

17-13-0303-C(1) Type 1 Narrative & Plans – 1227 W. Jackson Blvd., Chicago, IL

Proposed Zoning: DR-3 Downtown Residential District

Lot Area: 4,450 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story residential building containing three (3) dwelling units. The proposed building will be masonry in construction and measure 52 ft.-6 inches in height. The proposed residential building be supported by three (3) off-street parking spaces. Pursuant to Type 1 Sec. 17-13-0303-D optional Administrative Adjustment and Variation, specifically Secs. 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the required front setback to zero, reduce the required rear setback to zero, increase the off-street parking ratio for a Transit Served Location to 100% (three off-street parking spaces for three residential units), Sec. 17-4-0504-B, C, D and Sec. 17-13-1101-A, to not comply with the building façade standards and main door and entrance standards on a Pedestrian Street, and to allow for driveway access on a Pedestrian Street at the rear of the subject lot.

(A) The Project's Floor Area Ratio: 9,204 square feet (2.1 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,483.3 square feet per D.U.
(3 residential units proposed)

(C) The amount of off-street parking: 3 parking space

*The subject property is a designated Transit Served Location (Racine CTA Blue Line Rail Station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from 2 parking spaces to 3 parking spaces (100%).

(D) Setbacks:

- a. *Front Setback: none
- b. Side Setbacks:
 - West Side: none
 - East Side: none
- c. *Rear Setback: none

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the required front setback to zero and reduce the required rear setback to zero.

(E) Building Height: 52 ft.-6 inches

Subject Property: 1227 W. Jackson Blvd., Chicago, IL

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 710 linear feet of the entrance to the CTA Train Station at Racine and within 1,415 linear feet of the W. Madison St. CTA Bus Line Corridor roadway segment. The proposed three (3) unit residential building will be supported by three (3) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the number of required off-street parking spaces, from two (2) parking spaces to three (3) parking spaces.
2. The Applicant will be seeking relief from the requirements of Sec. 17-4-0504 for the location of the residential building on the subject lot. Although the building's front balcony wall is at the front property line, the proposed location of the main building door and entryway require variations from Secs. 17-4-0504-B and 17-4-0504-D.
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed multi-unit residential building incorporates accessibility and connectivity mass transit based on its location near both the CTA Train Station at Racine and the W. Madison St. bus route. The Applicant believes the project will help improve the pedestrian way along W. Jackson Blvd. for residents and other commuters traveling in the subject area.
4. The proposed residential building will contain three (3) dwelling units that will be supported by three (3) off-street parking spaces. The Applicant is seeking administrative approval to permit the parking increase pursuant to the eTOD Ordinance.
5. The Applicant believes the proposed residential building will provide appropriate density in the West Loop neighborhood. Based on the subject property's proximity to a designated bus route (W. Madison St. CTA Bus Line) and train station (CTA Racine Train Station), and its offer of 1:1 off-street vehicle parking, the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

CHICAGO, ILL. 60607
ARCHITECTURAL SITE PLAN

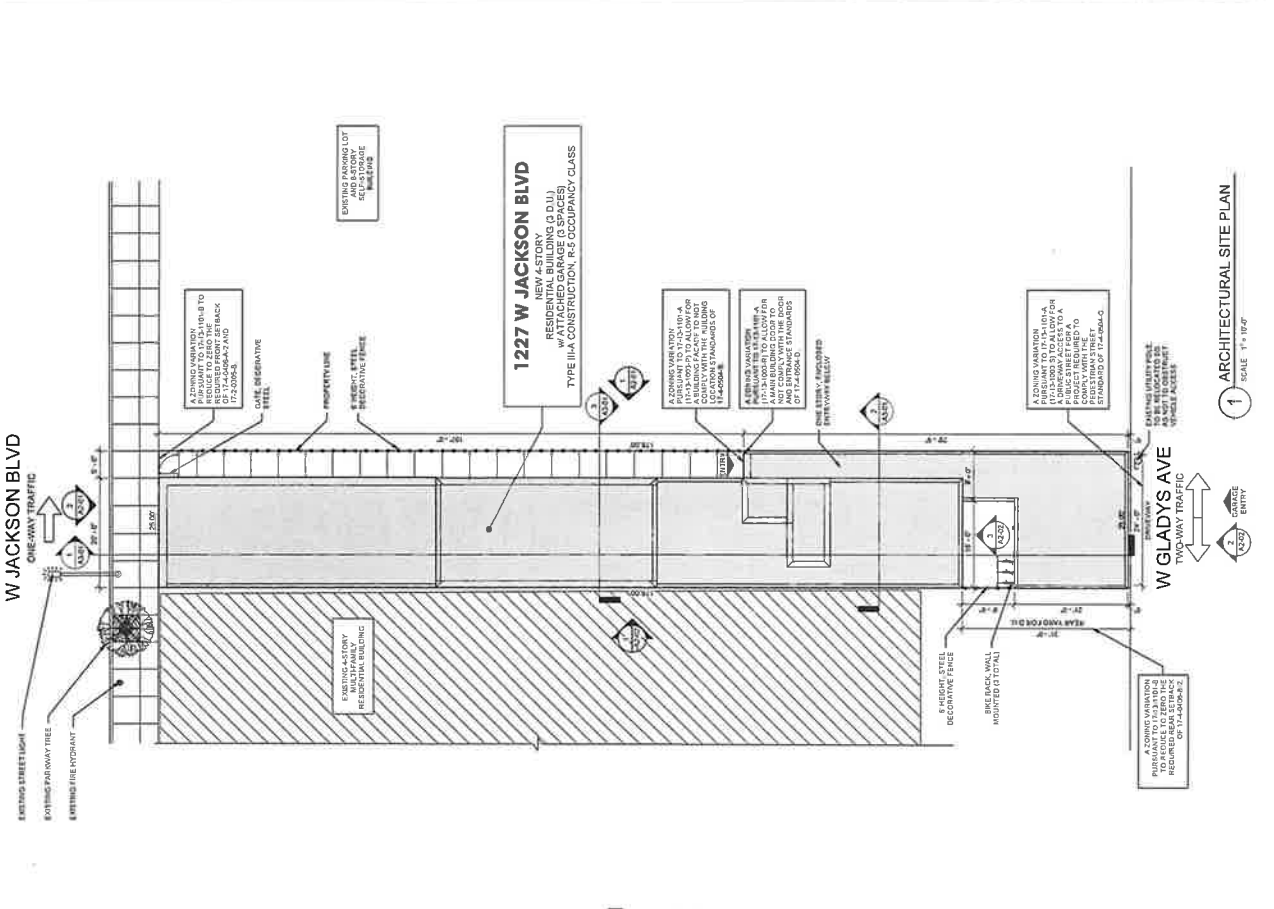
1227 W JACKSON BLVD

NEW 4-STORY
RESIDENTIAL B.U.I.
WITH ATTACHED GARAGE (3 SPACES)
TYPE III-A CONSTRUCTION, R-E OCCUPANCY CLASS

EXISTING RAMPING LOT
SEAL & STORAGE
PARKING

EXISTING 5-STORY
RESEARCH BUILDING

EXISTING STREET LIGHT
EXISTING PARKWAY TREE
EXISTING FIRE HYDRANT



Item	Description	Area	Notes
1	EXISTING 5-STORY RESEARCH BUILDING	10,000 sq ft	Existing structure to be retained.
2	EXISTING RAMPING LOT SEAL & STORAGE PARKING	2,000 sq ft	Existing parking area to be sealed and stored.
3	NEW 4-STORY RESIDENTIAL B.U.I. WITH ATTACHED GARAGE (3 SPACES)	15,000 sq ft	New construction, Type III-A, R-E occupancy class.
4	EXISTING STREET LIGHT	1	Existing street lighting to be maintained.
5	EXISTING PARKWAY TREE	1	Existing tree to be preserved.
6	EXISTING FIRE HYDRANT	1	Existing fire hydrant to be maintained.
7	PROPOSED 8' HEIGHT STEEL DECORATIVE FENCE	100' x 10'	Decorative fence along the property line.
8	PROPOSED 6' HEIGHT STEEL DECORATIVE FENCE	100' x 10'	Decorative fence along the property line.
9	PROPOSED 8' HEIGHT STEEL DECORATIVE FENCE	100' x 10'	Decorative fence along the property line.
10	PROPOSED 6' HEIGHT STEEL DECORATIVE FENCE	100' x 10'	Decorative fence along the property line.

SEAN W. JACKSON ARCHITECTURE & DESIGN

1111 N. LAUREL ST. SUITE 100
CHICAGO, IL 60610
P: 312.334.7432
www.seanw.com

1227 W JACKSON BLVD
CHICAGO, IL 60607
ARCHITECTURAL SITE PLAN

DATE: 04/13/2025
PROJECT: 1227 W JACKSON BLVD
SHEET: 1 OF 1

SCALE: 1" = 10'-0"

1 ARCHITECTURAL SITE PLAN

CHICAGO, ILL. 60607
ARCHITECTURAL SITE PLAN

- FLOOR PLAN GENERAL NOTES**
- DOORS SHALL SWING IN THE DIRECTION OF REQUIRED EGRESS TRAVEL.
 - ALL DOORS IN THE DIRECTION OF EGRESS SHALL BE OPENABLE WITHOUT A KEY.
 - ALL DOOR GLAZING SHALL BE REINFORCED.
 - CONCRETE FLOORING AND MASONRY SHALL BE PERMANENTLY ADHERED TO THE SUBSTRATE.
 - MECHANICAL CONTRACTORS TO PROVIDE FOR REVIEW AND APPROVAL BY OWNER.
 - PERMANENTLY ADHERED TO THE SUBSTRATE PERMANENTLY WINDSTOPPER, CSC 1514-LB.
 - OWNER TO PROVIDE FINISHES UNLESS OTHERWISE INDICATED.
 - CABINETRY TO PROVIDE BLOCKING AT ALL FLOOR AND DECATORYTIVE TIE INS.
 - PROVIDE FINISHES BASED ON SCHEDULE OF FINISHES FOR ALL FLOOR AND MOUNTING SURFACES.
 - CONCRETE SHALL BE TYPICAL CONCRETE.
 - ALL WALLS TO BE TYPICAL CONCRETE UNLESS OTHERWISE NOTED.

1227 W JACKSON BLVD

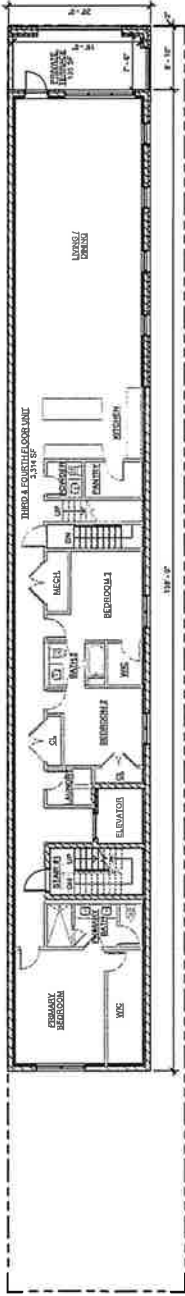
CHICAGO, IL 60607

FLOOR PLAN

SSAA ARCHITECTURE & DESIGN

1000 N. MICHIGAN AVE
SUITE 1000
CHICAGO, IL 60611
PH: 312.588.7493
WWW.SSAAARCH.COM
License Number: 064-040005

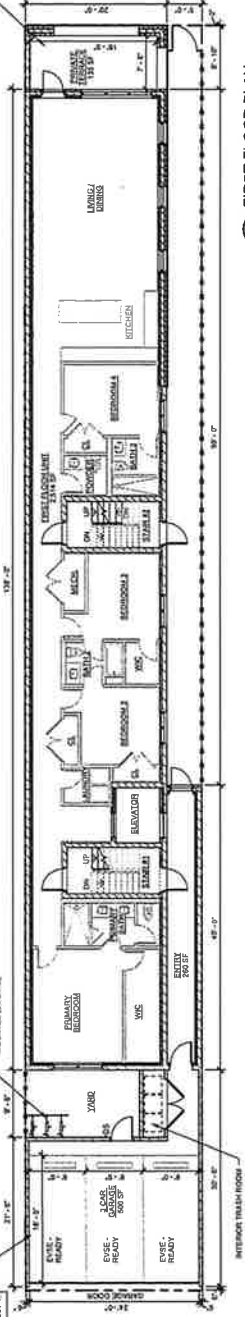
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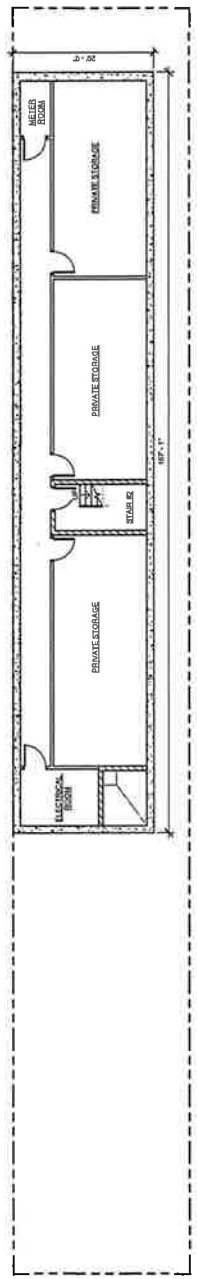
5 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



3 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

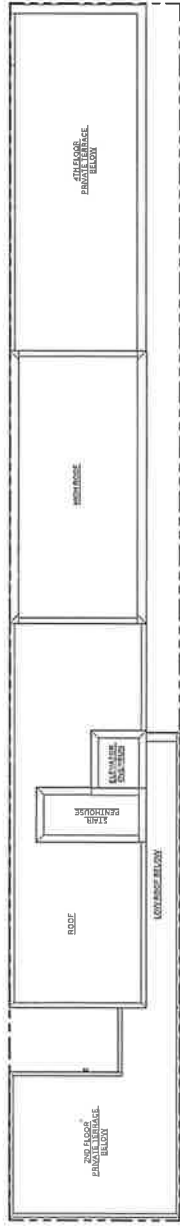


1 BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

A ZONING VARIATION PERMIT MUST BE OBTAINED FROM THE CITY OF CHICAGO TO ALLOW FOR INCLUSION OF THIS UNIT TO THE EXISTING BUILDING. THE UNIT SHALL BE CONSIDERED AN ADDITIONAL UNIT TO THE EXISTING BUILDING. THE UNIT SHALL BE CONSIDERED AN ADDITIONAL UNIT TO THE EXISTING BUILDING. THE UNIT SHALL BE CONSIDERED AN ADDITIONAL UNIT TO THE EXISTING BUILDING.

SCREENING ENCLOSURE
187 FLOOR TERRACE 135 SF
GARAGE ROOM TERRACE 433 SF
TOTAL SCREENING ENCLOSURE 620 SF
TOTAL PROVIDED 1,175 SF
REQUIRED 620 SF

			DIVISION OF PLANNING CHARGE DATE: 08/24/2025 DRAWN BY: [Redacted]
			PROJECT: 1227 W JACKSON BLVD SHEET: 1 OF 1 SCALE: 1/8" = 1'-0"
<p>THIS DOCUMENT IS THE PROPERTY OF S&V ARCHITECTURE & DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF S&V ARCHITECTURE & DESIGN.</p>			S&V ARCHITECTURE & DESIGN 1227 W JACKSON AVE CHICAGO, IL 60611 PH: 312.588.3113 WWW.S&VARCHITECT.COM LICENSED ARCHITECT (STATE OF ILLINOIS) Christopher Conlocty, August 24, 2025
1227 W JACKSON BLVD			ON CASE, E. 6907 FLOOR AND ROOF PLANS
PLAN 			A1-02

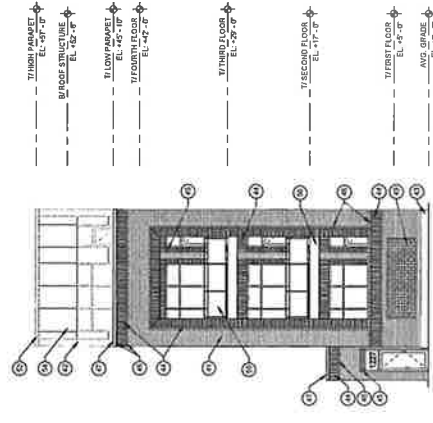


1 ROOF PLAN
SCALE: 1/8" = 1'-0"

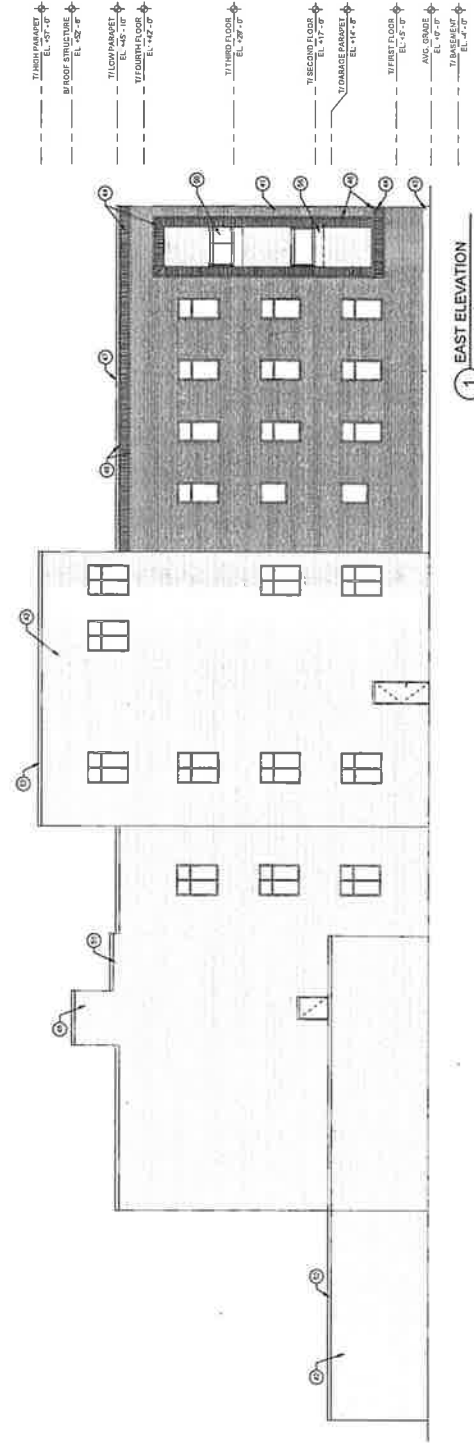


2 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

- EXPLANATIONS:**
- 1. FINISHES TO BE USED
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2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROFESSIONAL ENGINEER
No. 001357175
Christopher Michael
State of Illinois

SGAV
SCHAFFNER
GRIFFIN
AND
VANDERKAM
& ASSOCIATES
ARCHITECTS

444 N. MICHIGAN AVE.
CHICAGO, IL 60611
PH: 312.883.7412
WWW.SGAV.COM

PROFESSIONAL DESIGN FIRM
Registration No. 001357175
Registration Date: April 28, 2015.

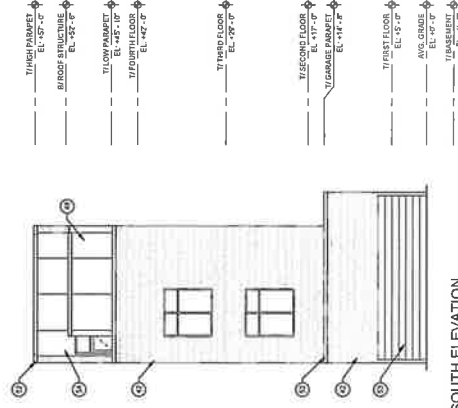
1227 W JACKSON BLVD

CHICAGO, IL 60607

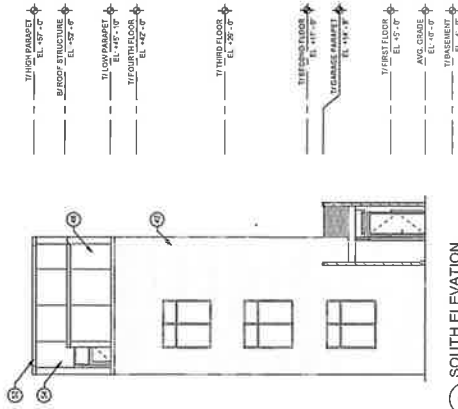
BUILDING ELEVATIONS

A2-01

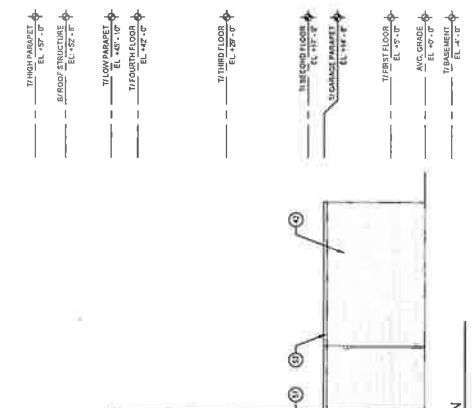
- EXPLANATION OF SYMBOLS**
- 1. KEYNOTE
 - 2. FINISH
 - 3. STRUCTURAL BRICK, WHITE COLOR
 - 4. TYPE NAME
 - 5. BRICK LAYOUT COURSE
 - 6. BRICK PATTERN, FRONT OF FACE
 - 7. STAIN PATTERN
 - 8. BRICK PATTERN, REAR
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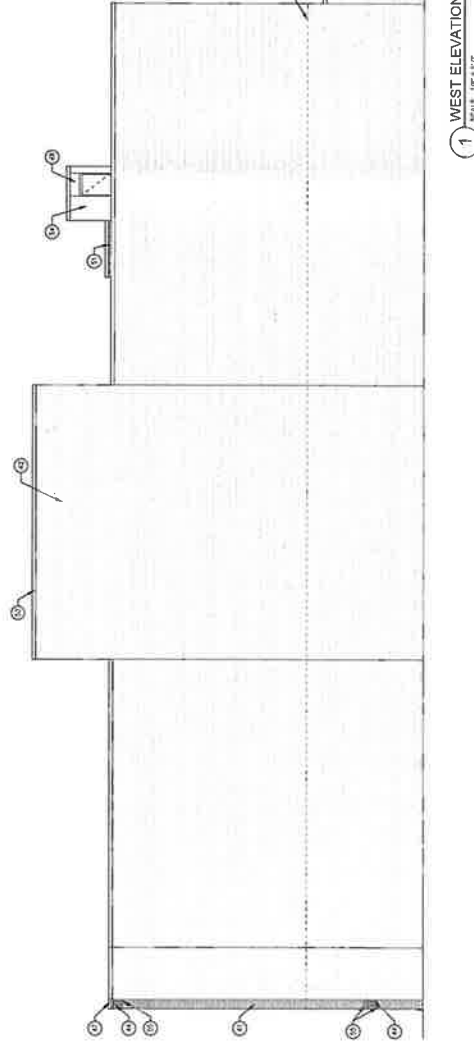
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

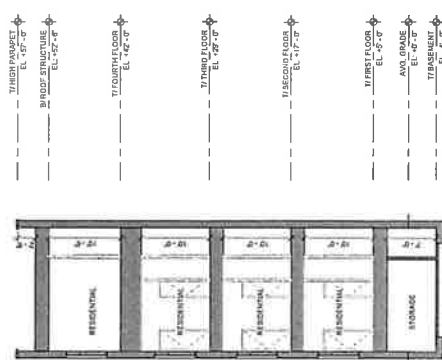


1 WEST ELEVATION
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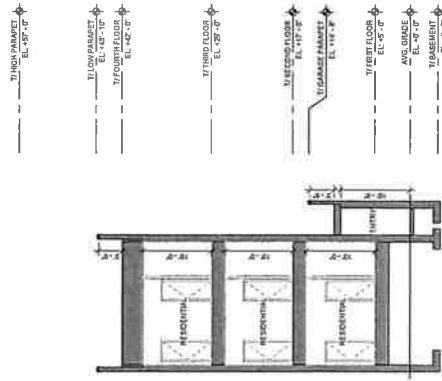


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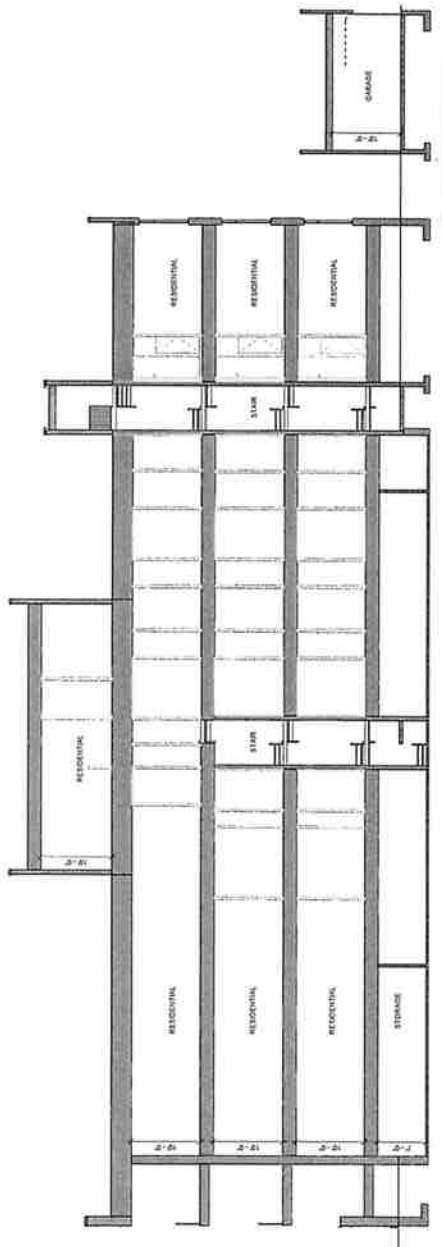
<p>PROJECT INFORMATION</p> <p>NO. DATE TITLE DESCRIPTION</p>	<p>OWNER DATE</p> <p>122 W Jackson St 12/20/2024</p>
<p>PROJECT FIRM</p> <p>444 N MICHIGAN AVE SUITE 1800 ANN ARBOR MI 48106 PH: 313.343.7412 WWW.SGVARCHITECTS.COM</p>	
<p>1227 W JACKSON BLVD</p>	
<p>CHICAGO, IL 60607</p>	
<p>BUILDING ELEVATIONS</p>	
<p>A2-02</p>	



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

<p>REVISED ZONING CHANGE</p> <p>NO. DATE REVISIONS</p> <p>1 01/11/11</p> <p>2 01/11/11</p> <p>3 01/11/11</p> <p>4 01/11/11</p> <p>5 01/11/11</p> <p>6 01/11/11</p> <p>7 01/11/11</p> <p>8 01/11/11</p> <p>9 01/11/11</p> <p>10 01/11/11</p> <p>11 01/11/11</p> <p>12 01/11/11</p> <p>13 01/11/11</p> <p>14 01/11/11</p> <p>15 01/11/11</p> <p>16 01/11/11</p> <p>17 01/11/11</p> <p>18 01/11/11</p> <p>19 01/11/11</p> <p>20 01/11/11</p> <p>21 01/11/11</p> <p>22 01/11/11</p> <p>23 01/11/11</p> <p>24 01/11/11</p> <p>25 01/11/11</p> <p>26 01/11/11</p> <p>27 01/11/11</p> <p>28 01/11/11</p> <p>29 01/11/11</p> <p>30 01/11/11</p> <p>31 01/11/11</p> <p>32 01/11/11</p> <p>33 01/11/11</p> <p>34 01/11/11</p> <p>35 01/11/11</p> <p>36 01/11/11</p> <p>37 01/11/11</p> <p>38 01/11/11</p> <p>39 01/11/11</p> <p>40 01/11/11</p> <p>41 01/11/11</p> <p>42 01/11/11</p> <p>43 01/11/11</p> <p>44 01/11/11</p> <p>45 01/11/11</p> <p>46 01/11/11</p> <p>47 01/11/11</p> <p>48 01/11/11</p> <p>49 01/11/11</p> <p>50 01/11/11</p> <p>51 01/11/11</p> <p>52 01/11/11</p> <p>53 01/11/11</p> <p>54 01/11/11</p> <p>55 01/11/11</p> <p>56 01/11/11</p> <p>57 01/11/11</p> <p>58 01/11/11</p> <p>59 01/11/11</p> <p>60 01/11/11</p> <p>61 01/11/11</p> <p>62 01/11/11</p> <p>63 01/11/11</p> <p>64 01/11/11</p> <p>65 01/11/11</p> <p>66 01/11/11</p> <p>67 01/11/11</p> <p>68 01/11/11</p> <p>69 01/11/11</p> <p>70 01/11/11</p> <p>71 01/11/11</p> <p>72 01/11/11</p> <p>73 01/11/11</p> <p>74 01/11/11</p> <p>75 01/11/11</p> <p>76 01/11/11</p> <p>77 01/11/11</p> <p>78 01/11/11</p> <p>79 01/11/11</p> <p>80 01/11/11</p> <p>81 01/11/11</p> <p>82 01/11/11</p> <p>83 01/11/11</p> <p>84 01/11/11</p> <p>85 01/11/11</p> <p>86 01/11/11</p> <p>87 01/11/11</p> <p>88 01/11/11</p> <p>89 01/11/11</p> <p>90 01/11/11</p> <p>91 01/11/11</p> <p>92 01/11/11</p> <p>93 01/11/11</p> <p>94 01/11/11</p> <p>95 01/11/11</p> <p>96 01/11/11</p> <p>97 01/11/11</p> <p>98 01/11/11</p> <p>99 01/11/11</p> <p>100 01/11/11</p>					
<p>PROJECT: 1227 W JACKSON BLVD</p> <p>DATE: 01/11/11</p>		<p>DESIGNER: [Signature]</p> <p>SCALE: 1/8" = 1'-0"</p>		<p>ARCHITECT: [Signature]</p> <p>SCALE: 1/8" = 1'-0"</p>	
<p>1227 W JACKSON BLVD</p> <p>CHICAGO, IL 60607</p> <p>BUILDING SECTIONS</p>					
<p>A3-01</p>					