



Office of the City Clerk

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

Legislation Text

File #: SO2014-9714, Version: 1

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:

Loading:



PROPOSED 20 UNIT BUILDING

228 S. RACINE AVE.
CHICAGO , ILLINOIS
13'-3" x 10'-7"

BSSL2 13'-3" x 10'-4"

13'-3" x 11'-5"
Liv/pmytciTi;tEN
26'-3" x 16'-5"

13'-3" x 10'-6"

BALC.

FOR EXTERIOR EMLDING PIMENSIONS SEE 5TH FLOOR PLAN

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

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

ARCHITECTS • ENGINEERS • PLANNERS 7710 HIGGIN3 HD. PARK KIDCU, 1U. 00000
PHONE U1m4M FAX W1p+Mr

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

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16'-10"

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ROOF PLAN
SCALE: M1"=1'-0"

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

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ARCHITECTS • ENGINEERS • PLANNERS 710 HIGGINS RD. PARK
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NORTH ELEVATION

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

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RIDGE, IL. 60064

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WEST ELEVATION

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

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