

### Legislation Details (With Text)

| File #:       | SO2014-9714   |  |              |                    |        |
|---------------|---|--|--------------|--------------------|--------|
| Туре:         | Ord   | inance S   | Status:      | Passed             |        |
| File created: | 12/1  | 0/2014 <b>I</b>                                  | 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<br>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.

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### Substitute NARRATIVE And Plans

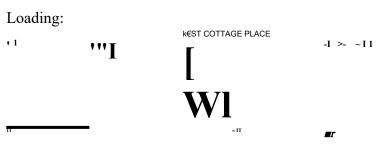
228-38 South Racine Avenue/1200-08 West Jackson Boulevard TYPE I REGULATIONS

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<sup>-</sup> x II'-5<sup>-</sup> 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

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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

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ROOF PECK



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NORTH ELEVATION

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



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

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