

Common Address of Property: 125 S. Racine Ave.

Final for Publication

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

SOUTH RACINE AVENUE

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

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