

Legislation Details (With Text)

File #:	SO2014-9714				
Туре:	Ord	inance S	Status:	Passed	
File created:	12/1	0/2014 I	n control:	City Council	
		F	inal 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		ion	Result
3/18/2015		City Council	Pas	ssed as Substitute	Pass
3/12/2015	1	Committee on Zoning, Land and Building Standards	lmarks Am	ended in Committee	Pass
1/13/2015	1	Committee on Zoning, Land and Building Standards	lmarks Hel	d in Committee	Pass
12/10/2014	1	City Council	Ret	ferred	

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 MI-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.

m!

< <; cd erf

Substitute NARRATIVE And Plans

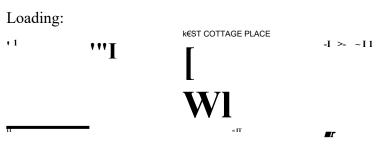
228-38 South Racine Avenue/1200-08 West Jackson Boulevard TYPE I REGULATIONS

Current Zoning: MI-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:**

File #: SO2014-9714, Version: 1



EXISTING COHC. KMJC

H. JACKSON

SITE PLAN « 1ST FLOOR FLAN

PROPOSED 20 UNIT BUILDING 228 S. RACINE AVE. CHICAGO , ILLINOIS 13'-3" XIO-T

BSSL2 13-3" x ir-4'

l3-3⁻ x II'-5⁻ Liv/pmytciTi;t€N 26-3" x I6'-5"

13'-3" x lcr-6"

BALC.

FOR EXTERIOR EMLDIN6 PIMENSIONS SEE 5TH FLOOR PLAN

3RD FLOOR (2ND < 4TH FLOORS SIMILAR)

PROPOSED 20 UNIT BUILDING 228 S. RACINE AVE. CHICAGO . ILLINOIS IAIFMIMYK ASSOCIATES, LTO.

PROPOSED 20 UNIT BUILDING **228 S. RACINE AVE.**

CHICAGO . ILLINOIS

©MMIMW ASSOSJATES, LTD.



SSI RACINE AVE. CHICAGO . ILLINOIS Era LTT E LT LTJ LT LTJ

PROPOSED 20 UNIT BUILDING 228 S.

ROOF PLAN SCALE. Mfr'"I-0<u>∎M'-o'.</u>

HAGMIMYK A8SOSHATES, LTD.

ARCHITECTS · ENGINEERS · PLANNERS 710 HIOGINS RO. PARK RIDOC. 0000B

Page 4 of 6

4

ROOF PECK



LTJ LTJ

IT I IT LTJ LTJ I rm m rrn rm m rn

□3

NORTH ELEVATION

PROPOSED 20 UNIT BUILDING 228 S. RACINE AVE. CHICAGO, ILLINOIS



ARCHITECTS • ENGINEERS • PLANNERS 710 HIGOfNS RU. PARK RIOOE. IL. 00000 5

LIGHT CRAY BRICK -

TIHF100R

PARK CRAY .-1 BRICK y

I«E5T ELEVATION

PROPOSED 20 UNIT BUILDING 228 S. RACINE AVE. CHICAGO, ILLINOIS

CD

I&RAIM W ASSOCIATES, LTD).



ARCHITECTS • ENGINEERS • PLANNERS 710 HIOOIN3 RD. PARK RIDOE, IL. COOCO