



City of Chicago



O2022-3668

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/16/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-F at 225 W Alexander St - App No. 22022T1
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, the Chicago Zoning Ordinance,
be amended by changing all the RT-4 Residential Two-Flat, Townhouse and
Multi-Unit District symbols and indications as shown on Map No.6-F in the area
bounded by

West Alexander Street; a line 225 feet west of and parallel to South
Wentworth Avenue; a line 67 feet south of and parallel to West Alexander
Street; and a line 250 feet west of and parallel to South Wentworth
Avenue;

to those of a B2-3 Neighborhood Mixed-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: 225 West Alexander Street

ZONING MAP AMENDMENT
ZONING NARRATIVE FOR 225 WEST ALEXANDER STREET, CHICAGO, IL 60616
TYPE 1 NARRATIVE AND PLANS

Use: The Applicant seeks a zoning change from the current RT4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to meet the bulk and density requirements of the B2-District to allow the demolition of the existing 1-story residential building and to allow the construction of a 3-story residential building containing three (3) dwelling units, which sits on a substandard lot measuring 25'x 67' with no on-site parking. The site location sits within the new Equitable Transit-Served Location Ordinance and meets the requirement of being within 2,640' of a CTA Train Station.

Project's Floor Area: 2.16

Project's Density: 3 Dwelling Units, 558.33 SF
(Minimum Lot Area)

Parking: None. The property is located in a Transit-Served Location since it is 850' from the Cermak-Chinatown Redline Station as per section 17-10-0102-B1. Applicant will comply with section 17-10-0102-B1 to reduce 100% of the required parking and comply with section 17-3-0308, which is the specific criteria for Transit-Served Location.

Setbacks: Front: 4'-9"

Rear: 3'-2". Applicant will seek a variation to reduce the required rear yard setback.

Side Setbacks:

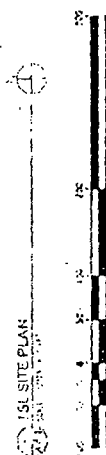
- East Side Setback: 4'-6"
- West Side Setback: 0'.

Building Height: 38'

ASCE
 HUNSANG LEE
 ILLINOIS ARCHITECT LICENSE 001-070952
 DATE JULY 27th, 2022



ARCHITECT



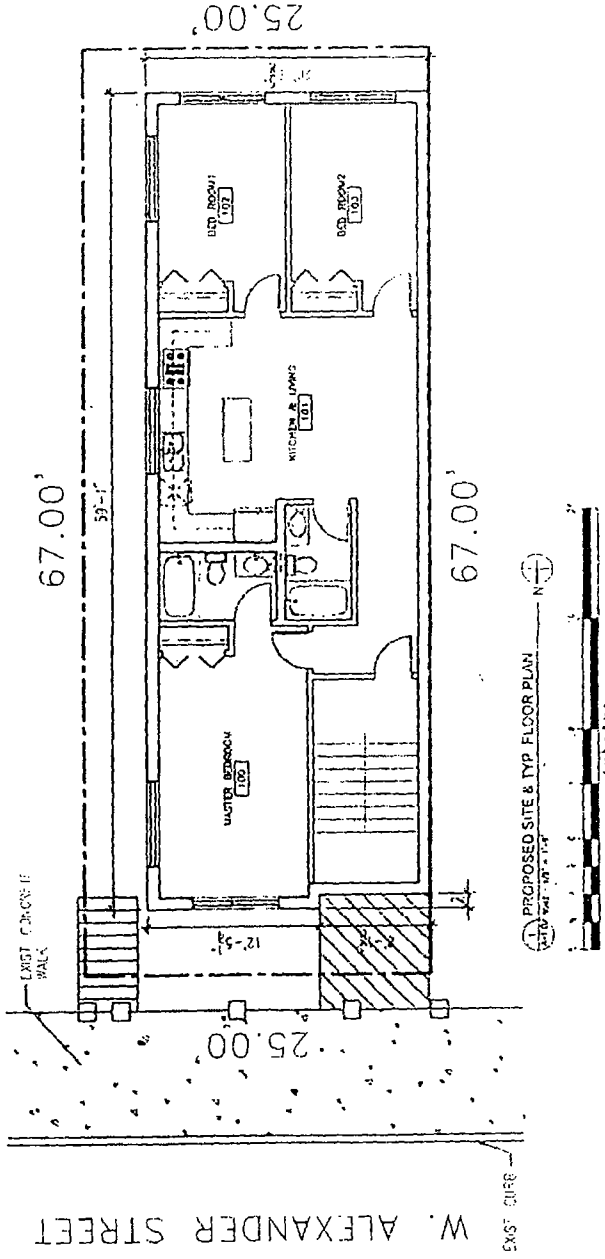
of Golden Gate Park to have parking for 10,000 cars and 100,000 bicycles and 100,000 horses. It is a

[illegible]

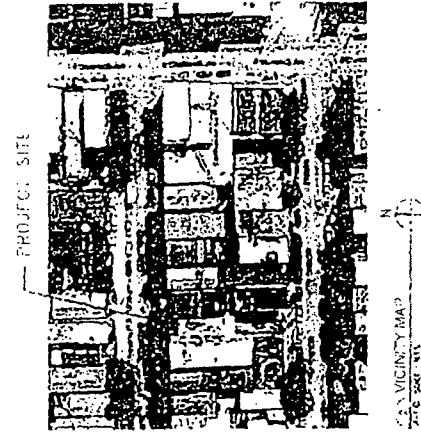
225 W. Alexander St.
Chicago, IL 60616

Chicago, IL 60616

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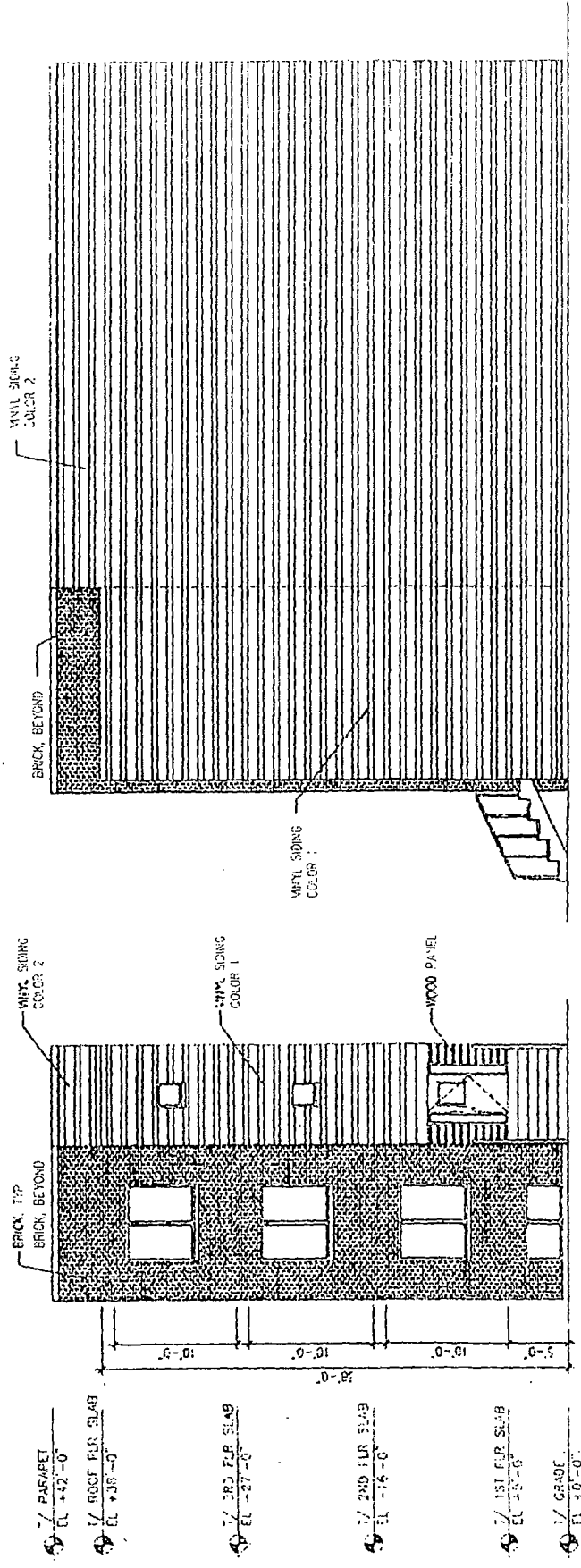


PROPOSED ZONING DATA	
ZONING	B-2.5
F.A.R.	3
LOT AREA	1,675 SF
MAX. BUILDABLE	4,187.5 SF
ACTUAL BUILDING SIZE	
BASEMENT	0 SF
1ST FLOOR	1,206 SF
2ND FLOOR	1,206 SF
3RD FLOOR	1,206 SF
TOTAL	3,618 SF



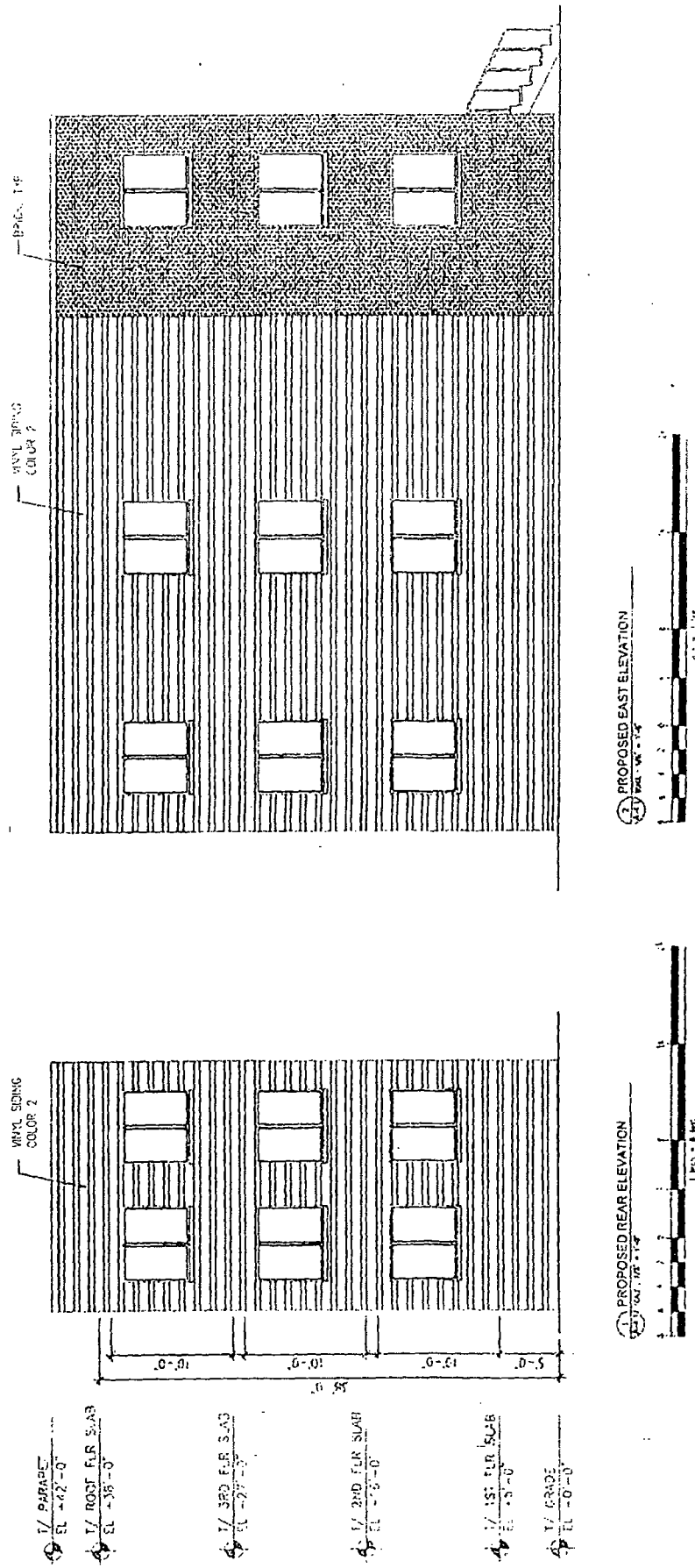
This drawing is prepared by the engineer for the purpose of obtaining a permit to construct and is not to be used for any other purpose without the written consent of the engineer. The engineer is not responsible for any errors or omissions in this drawing.

SAANG Inc. 1111 N. W. 10th Ave. Suite 100 Fort Lauderdale, FL 33304 Phone: (954) 571-1111 Fax: (954) 571-1112 Email: info@saang.com		225 W. Alexander St. Chicago, IL 60616		EXISTING SITE PLAN & VICINITY MAP		REVIEW P. 12.1	PRICING	BID	PERMIT	CON'T	4-10
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SAANG Inc.
1111 N. Dearborn Ave. Suite 200
Chicago, IL 60610
Tel: 312.321.1111
Fax: 312.321.1112
www.saanginc.com

225 W. Alexander St Chicago, IL 60616		PROPOSED FRONT & WEST ELEVATION		REVIEW	PRONG	BD	FRONT	PLAN
SAANG Inc.		225 W. Alexander St		PROPOSED FRONT & WEST ELEVATION		REVIEW		PLAN



For more information, contact the American Cancer Society, 1515 North Chester Street, Charlotte, NC 28201. Tel: (704) 291-2260. 1-800-333-8929. ext. 2333.

SECRET

SAANG.

一、二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

225 W. Alexander St.
Chicago, IL 60616

PROPOSED REAR & EAST ELEVATION

1987	20	20
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Signatures

216

1015

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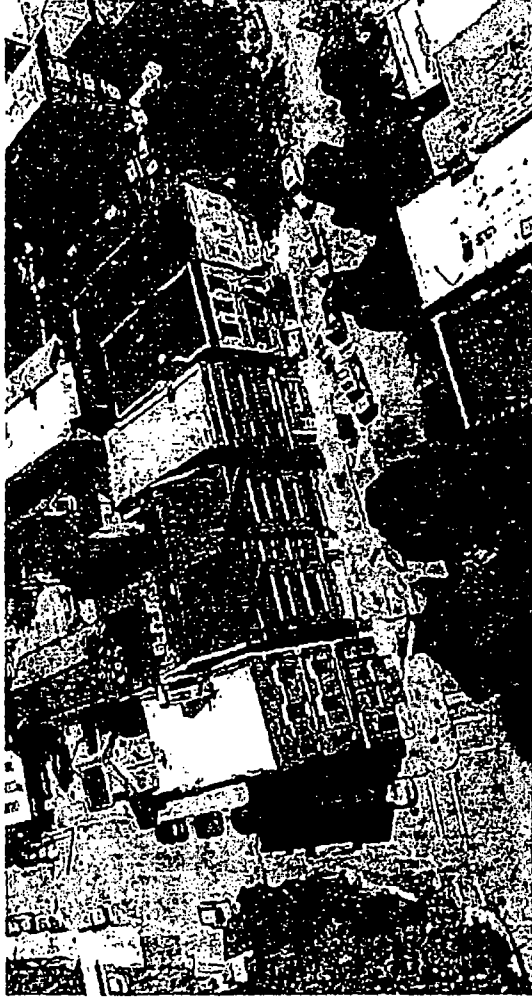
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NEIGHBORHOOD EXAMPLE - 227 W. Alexander St.

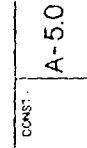


NEIGHBORHOOD EXAMPLE - 210 W. 2nd St.



NEIGHBORHOOD EXAMPLES - S. Princeton & W. 23rd St.

SAANG Inc. 1110 2nd St. Chicago, IL 60616

	225 W. Alexander St. Chicago, IL 60616	NEIGHBORHOOD EXAMPLES	REVIEW 10/24/2016	PROCEEDS	BO	RETREAT	CONSID.	A-5.0
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