City of Chicago

Office of the City Clerk

Document Tracking Sheet

SO2015-8479

Meeting Date:	12/9/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-F at 2332-2344 S Princeton Ave and 301-307 W 23rd Pl - App No. 18594T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18594 T1
INTRO DATE
Dec 9, 2015

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 RM5 Residential 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 75.27 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.

Common Address(es): 2332-2344 S. Princeton Ave.; 301-307 W. 23rd Pl.

SUBSTITUTE NARRATIVE AND PLANS
(TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)

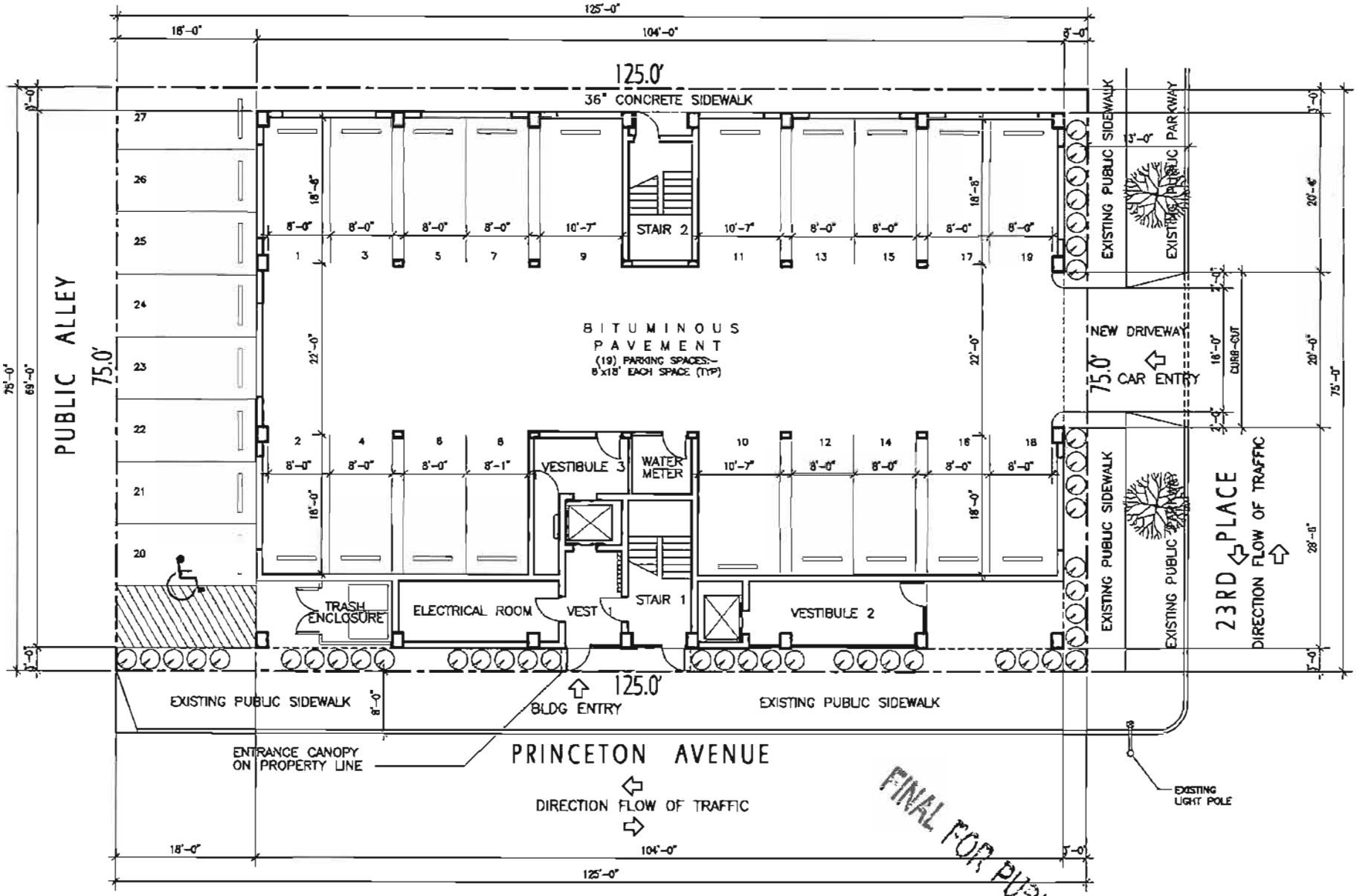
Re: 2332-2344 S. Princeton Ave.; 301-307 W. 23rd Pl.

The Applicant seeks a change in zoning from RM5 Residential Multi-Unit District to B2-5 Neighborhood Mixed-Use District, to allow a new mixed-use building with 12 office/business units and 24 residential units.

Maximum Floor Area Ratio:	4.75
Minimum Lot Area Per Dwelling Unit:	390 (24 dwelling units)
Off-Street Parking:	27 parking spaces
Front Setback (north / 23rd Pl.): (Entrance for business units)	3' *
Side Setback (west):	3' *
Side Setback (east / Princeton Ave.)	0'
Rear Setback (south / public alley): Building (including residential units):	18' *
Building Height (per § 17-17-0311, and not including permitted rooftop features):	69'

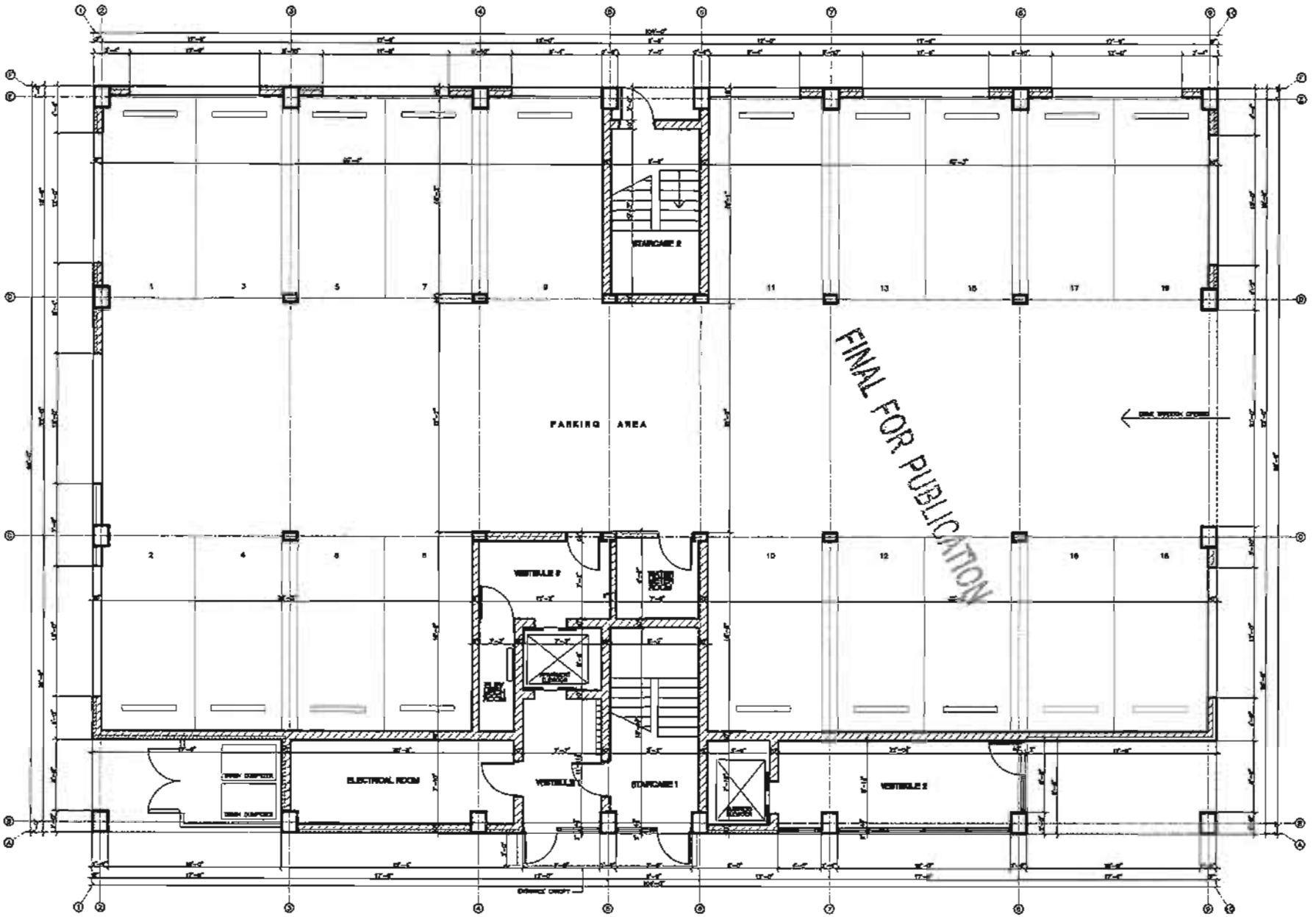
* Variation will be applied for.

FINAL FOR PUBLICATION

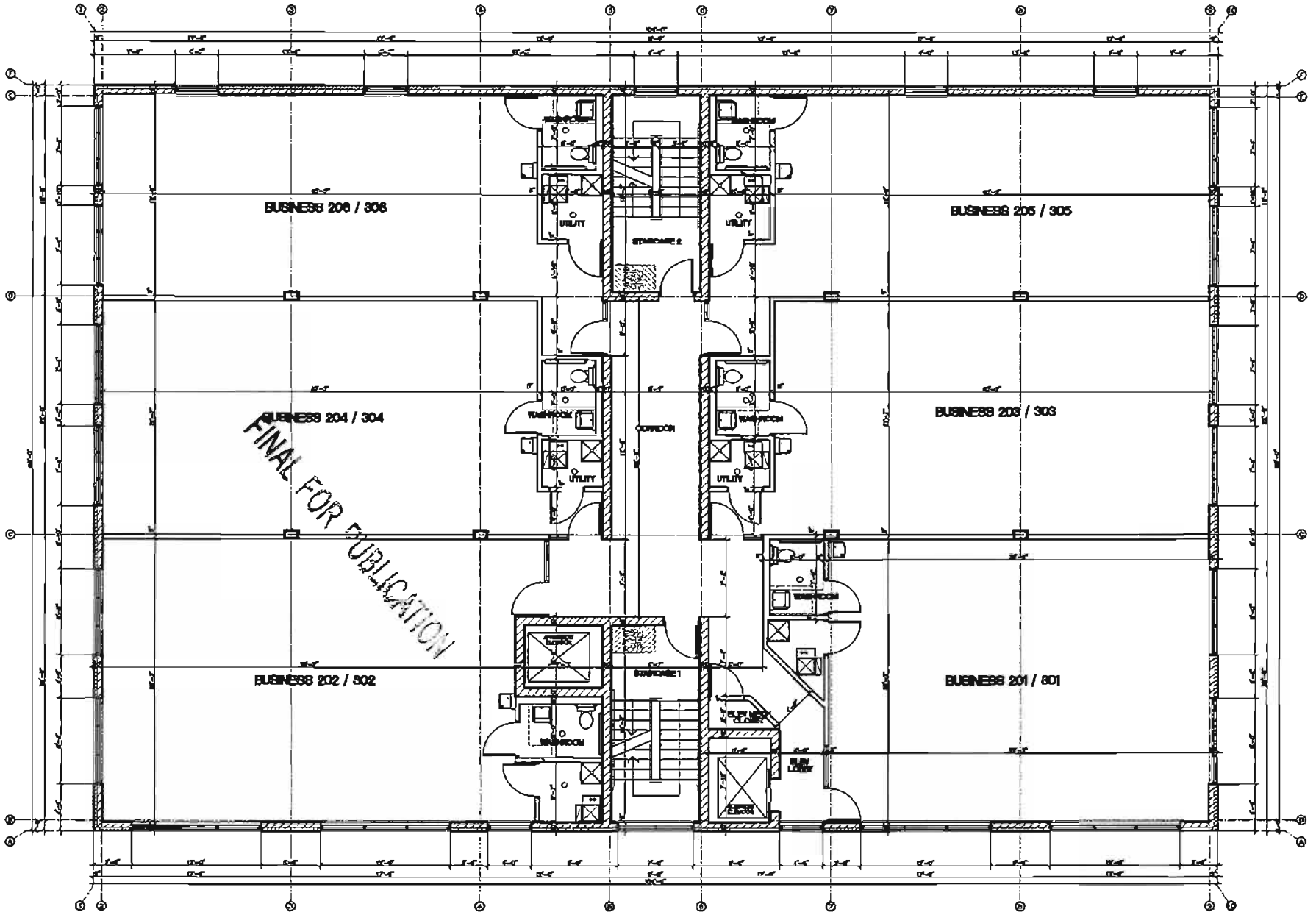


N **SITE & LANDSCAPE PLAN**

SCALE : 1" = 10'-0"

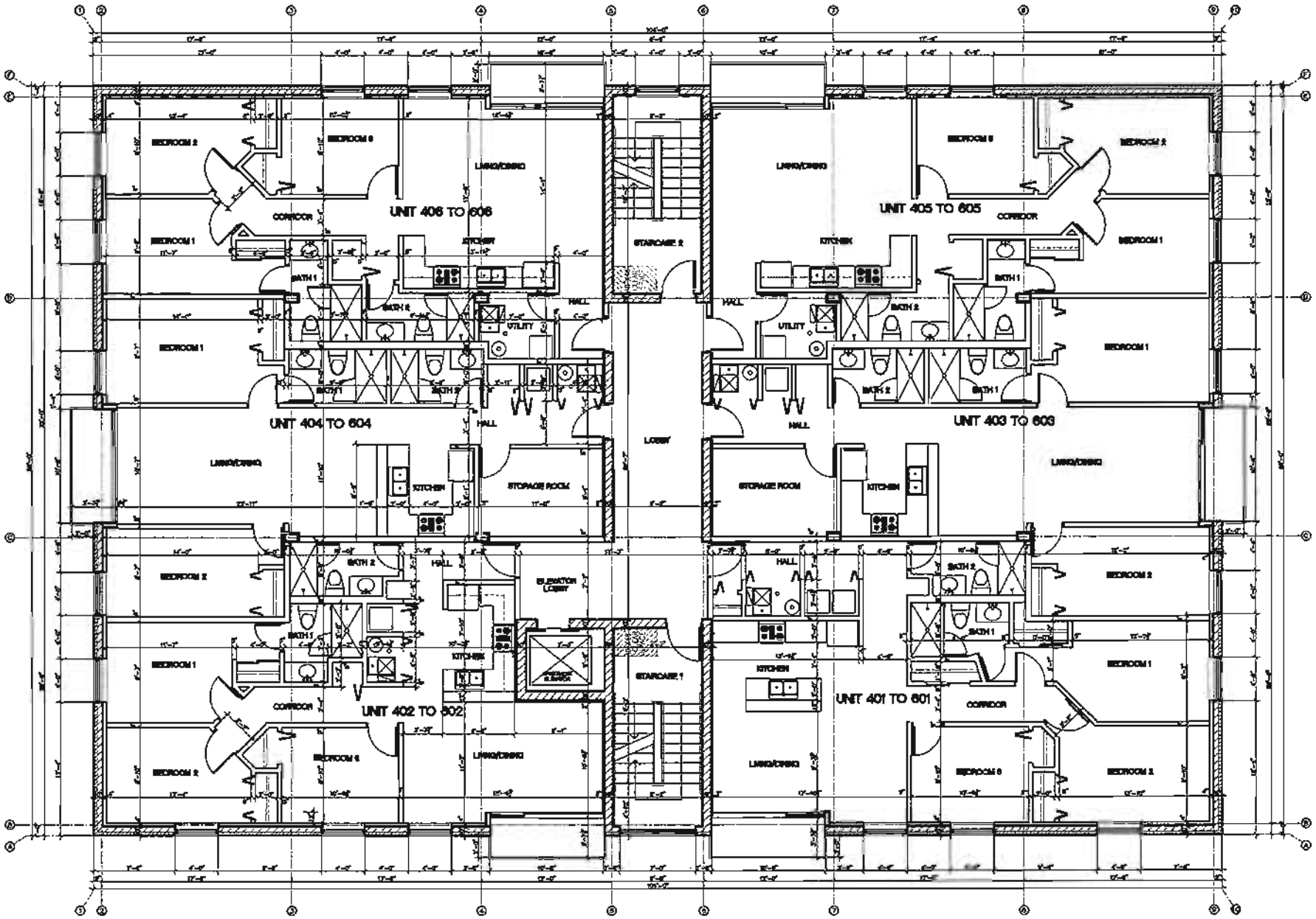


ARCHITECTURAL 1ST FLOOR SOUTH PLAN



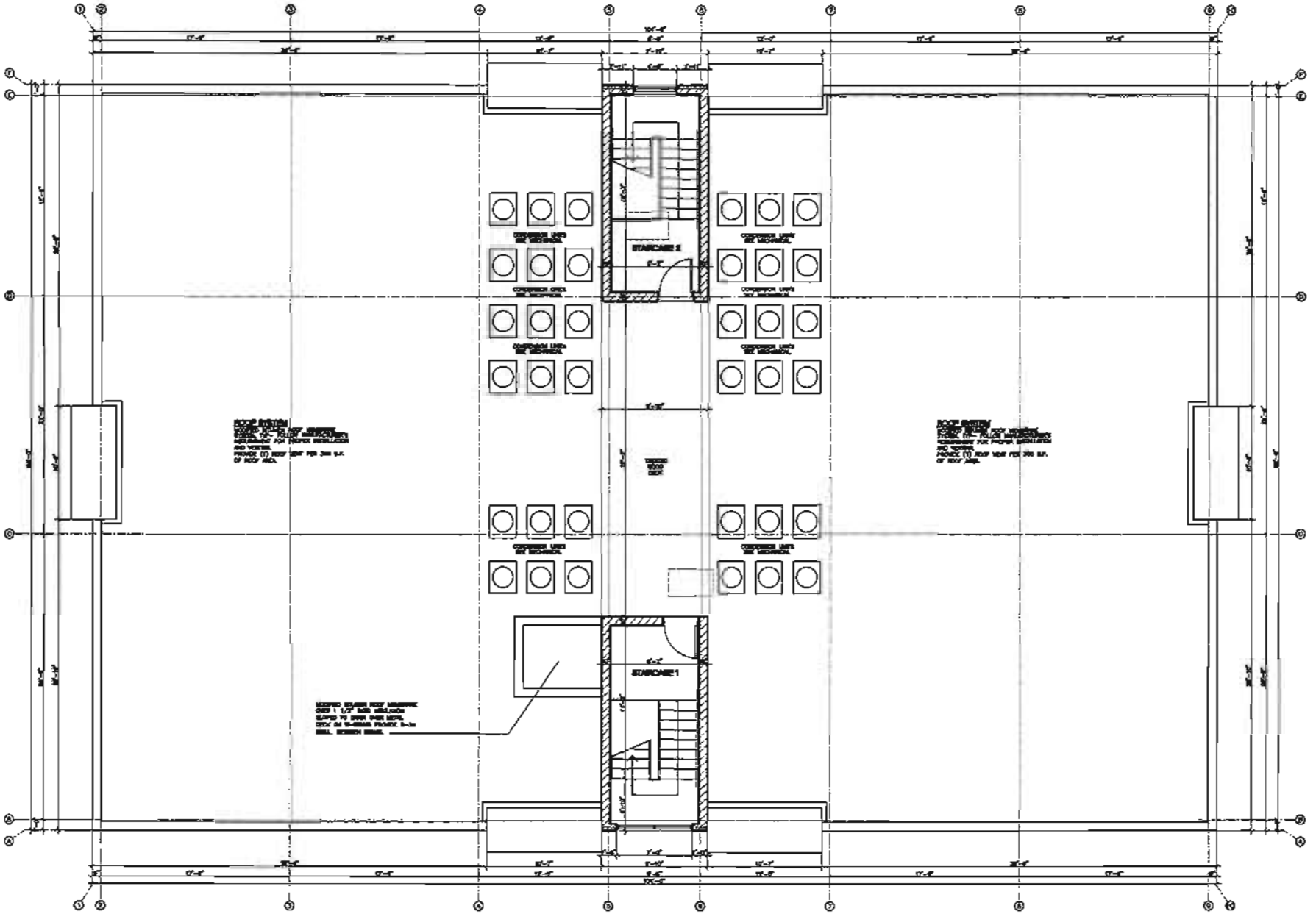
ARCHITECTURAL 2ND AND 3RD FLOOR PLAN

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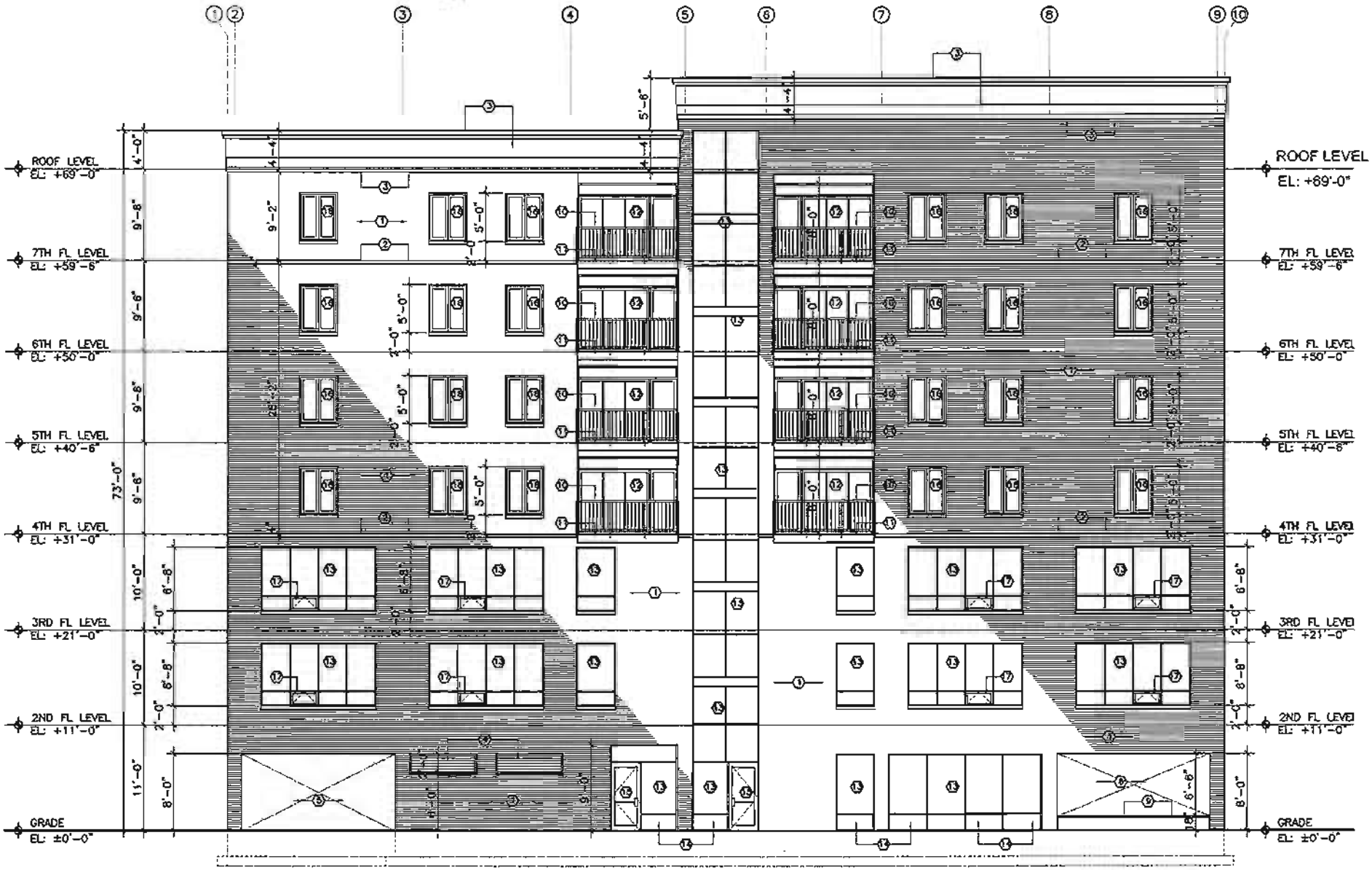
ARCHITECTURAL: 4TH TO 7TH FLOOR PLAN

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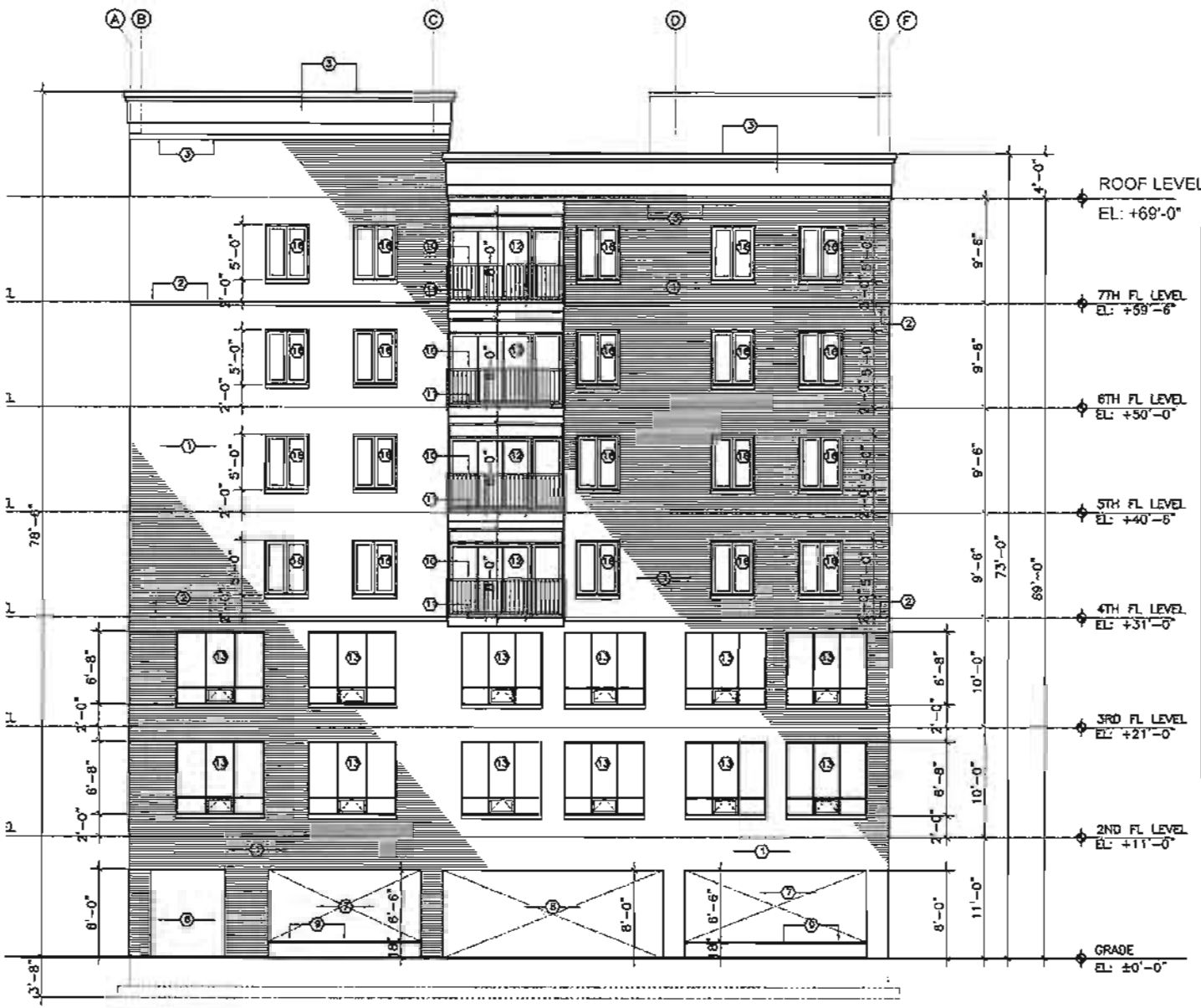
ARCHITECTURAL ROOF PLAN

FINAL FOR PUBLICATION



EXTERIOR EAST ELEVATION

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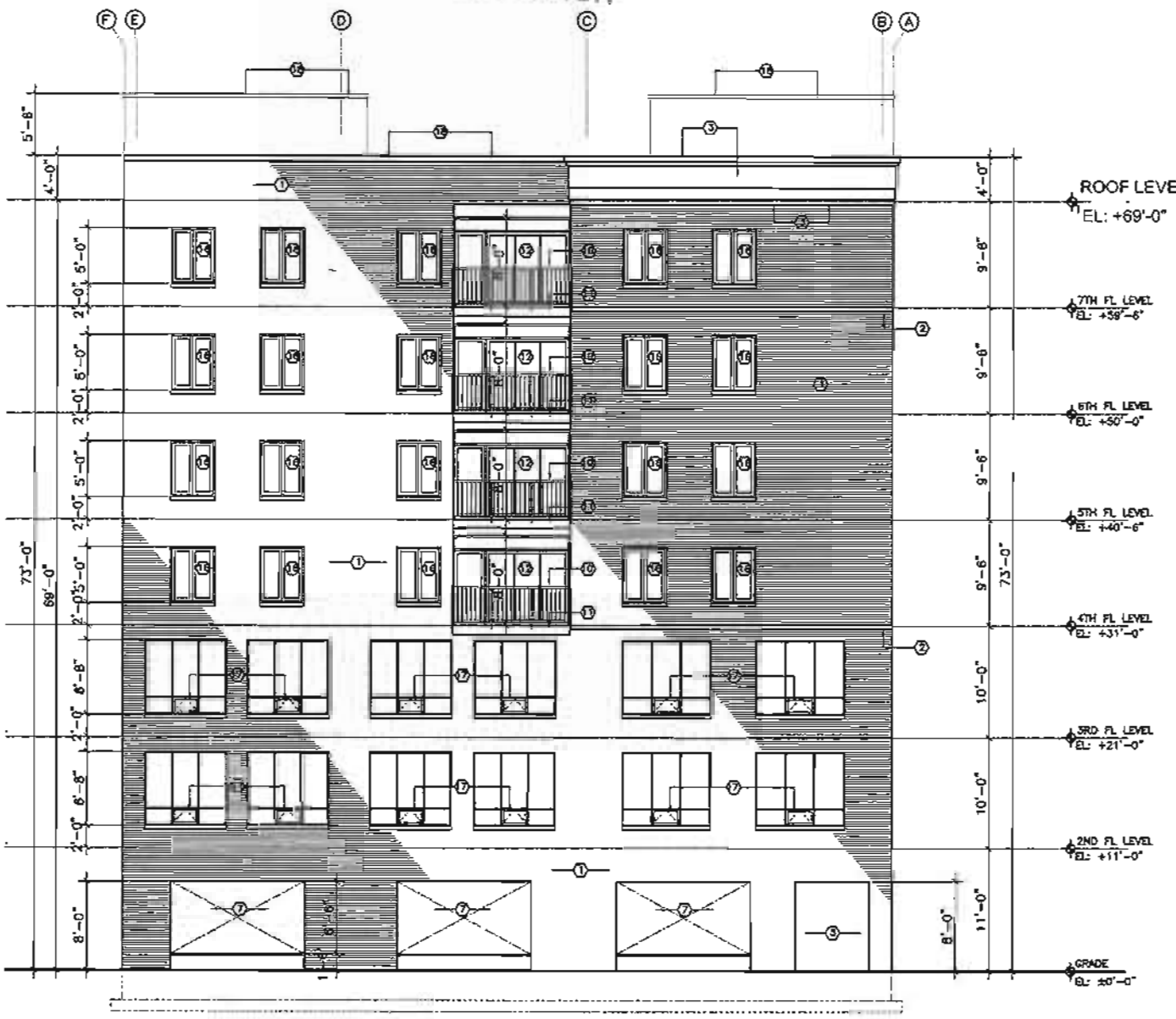


EXTERIOR NORTH ELEVATION

MATERIAL LEGEND

1. 4" FULL SIZE FACE BRICK
2. 4" SMOOTH FACE STONE ACCENT BAND
3. EIFS STUCCO SEE WALL SECTIONS
4. VENTILATION RELIEF OPENINGS
5. OPEN TO TRASH ENCLOSURE
6. OPEN TO ELEVATOR VESTIBULE ACCESS
7. OPEN TO OPEN PARKING AREA
8. OPEN TO DRIVEWAY TO OPEN PARKING AREA
9. 16" HIGH MASONRY BASE WITH 2" STONE TOP
10. +42" DECORATIVE GUARDRAIL FOR BALCONY
11. PROJECTED CONCRETE BALCONY
12. CUSTOMED GL DR PATIO SET W/ TRANSOM
13. 1" THICK INSULATED CLEAR GLASS SET IN THERMALLY BROKEN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM TYPICAL.
14. 1" THICK INSULATED TEMPERED GLASS SET IN THERMALLY BROKEN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM TYPICAL.
15. ALUMINUM GLASS DOOR WITH 1" INSULATED TEMPERED GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUM. STOREFRONT SYSTEM TYPICAL.
16. VINYL CASEMENT WINDOWS
17. CUSTOMED AWNING WINDOW AS SHOWN
18. AUMINUM COPING
19. VINYL DOUBLE HUNG WINDOW AT STAIRCASE
20. INSULATED H.M. DOOR

FINAL FOR PUBLICATION

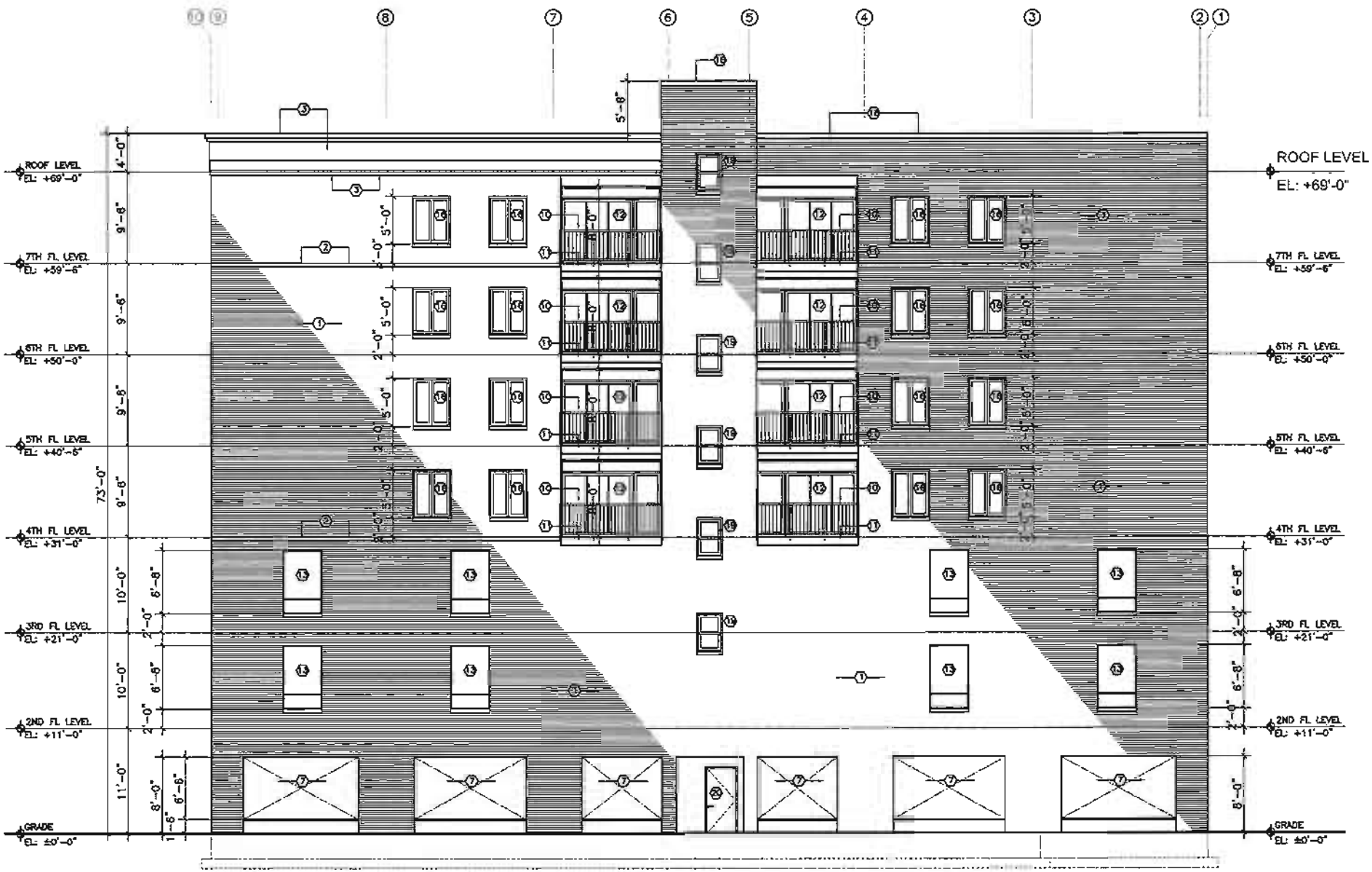


EXTERIOR SOUTH ELEVATION

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FINAL FOR PUBLICATION



EXTERIOR WEST ELEVATION