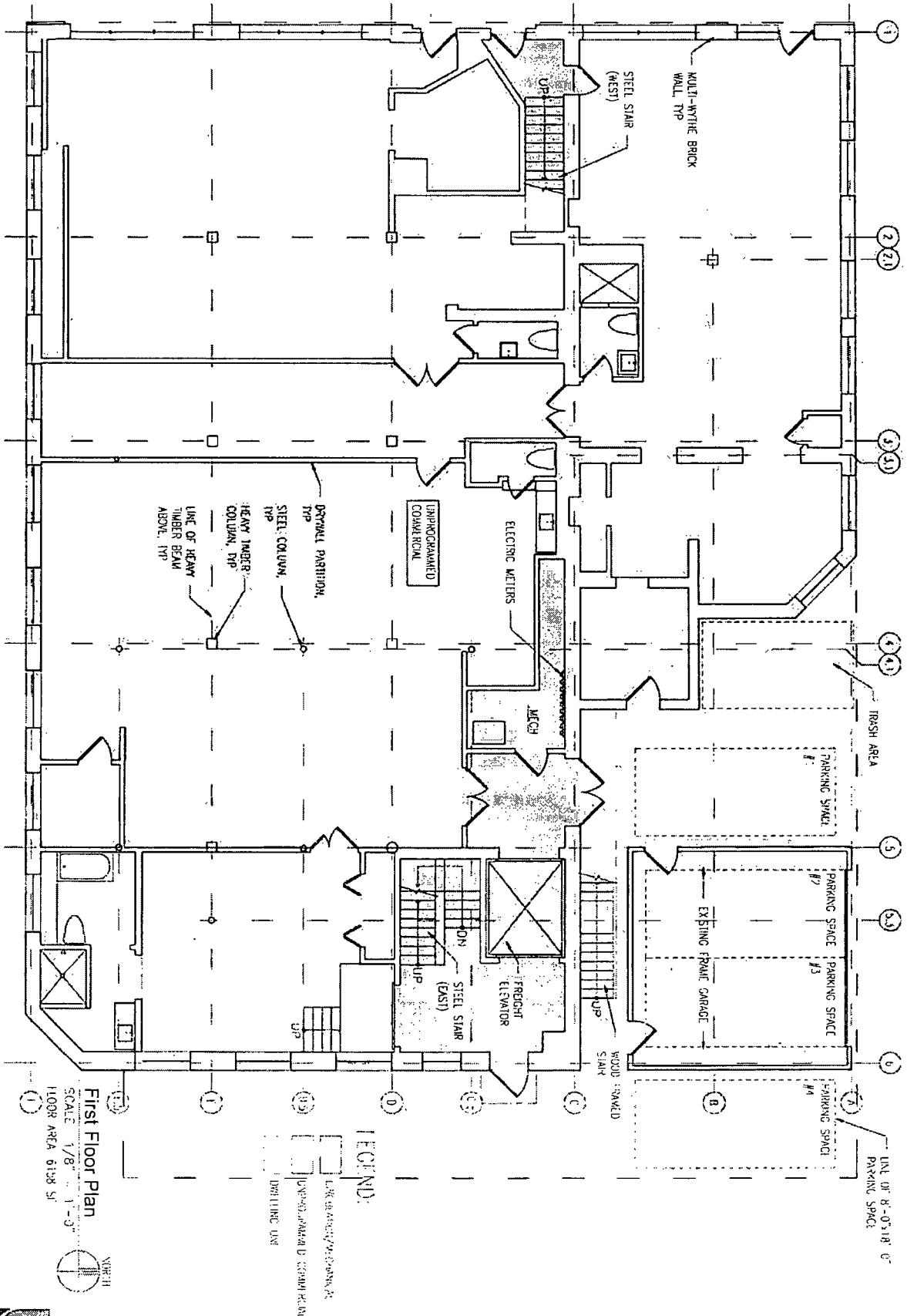
Final for Publication



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First Floor Plan
 SCALE 1/8" = 1'-0"
 FLOOR AREA 6128 SF

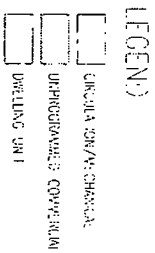
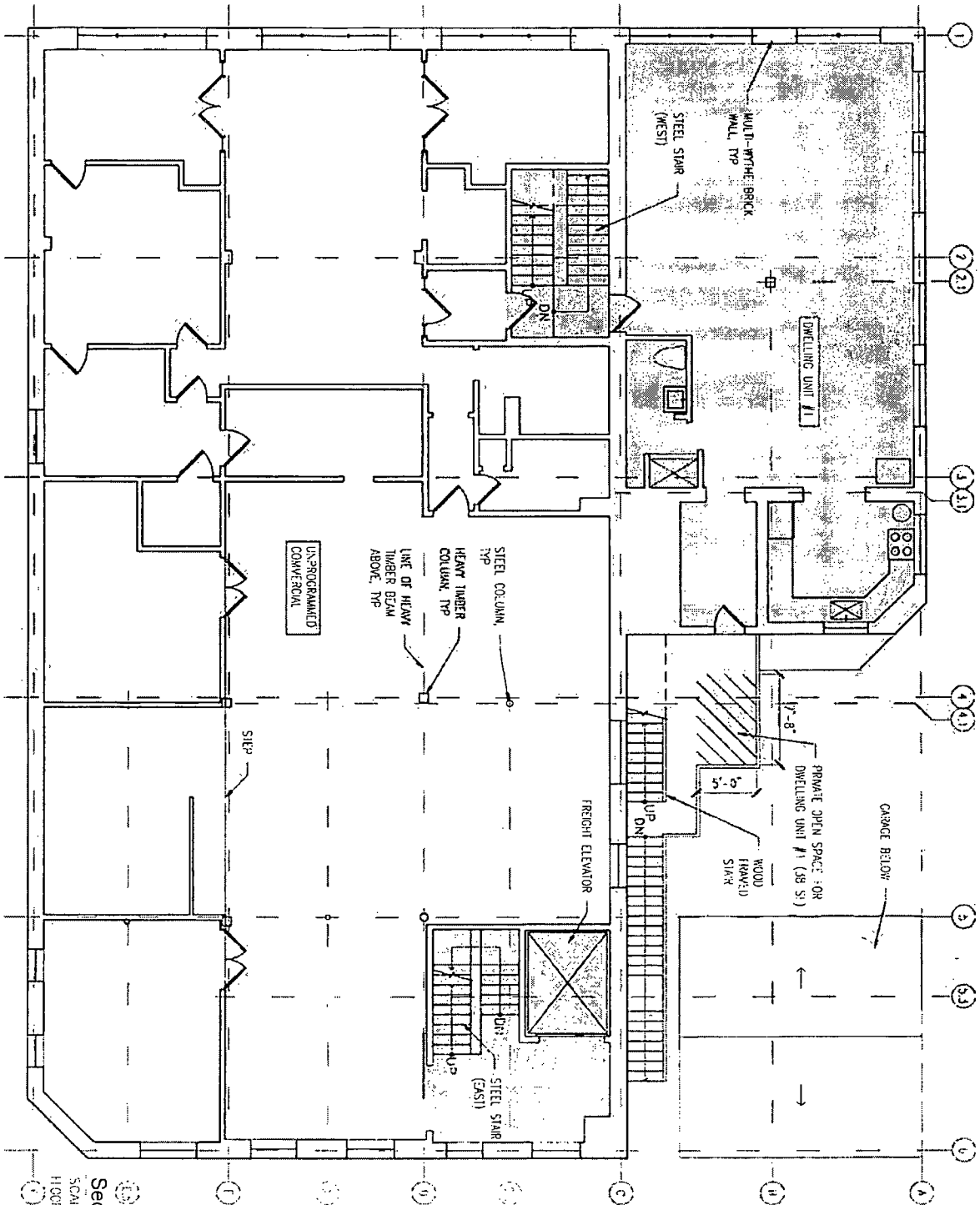
LEGEND:

- EXISTING STRUCTURE
- PROPOSED COMMERCIAL COLUMN BEAM
- EXISTING LINE

FOSTER DALE ARCHITECTS
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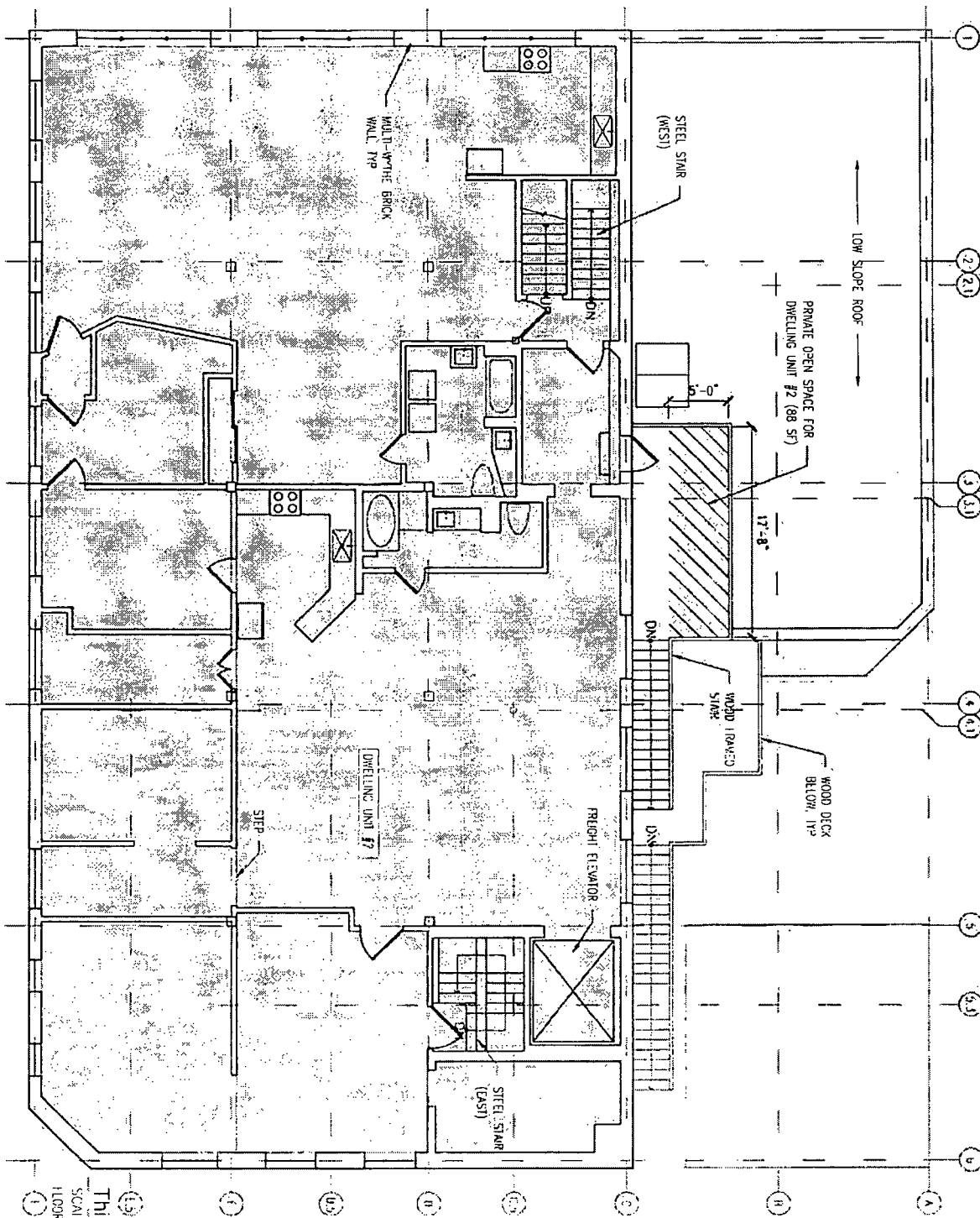
Second Floor Plan
 SCALE: 1/8" = 1'-0"
 FLOOR AREA 5000 SF



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Third Floor Plan
 SCALE: 1/8" = 1'-0"
 HOOR AREA: 4749 SF



LEGEND:

	CERULAN GRAY GRANITE
	CERAMIC TILE
	UPPER FORWARD CONCOURSE
	CONC. CONC. LIMIT



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