



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2014-9714
Type: Ordinance **Status:** Passed
File created: 12/10/2014 **In control:** City Council
Final action: 3/18/2015
Title: Zoning Reclassification Map No. 2-G at 228-238 S Racine Ave and 1200-1208 W Jackson Blvd - App No. 18244T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-G
Attachments: 1. O2014-9714.pdf, 2. SO2014-9714.pdf

Date	Ver.	Action By	Action	Result
3/18/2015		City Council	Passed as Substitute	Pass
3/12/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/13/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/10/2014	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Cottage Place; South Racine Avenue; West Jackson Boulevard; and a line 97.50 feet west of South Racine Avenue;

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

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**Substitute NARRATIVE
And Plans**

228-38 South Racine Avenue/1200-08 West Jackson Boulevard TYPE I
REGULATIONS

Current Zoning: M1-3 Limited Manufacturing/Business Park District. Proposed
Zoning: B3-5 Community Shopping District.

Narrative: The subject property contains 11,700 square feet of land and currently consists of a restaurant, bar and parking lot. The Applicant proposes to demolish the existing building and construct a six story building on the property containing 2,369 sq. ft. of ground floor commercial space, a total of twenty residential dwelling units on the upper floors, twenty parking spaces, 10 bicycle parking spaces and one loading berth will be provided.

FAR: 3.73

FLOOR AREA: 43,671 sq. ft.

MINIMUM LOT AREA: 585 sq. ft. / Dwelling Unit

Residential Units: Twenty Dwelling Units

Height: 66 feet 0 inches

Setbacks:

North: West Cottage Place Setback: None at grade, commercial space and parking garage;
30 feet on residential floors 2-6

South Racine Ave. Setback:

South: West Jackson Blvd. Setback:

West: Property Line Setback:
Twenty

Parking Spaces:

Bicycle Spaces:

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16'-10'
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ROOF PLAN
SCALE: Mfr"=1'-0"

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NORTH ELEVATION

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