



Office of the City Clerk

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

Legislation Text

File #: SO2017-8980, Version: 1

Substitute Ordinance Application No.
19471T1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION 1 That the City 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 area bound by

WEST JACKSON BOULEVARD; A LINE 261 FEET WEST OF AND PARALLEL TO SOUTH RACINE AVENUE; THE PUBLIC ALLEY NEXT SOUTH OF WEST JACKSON BOULEVARD; AND, A LINE 286 FEET WEST OF AND PARALLEL TO 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 The ordinance shall be in force and effect from and after its passage and due publication.

1227 West Jackson Boulevard

**SUBSTITUTE
ZONING AND DEVELOPMENT NARRATIVE AND PLANS IN SUPPORT OF AN APPLICATION FOR A
TYPE I MAP AMENDMENT OF THE CITY OF CHICAGO ZONING MAP FOR THE PROPERTY
COMMONLY KNOWN AS 1227 WEST JACKSON BOULEVARD**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current MI-3 District to that of a DX-3 District for the property commonly known as 1227 West Jackson Boulevard. The total lot area of the subject site is 4,450 square feet. Applicant seeks to improve the site with a 9 residential dwelling unit building, providing 8 parking spaces (Transit Oriented Development)

The following is a list of the proposed (existing) dimensions of the development:

Density:	9 residential dwelling units
Lot Area Per Unit:	494 square feet
Off Street Parking:	8 spaces (Transit Oriented Development)
Height:	55 feet
Floor Area:	13,490 square feet
Floor Area Ratio:	3.5
Front (North) Setback:	0 feet
Rear (South) Setback:	36 feet
West Side Setback:	0 feet
East Side Setback:	3 feet

FINAL FOR PUBLICATION

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