



City of Chicago



SO2020-1875

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 932-940 W Randolph St and 150-154 N Sangamon St - App No. 20371T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

a line 115 feet north of and parallel to West Randolph Street; North Sangamon Street; West Randolph Street; a line 100 feet west of and parallel to North Sangamon Street; a line 65 feet north of and parallel to West Randolph Street; a line 125 feet west of and parallel to North Sangamon Street;

to those of the DX-5 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.

932-940 W. Randolph St. & 150-158 N. Sangamon St.

Substitute Narrative and Plans

Project Narrative and Plans – Type 1 Zoning Amendment

L3 932 W Randolph LLC is the property owner of 923-940 West Randolph Street and 150-154 N. Sangamon St. The proposed project will seek a zoning map amendment to change the zoning district from C1-2 to DX-5 for the subject property in order to renovate and build an addition to an existing three story building to be used for retail and office space.

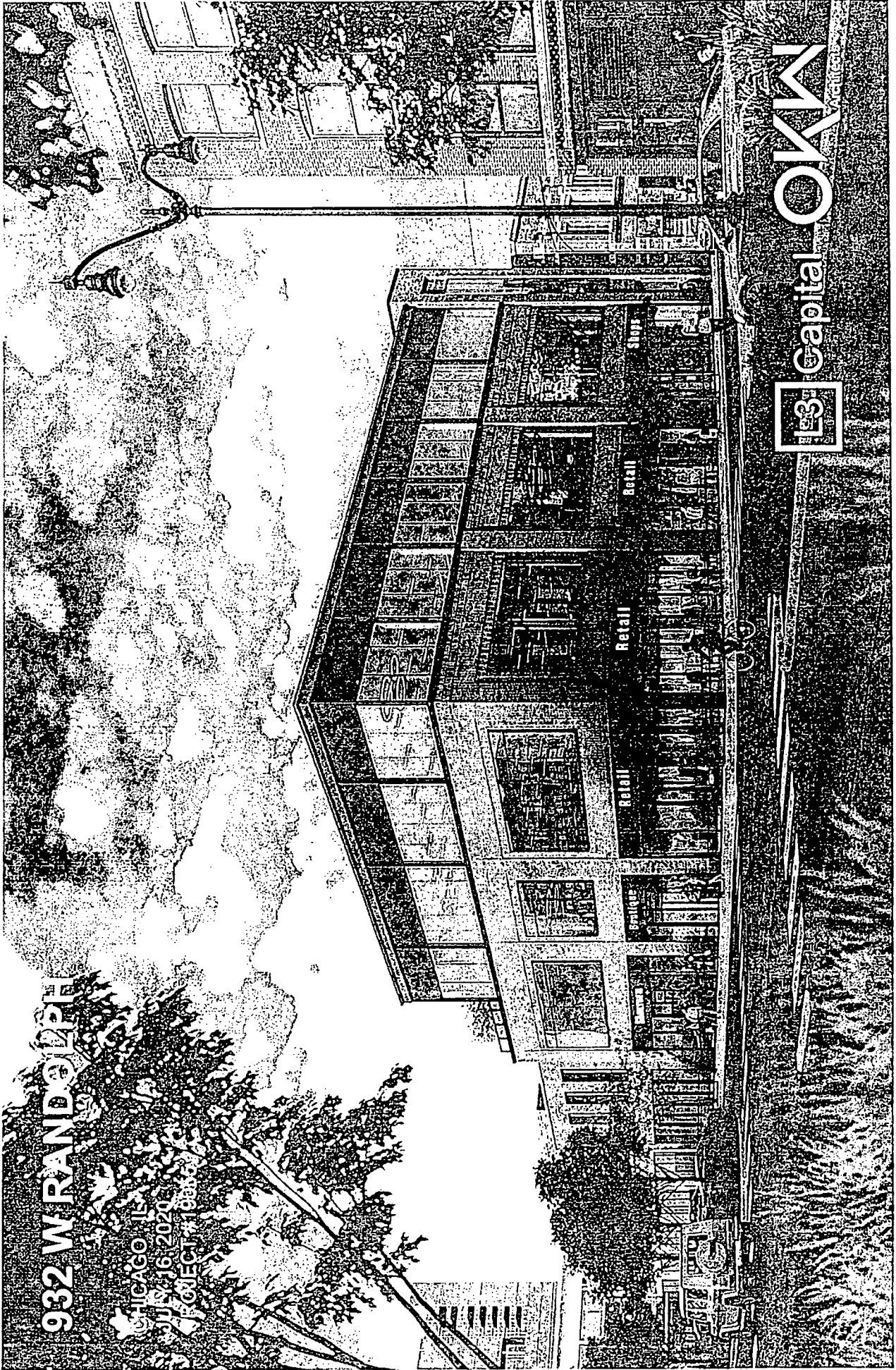
The existing building is a non-contributing building in a Landmark District. The proposed project will renovate the existing brick building and add an addition to create a three story brick, glass, and steel building on the subject property. The proposed building will be approximately 32,329 square feet with approximately 9,954 square feet of retail space, approximately 19,413 square feet of office space, and approximately 2,962 square feet of common space. The property owners are currently in discussions with national tenants that are interested in the building. These tenants would enhance the neighborhoods, the block and the historic district.

- A. Floor Area Ratio: 2.54 (32,329 SF).
- B. Density: No dwelling units.
- C. Off-street Parking: 0 parking spaces.
- D. Setbacks: Front: 0'-0"
Side: West: 0'-0"
East: 0'-0"
Rear: 0'-0"
- E. Building Height: 59 feet.

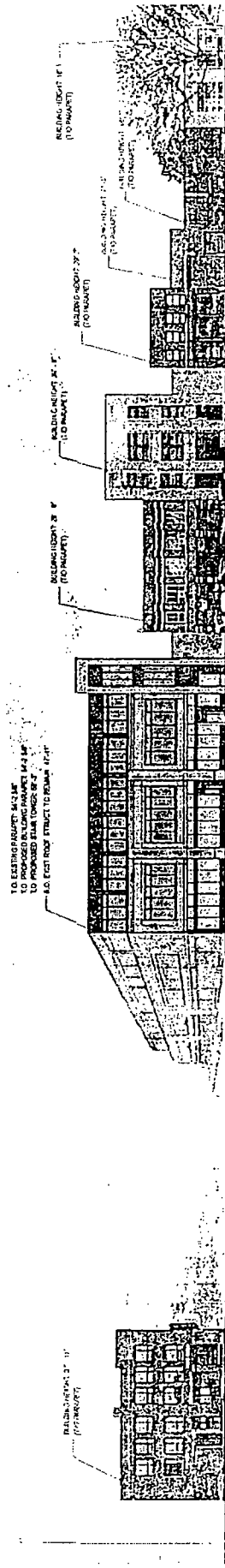
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932 W RANDOLPH

CHICAGO, IL
JULY 16, 2020
PROJECT #100000000

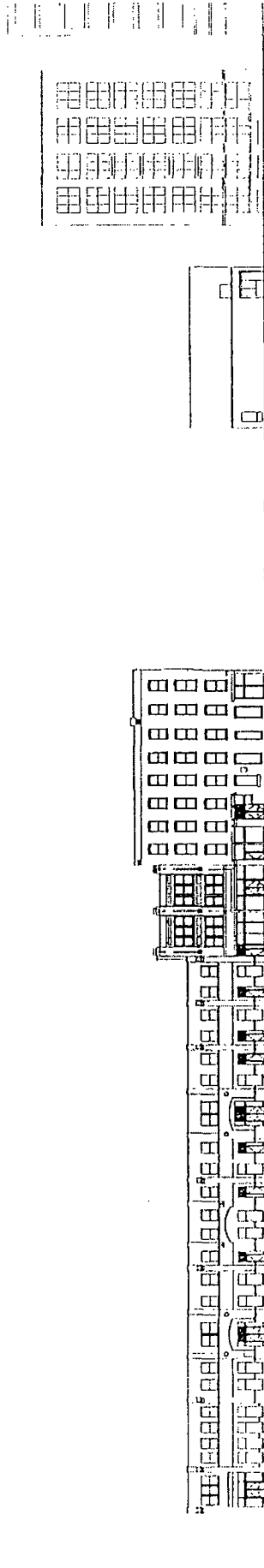


L3 Capital OKM
Architect



124 N SANGAMON
 935 W RANDOLPH
 W RANDOLPH ST
 932 W RANDOLPH
 162 N SANGAMON
 166 N SANGAMON
 170 N SANGAMON
 176 N SANGAMON
 178 N SANGAMON
 938 W LAKE
 W LAKE ST

SANGAMON STREET - LOOKING WEST
 *INDICATING BUILDING HEIGHTS (APPROX.)



W LAKE ST
 179 N SANGAMON
 171 N SANGAMON
 167 N SANGAMON
 163 N SANGAMON
 161 N SANGAMON
 159 N SANGAMON
 924 W RANDOLPH
 W RANDOLPH ST
 925 W RANDOLPH
 123 N SANGAMON
 140 N SANGAMON

SANGAMON STREET - LOOKING EAST
 *INDICATING BUILDING HEIGHTS (APPROX.)

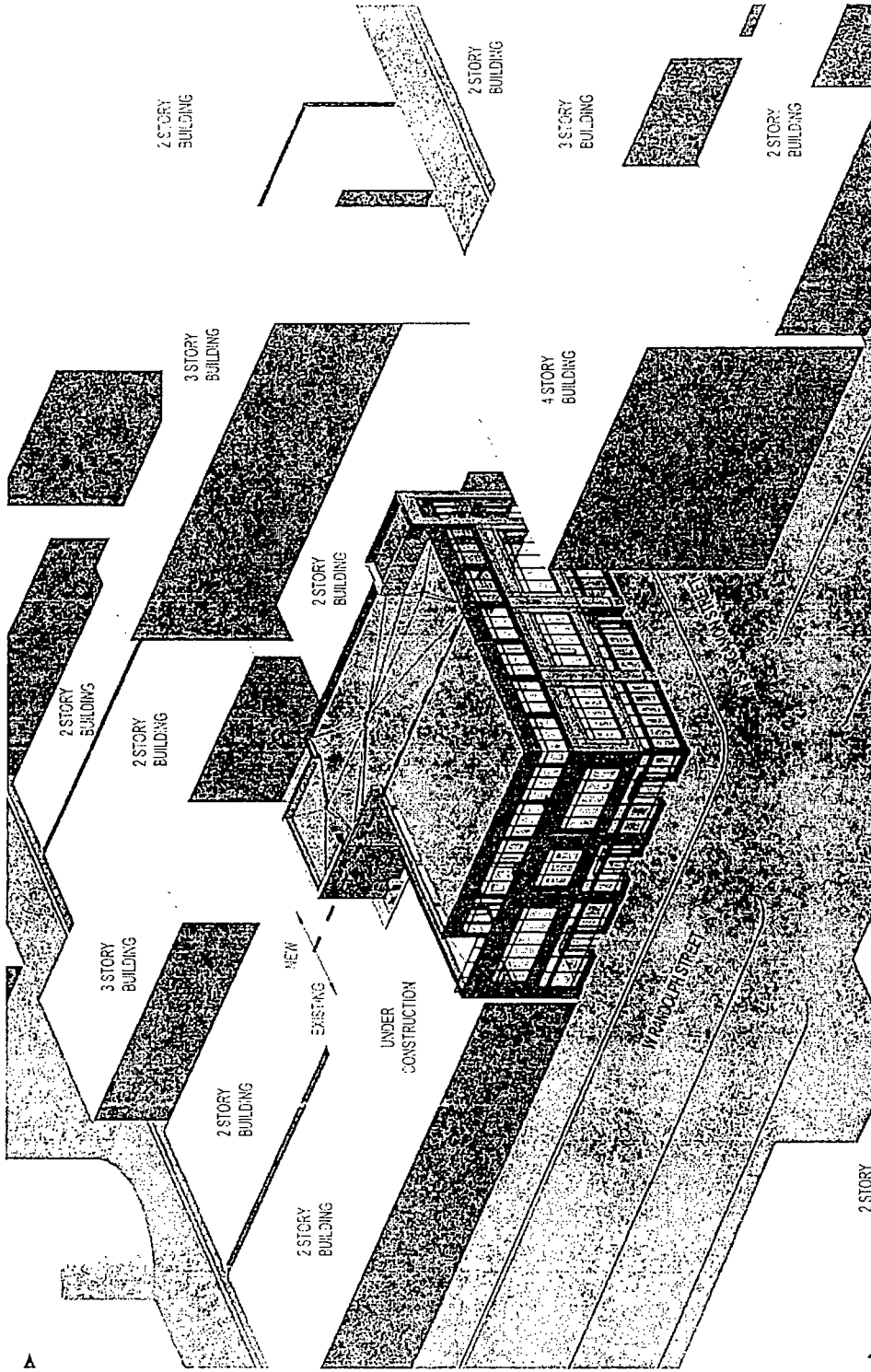


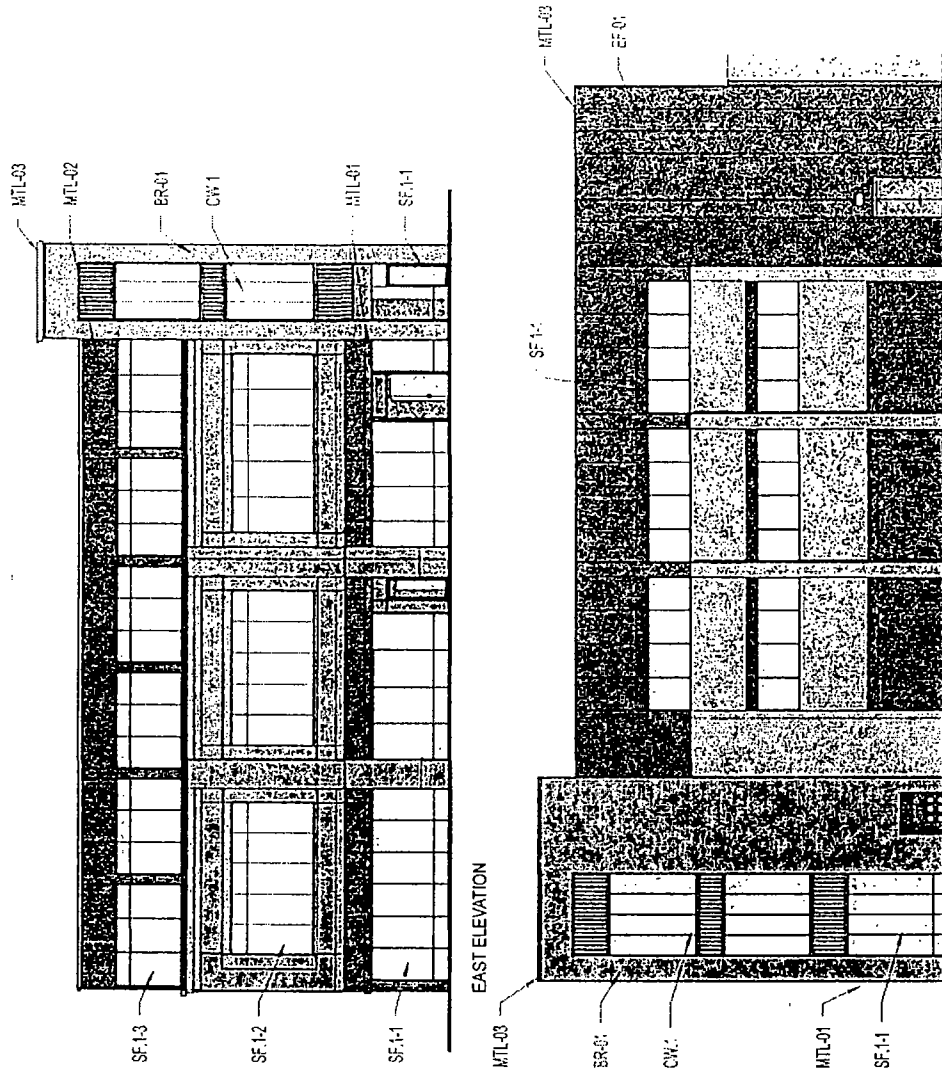
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 Chicago, IL 60661

SURROUNDING CONTEXT
 ELEVATIONS



L3 Capital



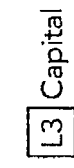


EAST ELEVATION
NORTH ELEVATION

FACADE MATERIAL SCHEDULE	
NUMBER	DESCRIPTION
BR-01	BRICK SQUARE RANDOM LAY, 1 1/2" x 4" FACE BRICK, 1/2" RAINFALL BOND REG. COOR. W/ASS. FOR PATTER. ALIGNMENT
CW-1	WOOD 1 1/2" x 4" x 1/2" S.P.S. 1 1/2" x 4" x 1/2" S.P.S.
MTL-01	METAL CONTINUOUS METAL SANGRE 5/8" x 7" CONCRETE JOINT
MTL-02	METAL CONTINUOUS PRACTICAL STAINLESS STEEL PANEL
MTL-03	METAL CONTINUOUS METAL PATTERN COPIING
CW-1	WOOD 1 1/2" x 4" x 1/2" S.P.S. 1 1/2" x 4" x 1/2" S.P.S.
SF-1-1	GLAZING SYSTEM 1906 KAWNEER STURFRONT GLAZING SYSTEM OR EQUIVALENT
SF-1-2	GLAZING SYSTEM 1906 KAWNEER STURFRONT GLAZING SYSTEM OR EQUIVALENT
SF-1-3	GLAZING SYSTEM 1906 KAWNEER STURFRONT GLAZING SYSTEM OR EQUIVALENT

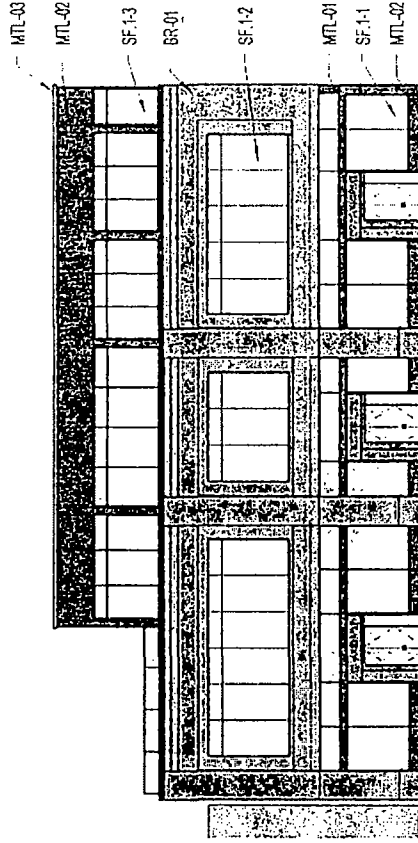
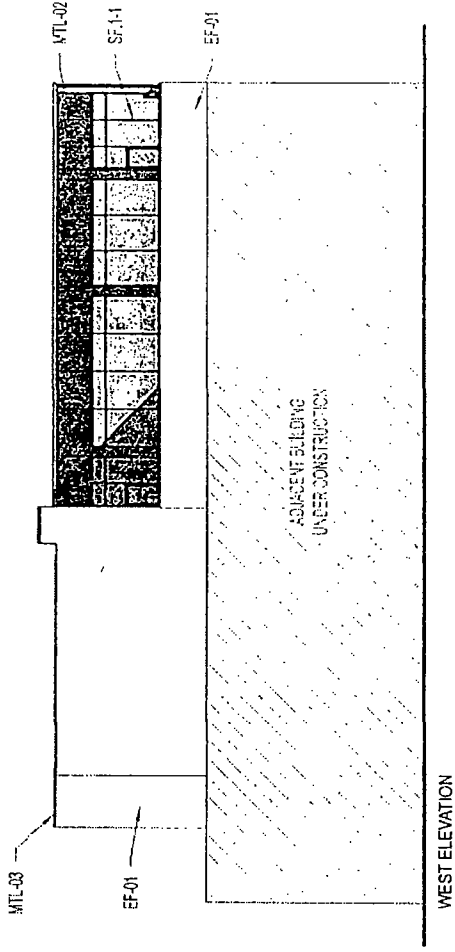
ELEVATIONS

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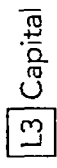


932 W RANDOLPH
932 W Randolph St. Chicago IL 60607
July 16, 2020 Project # 19065

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FACADE MATERIAL SCHEDULE	
MARKING	DESCRIPTION
EF	FACE FINISH FRANK'S SET 11/8" FACE SQUEL TO ROUND BOND REFER TO DRAWINGS FOR PATTERN BRONZE FINISH
EF-01	FRANK'S SET 11/8" FACE SQUEL TO ROUND BOND FRANK'S SET 11/8" FACE SQUEL TO ROUND BOND
MTL-01	METAL CONTINUOUS METAL CHANGE SHEET WEATHERED JOINT
MTL-02	METAL CONTINUOUS PAINTED METAL SPANSEL PANEL
MTL-03	METAL CONTINUOUS METAL PANEL ROOFING
OW	PEEP'S SHERIDAN/STAINLESS METAL GLASS DIVISION CLASS LOWE ST. CHARLES FRANK'S SET 11/8" FACE SQUEL TO ROUND BOND FRANK'S SET 11/8" FACE SQUEL TO ROUND BOND
SF-1-1	GLASS SYSTEM FRANK'S SET 11/8" FACE SQUEL TO ROUND BOND
SF-1-2	GLASS SYSTEM FRANK'S SET 11/8" FACE SQUEL TO ROUND BOND
SF-1-3	GLASS SYSTEM FRANK'S SET 11/8" FACE SQUEL TO ROUND BOND



SOUTH ELEVATION

ELEVATIONS

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