

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Details (With Text)

File #: 02022-1844

Type: Ordinance Status: Passed

File created: 6/22/2022 In control: City Council

Final action: 7/20/2022

Title: Zoning Reclassification Map No. 2-G at 125 S Racine Ave - App No. 21052T1

Sponsors: Misc. Transmittal

Indexes: Map No. 2-G

Attachments: 1. O2022-1844 (V1).pdf, 2. O2022-1844.pdf

Date	Ver.	Action By	Action	Result
7/20/2022	1	City Council	Passed	Pass
7/19/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/22/2022	1	City Council	Referred	

Final for Publication

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all ofthe DS-3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

The public alley next south of and parallel to West Monroe Street; a line 105.00 feet east of and parallel to South Racine Avenue; a line 62.21 feet south of and parallel to the public alley next south of and parallel to West Monroe Street; a line 95.00 feet east of and parallel to South Racine Avenue; a southwesterly line 7.05 feet from a point 70.01 feet south ofthe public alley next south of and parallel to West Monroe Street and 95.00 feet east of South Racine Avenue; a line 113.50 feet north of and parallel to West Adams Street; and South Racine Avenue,

to those of a DX-3 Downtown Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

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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).

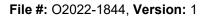
rear = 0 feet (no change; 30 feet required for residential use on 3rd floor) * side/north= 0

(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 ofthe Zoning Ordinance

SOUTH RACINE AVENUE



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PRIVATE CRIVE

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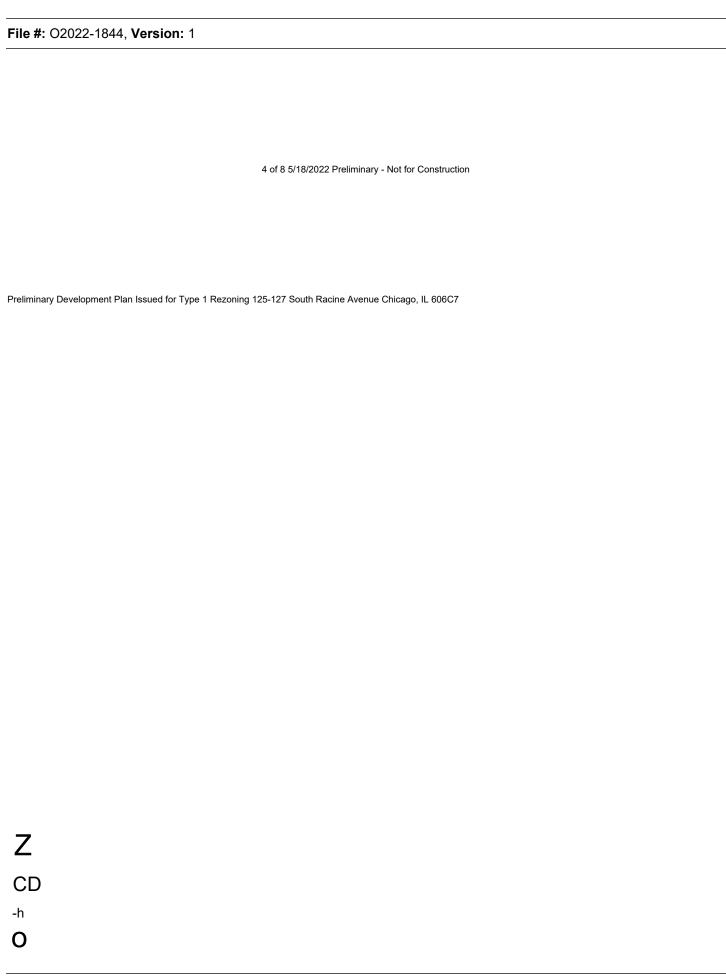
FOSTER DALE
ASCHKICTS

3717 North Ravenswood Suite 111 Chicago, Illinois 60613 773 327.1 OUO

1 of 8 5/18/2022 Preliminary - Not for Construction

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





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13 rOSTER DALE

ARCHITECTS