



City of Chicago



O2016-5595

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/20/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 833 W Jackson Blvd - App No. 18918T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1891871
INTRO DATE
07-20-16

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 the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No.2-G in the area bounded by

West Jackson Boulevard; South Green Street; a line 75 feet south of and parallel to West Jackson Boulevard; and the alley next west of and parallel to South Green Street,

to those of a DX-10 Downtown Mixed-Use District and a corresponding uses 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.

Common addresses of property: 833 West Jackson Boulevard

FILE #
WARD
#9AM

18918-T1

17-13-0303-C (1) Narrative Zoning Analysis
833 West Jackson Street, Chicago, Illinois

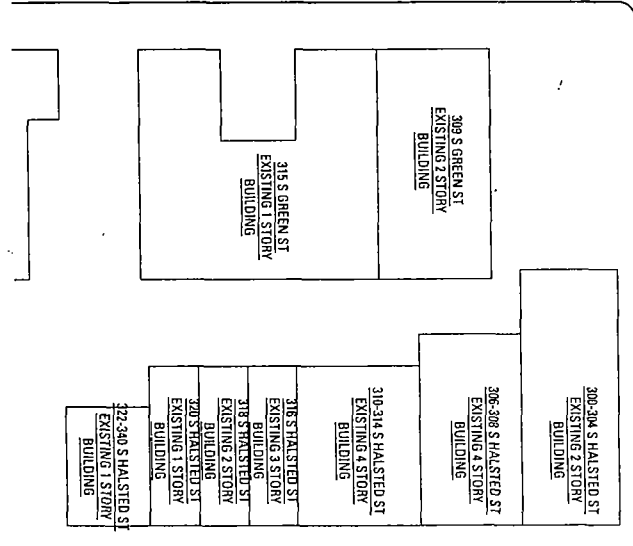
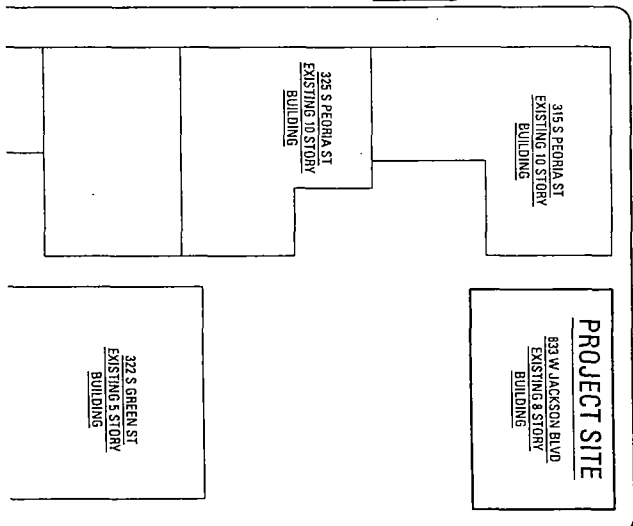
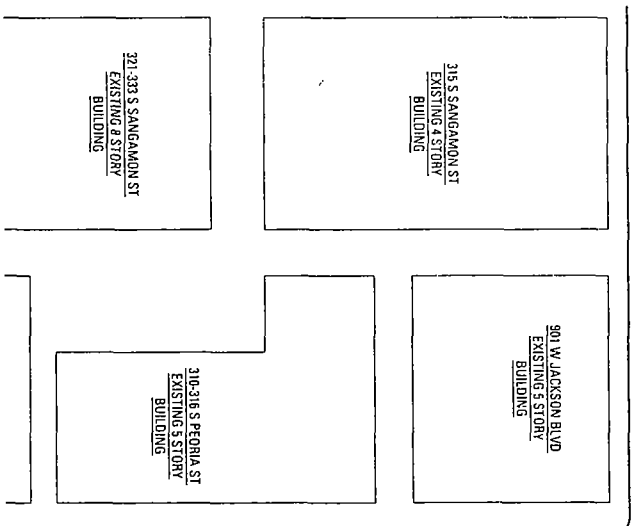
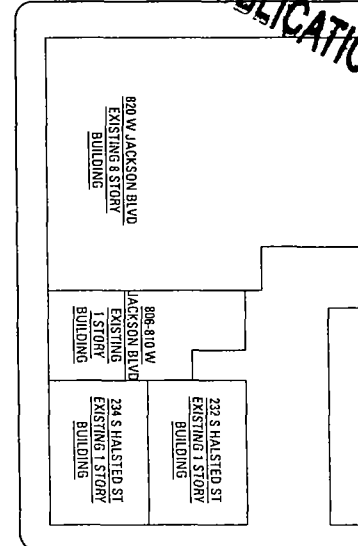
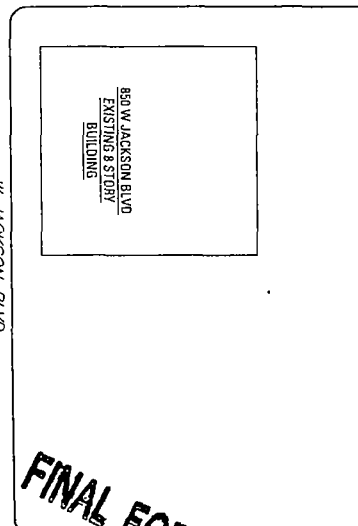
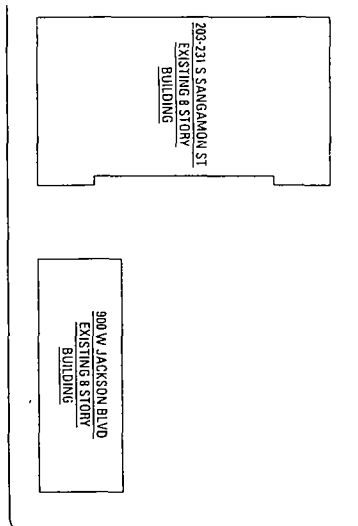
Proposed Zoning: DX-10 Downtown Mixed-Use District

Lot Area: 8,793.01 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the erection of a roof deck, with penthouse addition, above the 8th Floor of the existing office and retail building. The existing eight-story building is non-conforming under the current Zoning Ordinance and designation. Therefore, a zoning change is required to permit the rooftop buildout and addition. The existing eight-story office and retail (62,430 square feet) building will remain unchanged, but/for the erection of the proposed roof deck (4,300 square feet) and penthouse addition (3,597.18 square feet). The new proposed rooftop space will be accessible by and for the exclusive use of the tenants of the existing building. No onsite parking is required or intended for the existing building, with new rooftop addition. The existing building, with rooftop addition, will be masonry in construction and measure 96 feet-0 inches in height.

- (A) The Project's Floor Area Ratio:
73,797.18 square feet (8.39 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
No residential units
- (C) The amount of off-street parking:
Zero (0)
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
West: 0 feet-0 inches
East: 0 feet-0 inches
- (E) Building Height:
96 feet-0 inches

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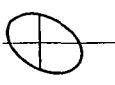
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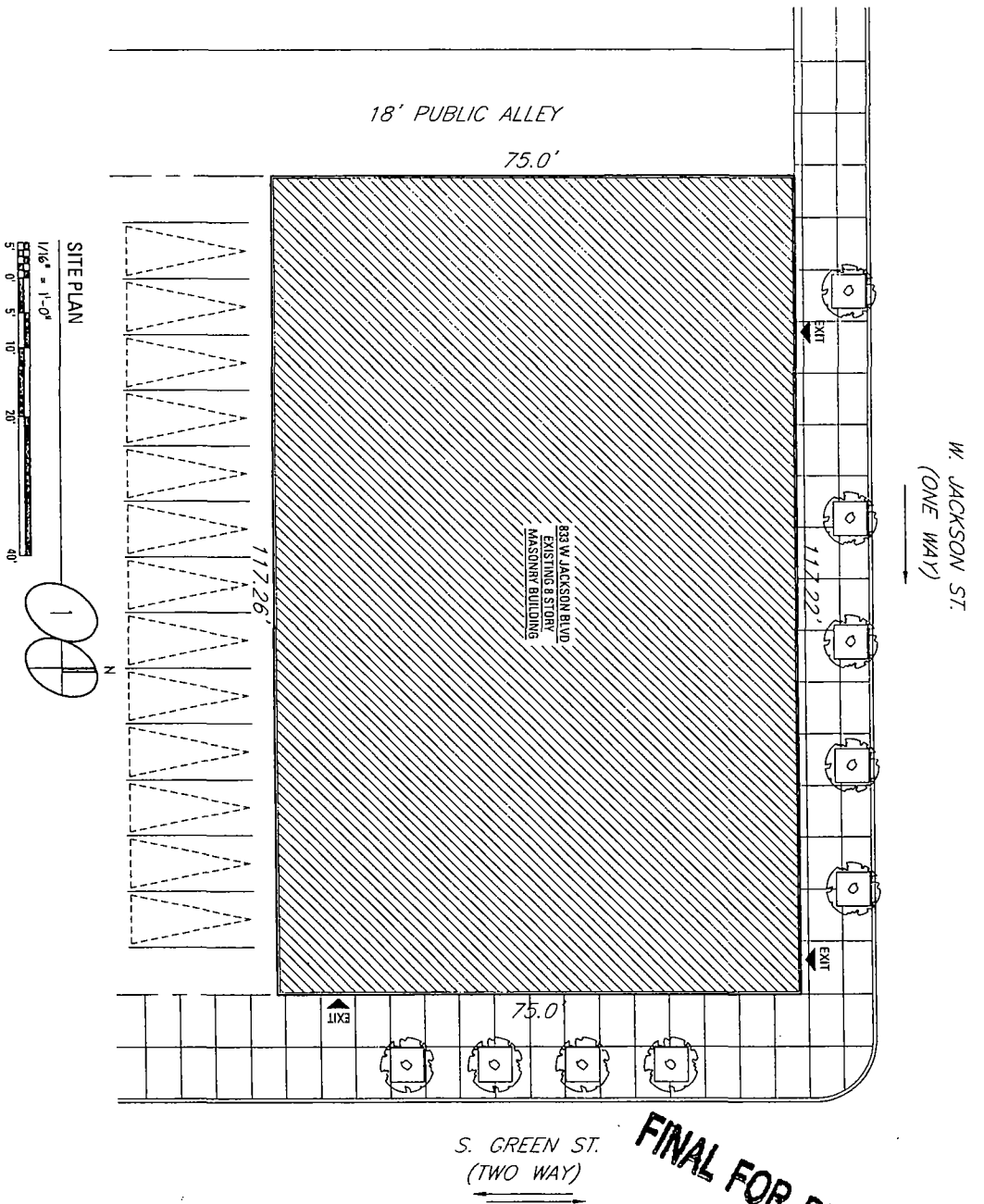
CONTEXT MAP
1/64" = 1'-0"



proj. # 1525
AS-BUILT DRAWINGS
833 W JACKSON BLVD
CHICAGO, IL 60607
description 02/29/16 ISSUED FOR REVIEW



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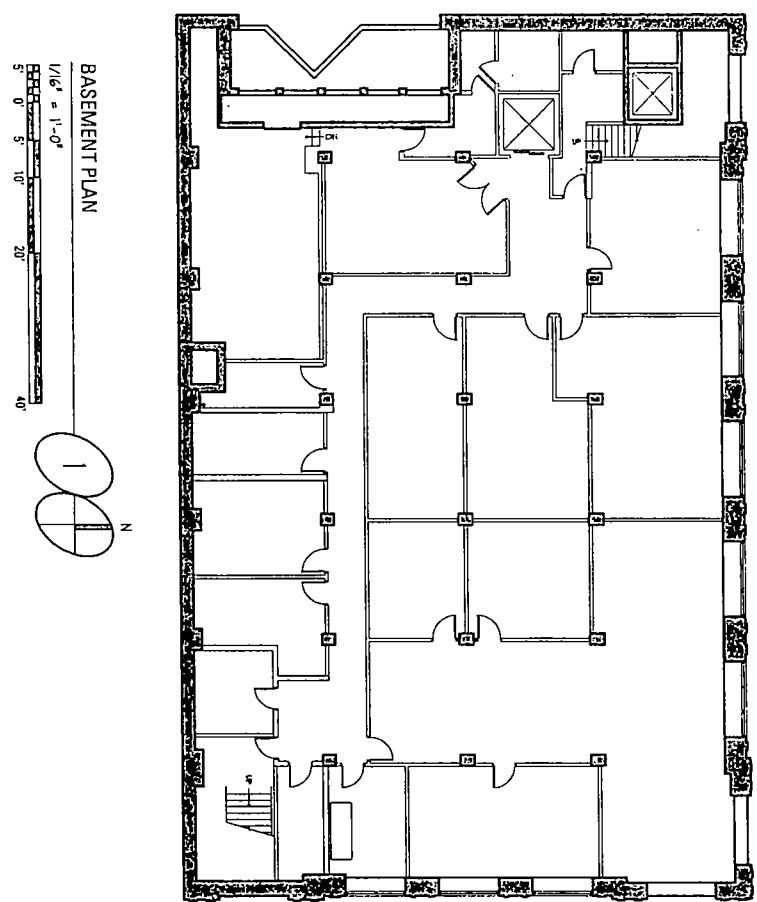


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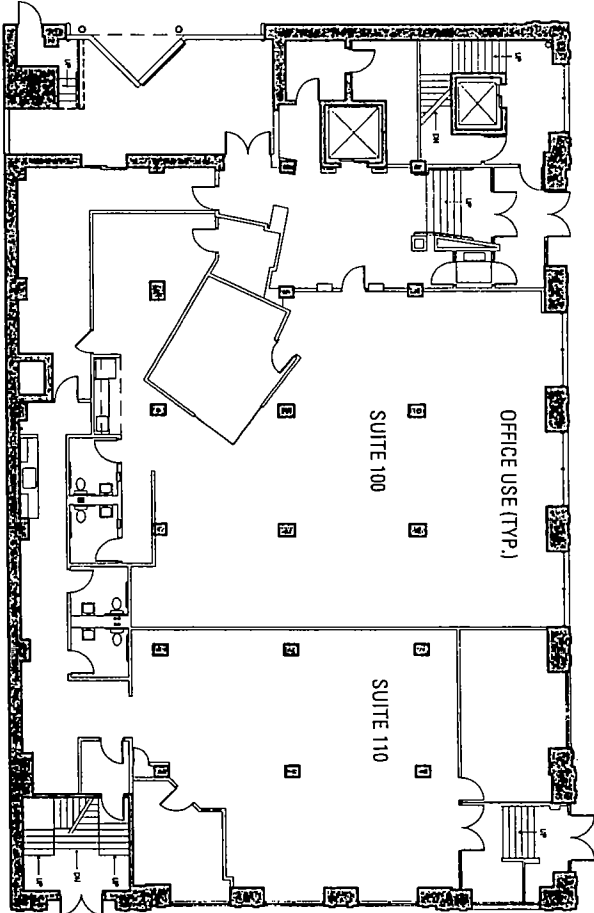
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FIRST FLOOR PLAN

2



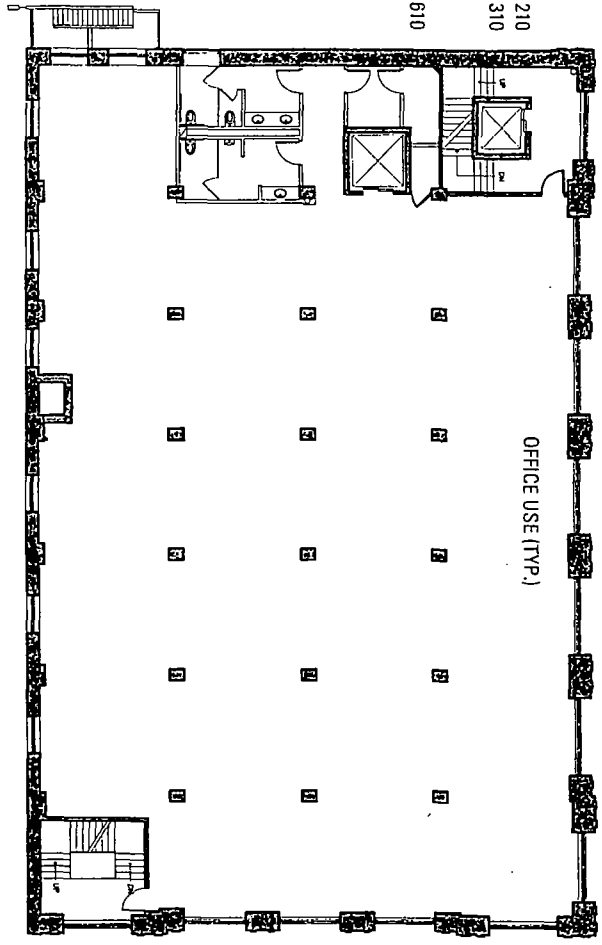
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SUITE 200, 210
 SUITE 300, 310
 SUITE 400
 SUITE 500
 SUITE 600, 610
 SUITE 700
 SUITE 800



TYPICAL FLOOR PLAN (FLOORS 2 - 8)

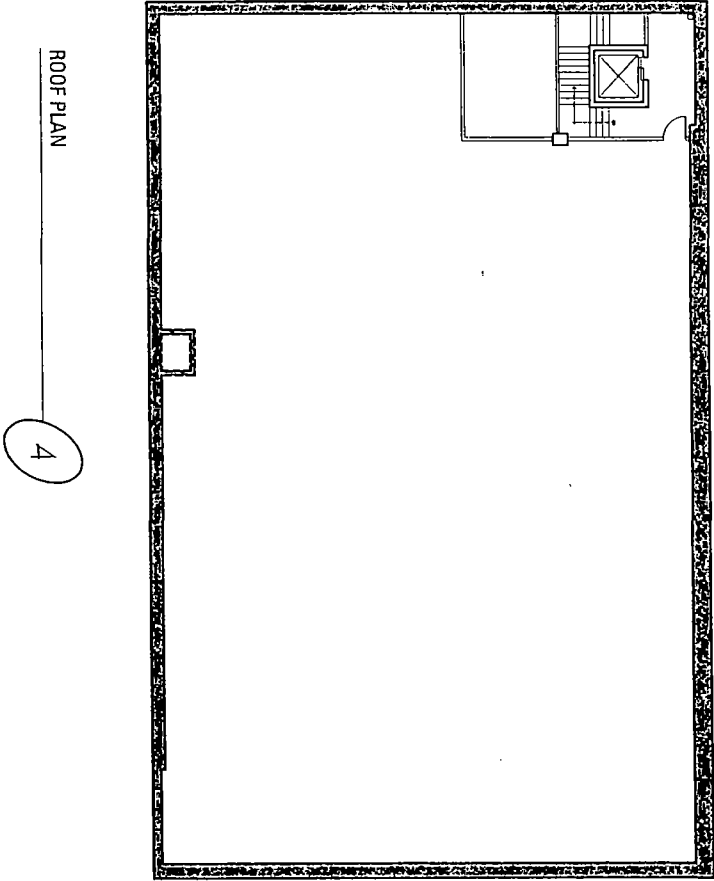
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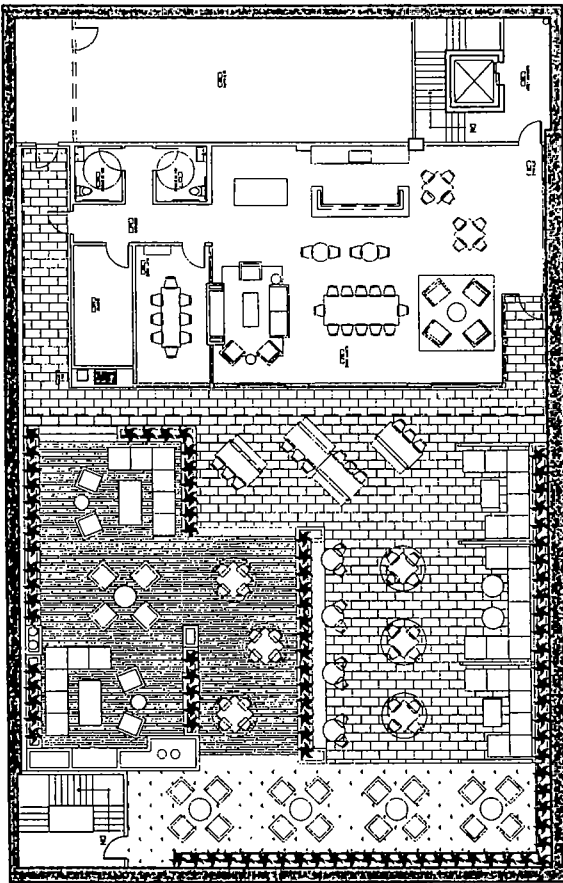
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PROPOSED ROOF PLAN
 1/16" = 1'-0"
 0 5 10 20 40
 5



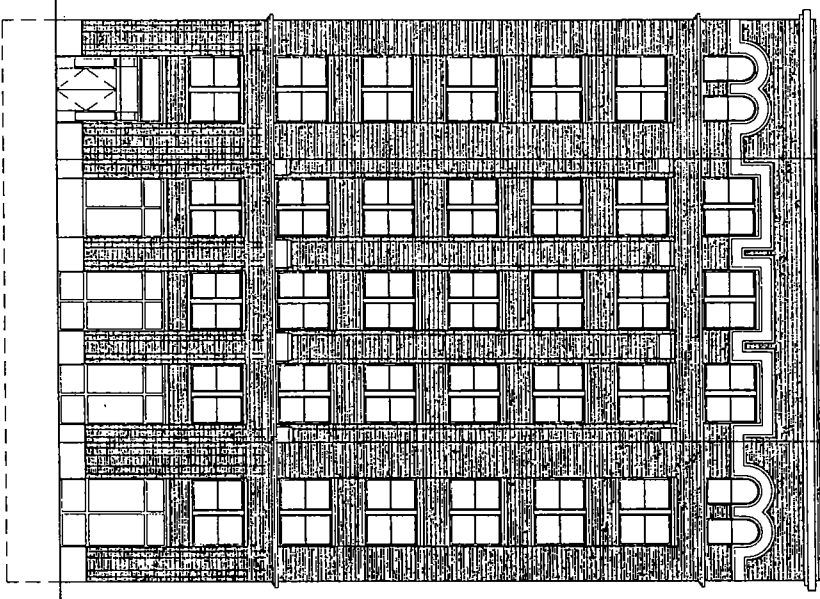
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 833 W JACKSON BLVD
 CHICAGO, IL 60607
 DESCRIPTION 0329A16_ISSUED FOR REVIEW



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chicago illinois 60613
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- + 96' - 0" EXISTING ROOF
- + 84' - 0" EXISTING EIGHTH FLOOR
- + 72' - 6" EXISTING SEVENTH FLOOR
- + 61' - 0" EXISTING SIXTH FLOOR
- + 49' - 6" EXISTING FIFTH FLOOR
- + 39' - 0" EXISTING FOURTH FLOOR
- + 26' - 6" EXISTING THIRD FLOOR
- + 15' - 0" EXISTING SECOND FLOOR
- + 3' - 6" EXISTING FIRST FLOOR
- + 0' - 0" GRADE
- - 7' - 1" EXISTING BASEMENT



EXISTING EAST ELEVATION
1/16" = 1'-0"
0 5 10 20 40

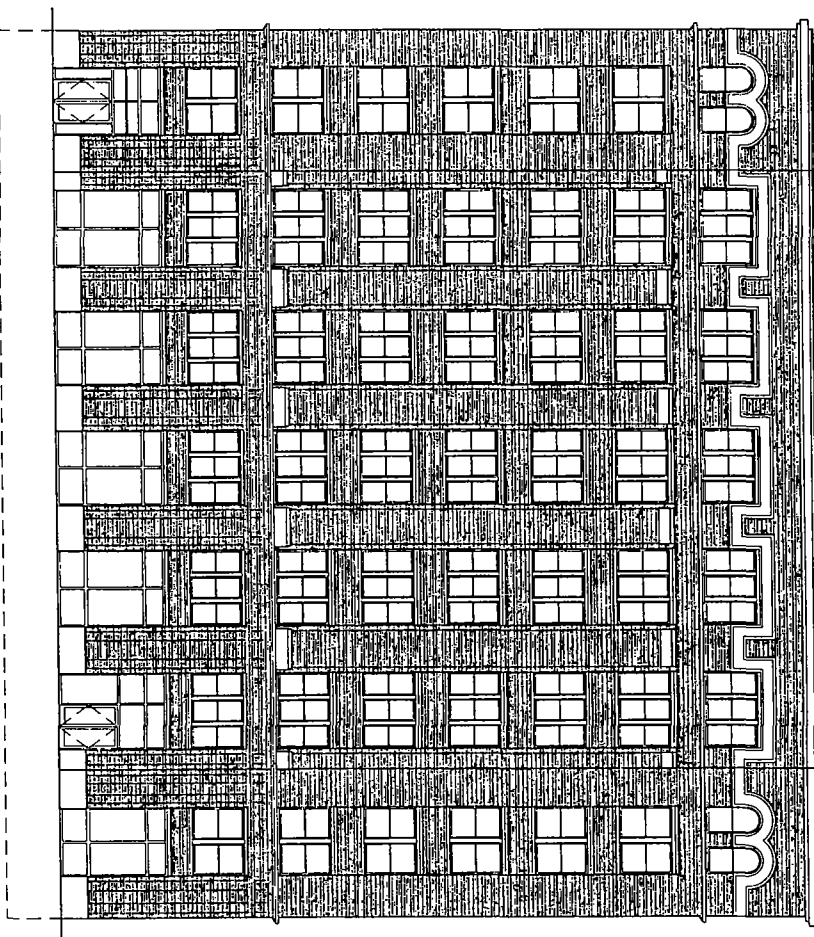
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 CHICAGO Illinois 60613
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- + 96' - 0" EXISTING ROOF
- + 84' - 0" EXISTING EIGHTH FLOOR
- + 72' - 6" EXISTING SEVENTH FLOOR
- - 61' - 0" EXISTING SIXTH FLOOR
- + 49' - 6" EXISTING FIFTH FLOOR
- + 36' - 0" EXISTING FOURTH FLOOR
- + 26' - 6" EXISTING THIRD FLOOR
- + 15' - 0" EXISTING SECOND FLOOR
- + 3' - 6" EXISTING FIRST FLOOR
- + 0' - 0" GRADE
- - 7' - 1" EXISTING BASEMENT



EXISTING NORTH ELEVATION



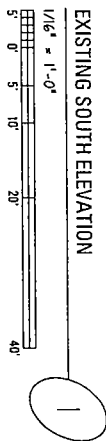
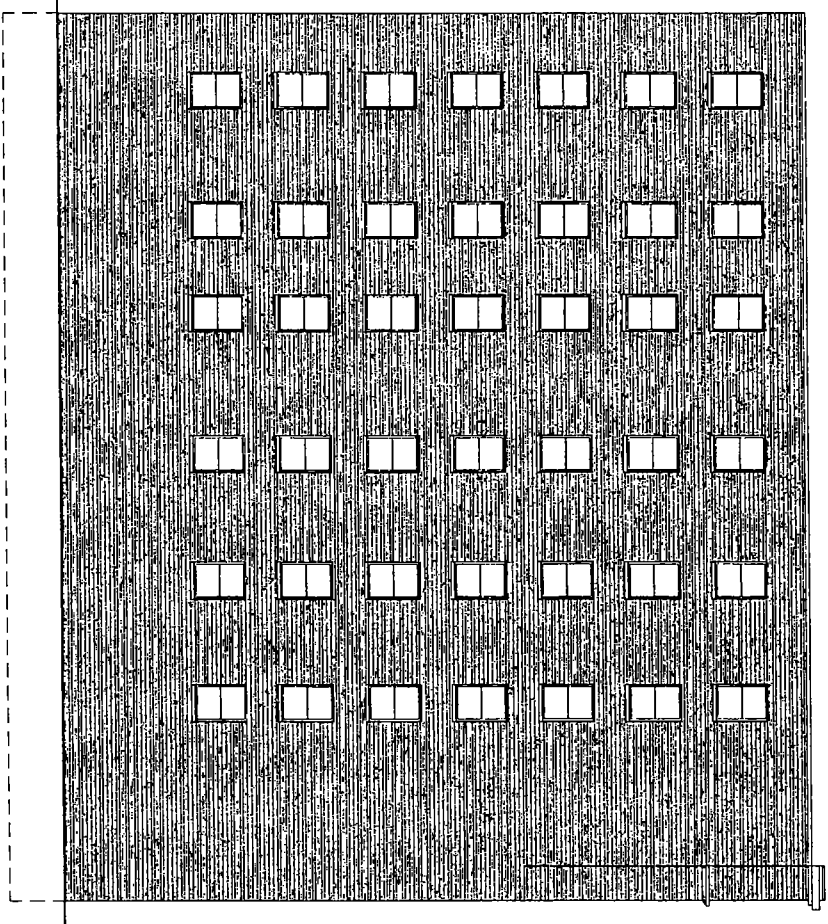
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proj. # 1595
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 83 W. JACKSON ST. 2ND
 CHICAGO, IL 60607
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- ◆ + 96' - 0" EXISTING ROOF
- ◆ - 84' - 0" EXISTING EIGHTH FLOOR
- ◆ + 72' - 6" EXISTING SEVENTH FLOOR
- ◆ + 61' - 0" EXISTING SIXTH FLOOR
- ◆ + 49' - 6" EXISTING FIFTH FLOOR
- ◆ + 38' - 0" EXISTING FOURTH FLOOR
- ◆ + 26' - 6" EXISTING THIRD FLOOR
- ◆ + 15' - 0" EXISTING SECOND FLOOR
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- ◆ - 7' - 1" EXISTING BASEMENT



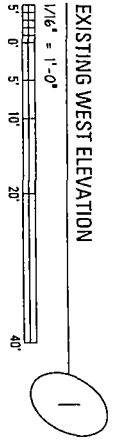
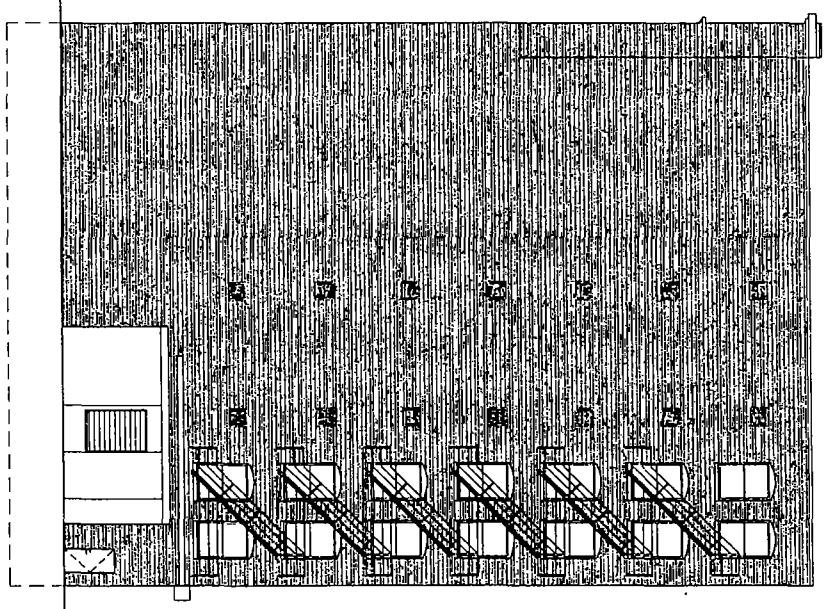
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proj. # 1323
 AS-BUILT DRAWINGS
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- + 96' - 0" EXISTING ROOF
- + 84' - 0" EXISTING EIGHTH FLOOR
- + 72' - 6" EXISTING SEVENTH FLOOR
- + 61' - 0" EXISTING SIXTH FLOOR
- + 49' - 6" EXISTING FIFTH FLOOR
- + 38' - 0" EXISTING FOURTH FLOOR
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- 7' - 1" EXISTING BASEMENT

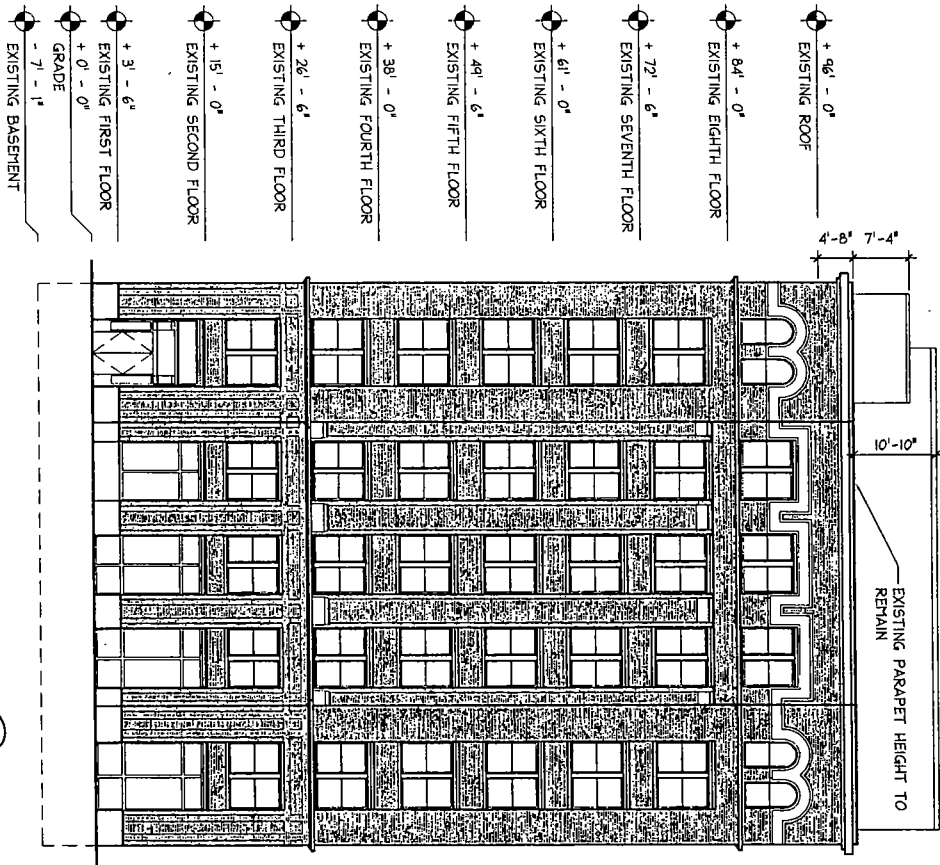


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PROPOSED EAST ELEVATION

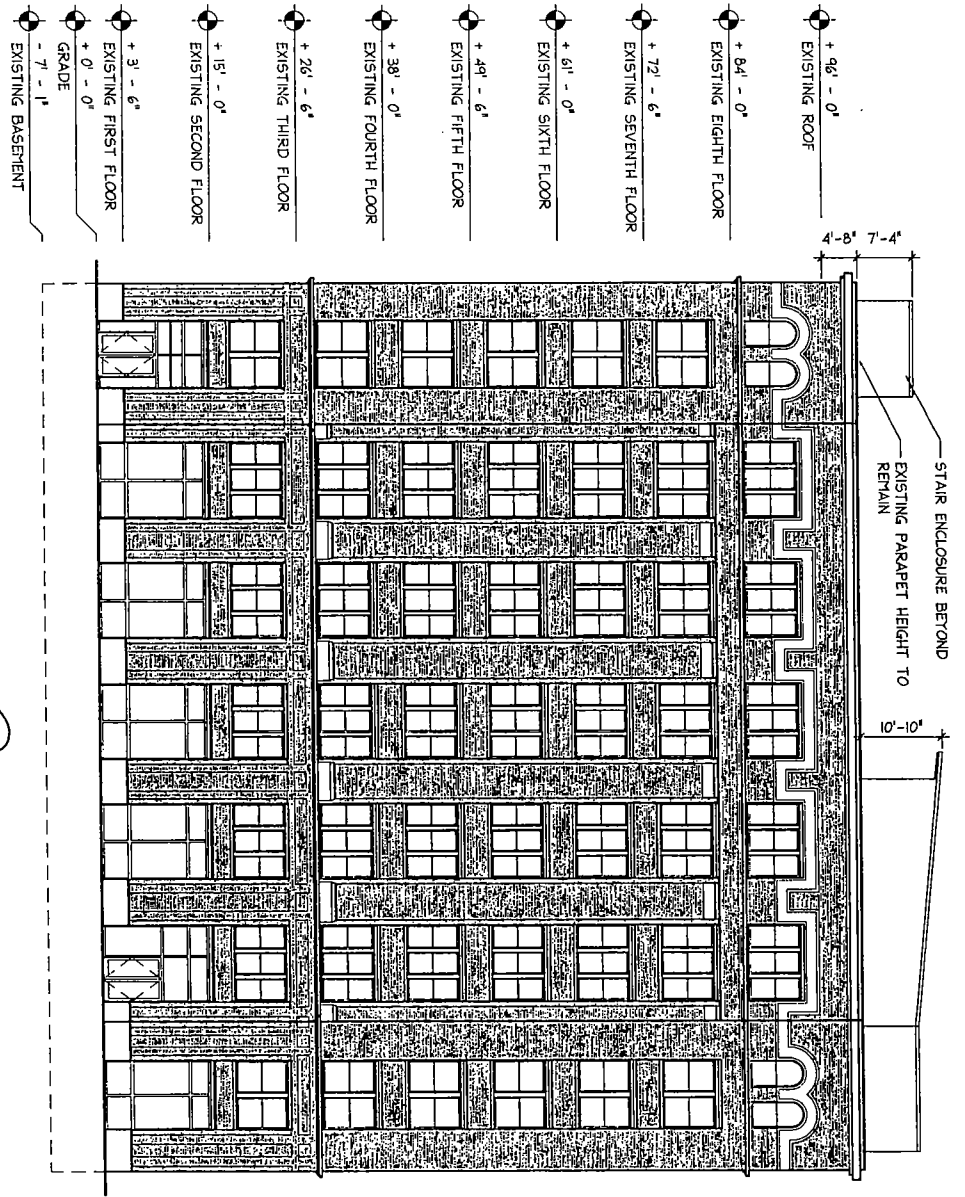
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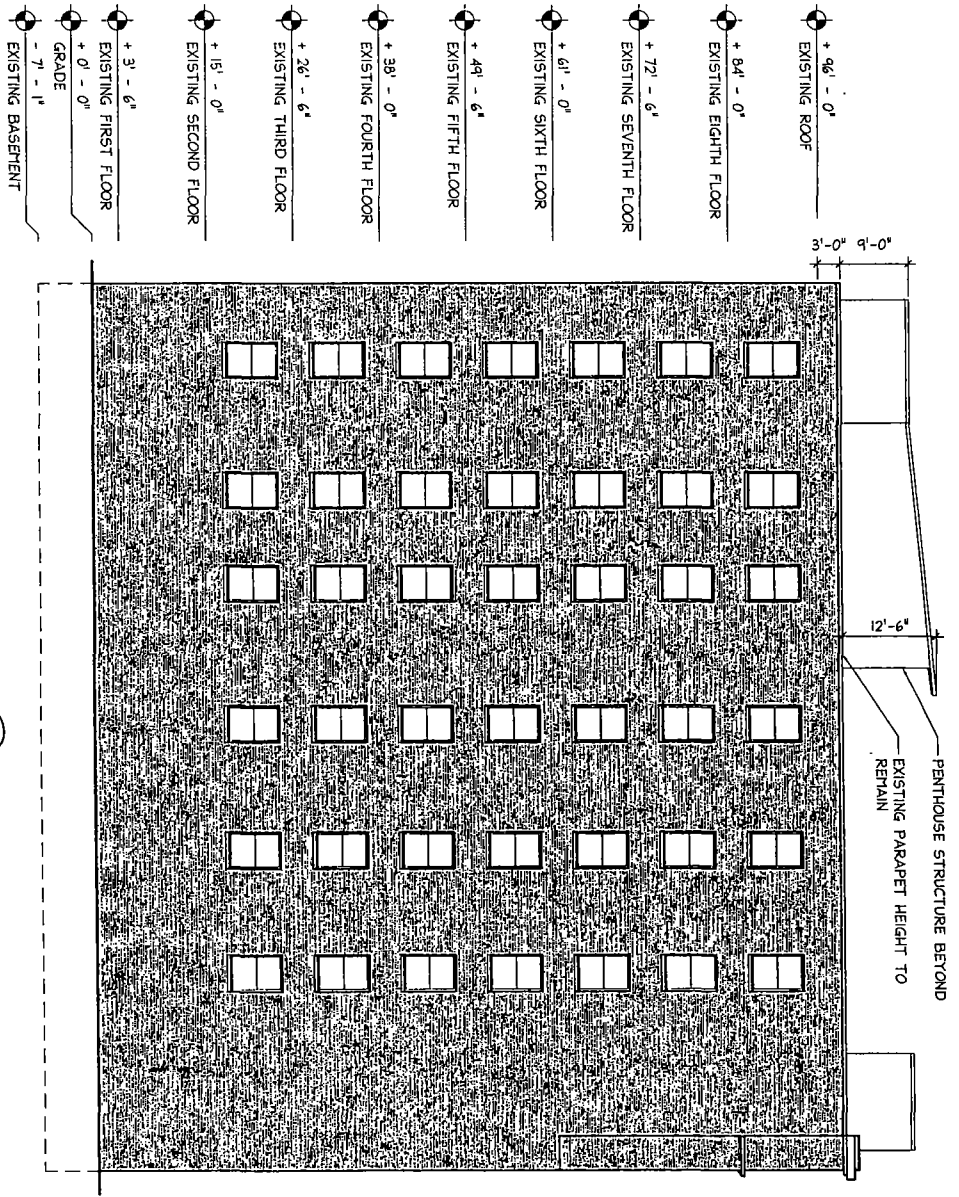
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PROPOSED SOUTH ELEVATION

1

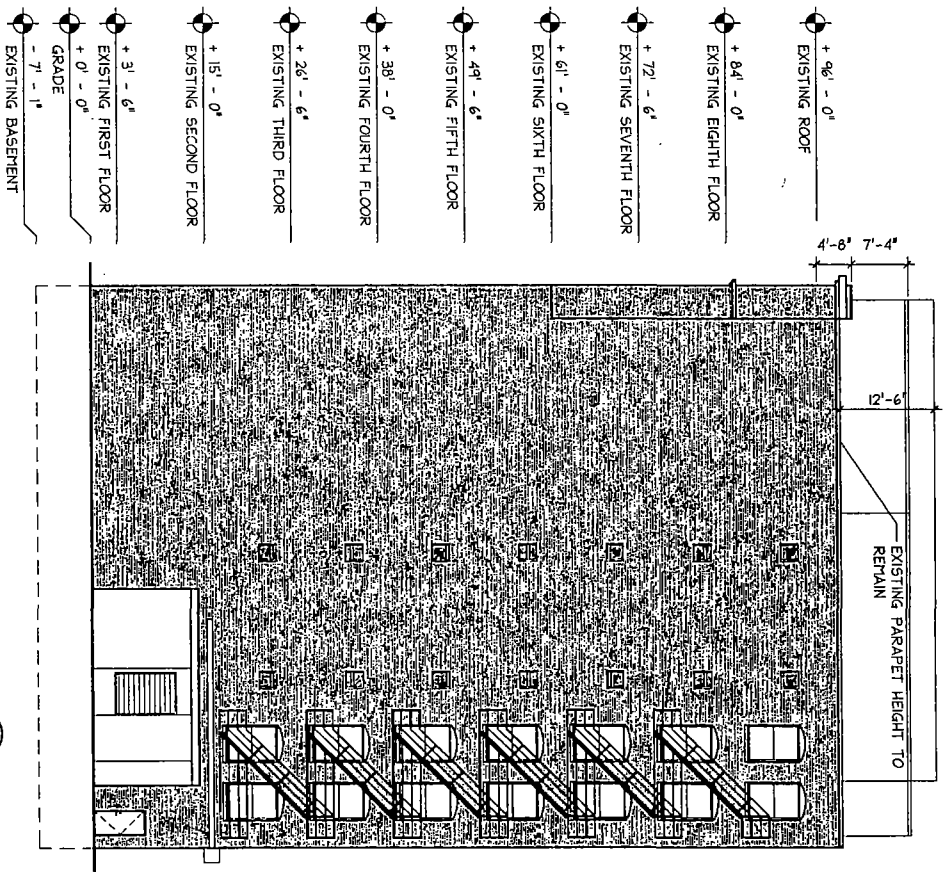
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proj. AS-BUILT DRAWINGS
833 W JACKSON BLVD
CHICAGO, IL 60607
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PROPOSED WEST ELEVATION

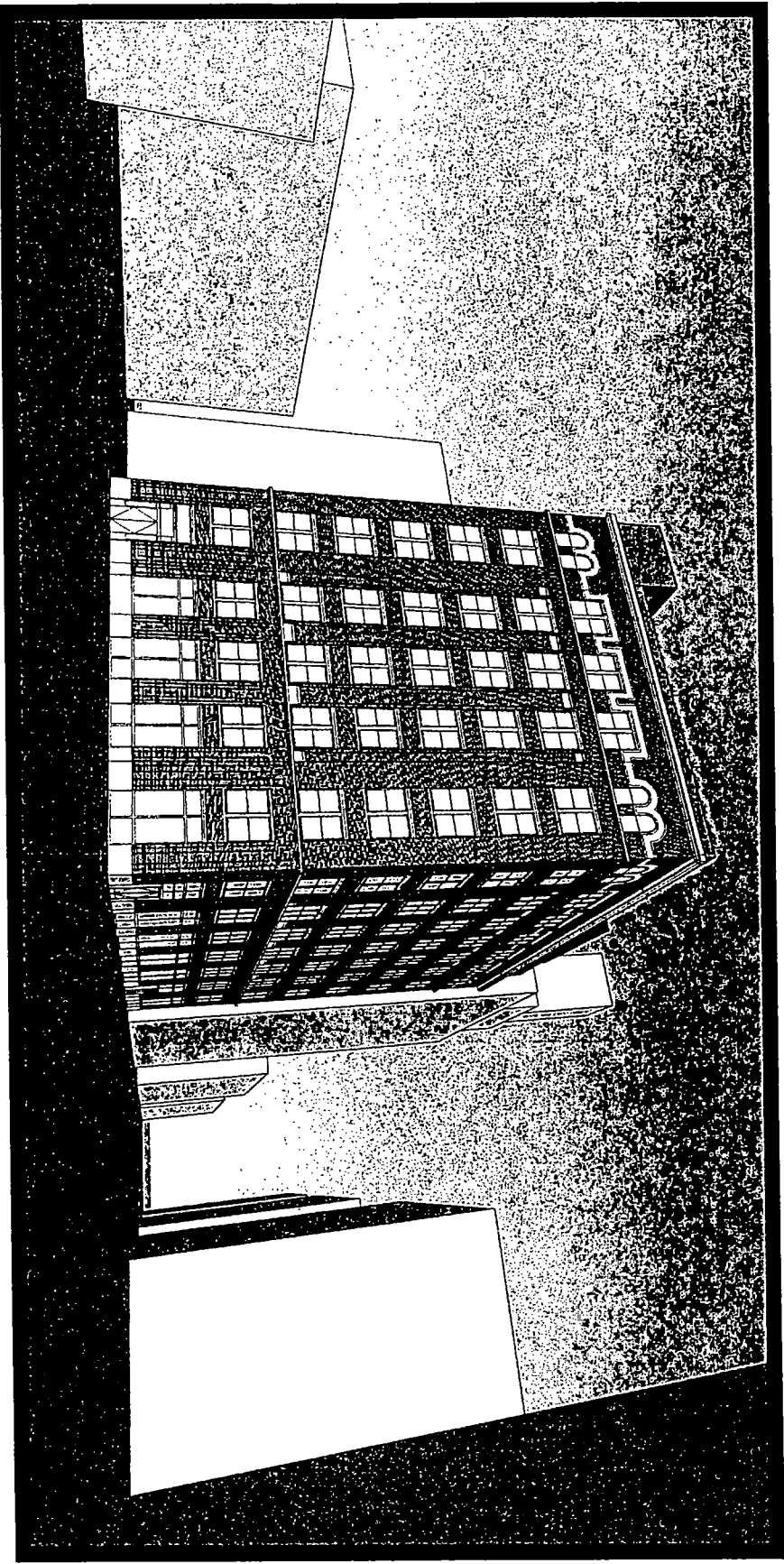


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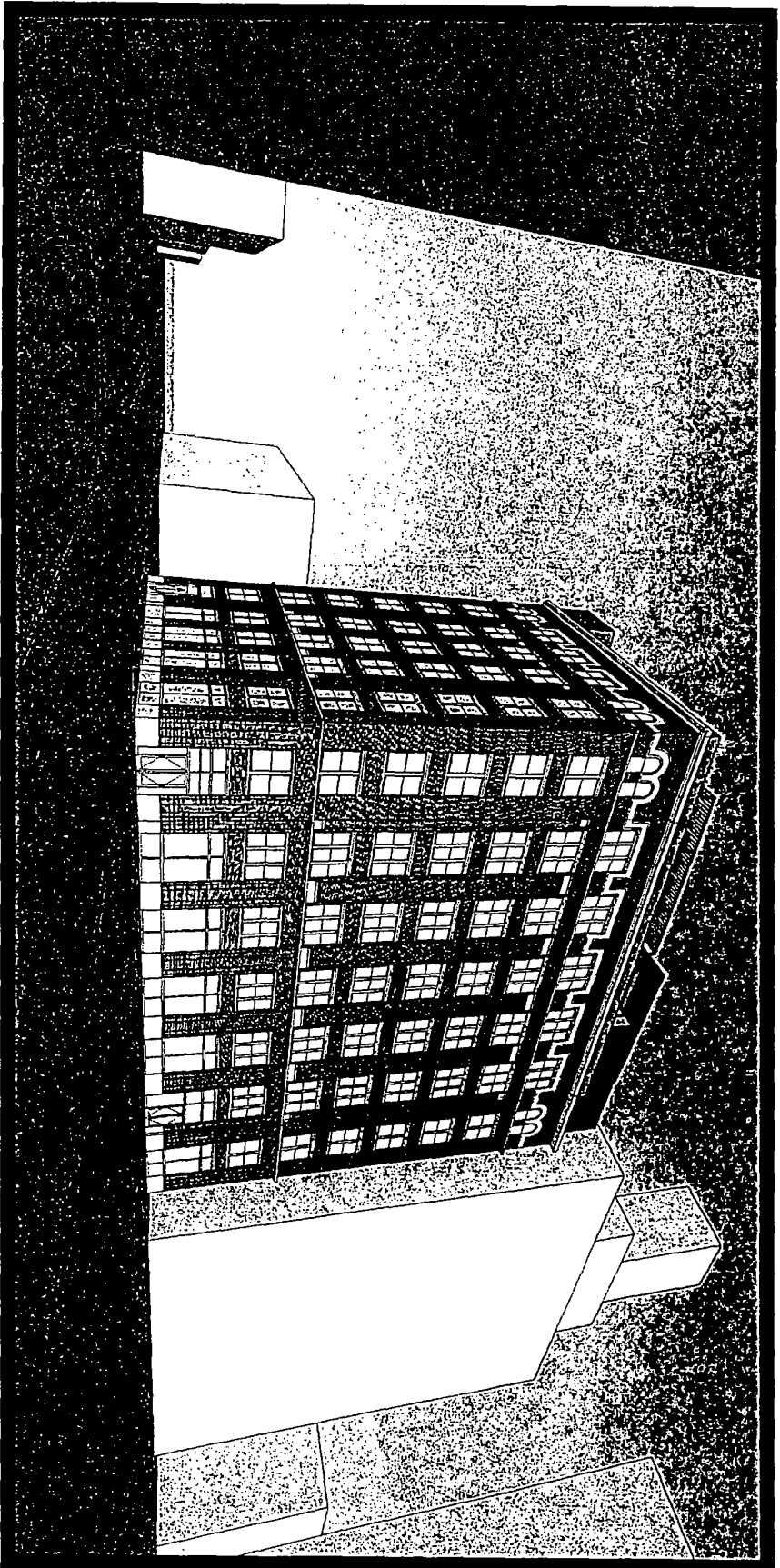
Street View 1

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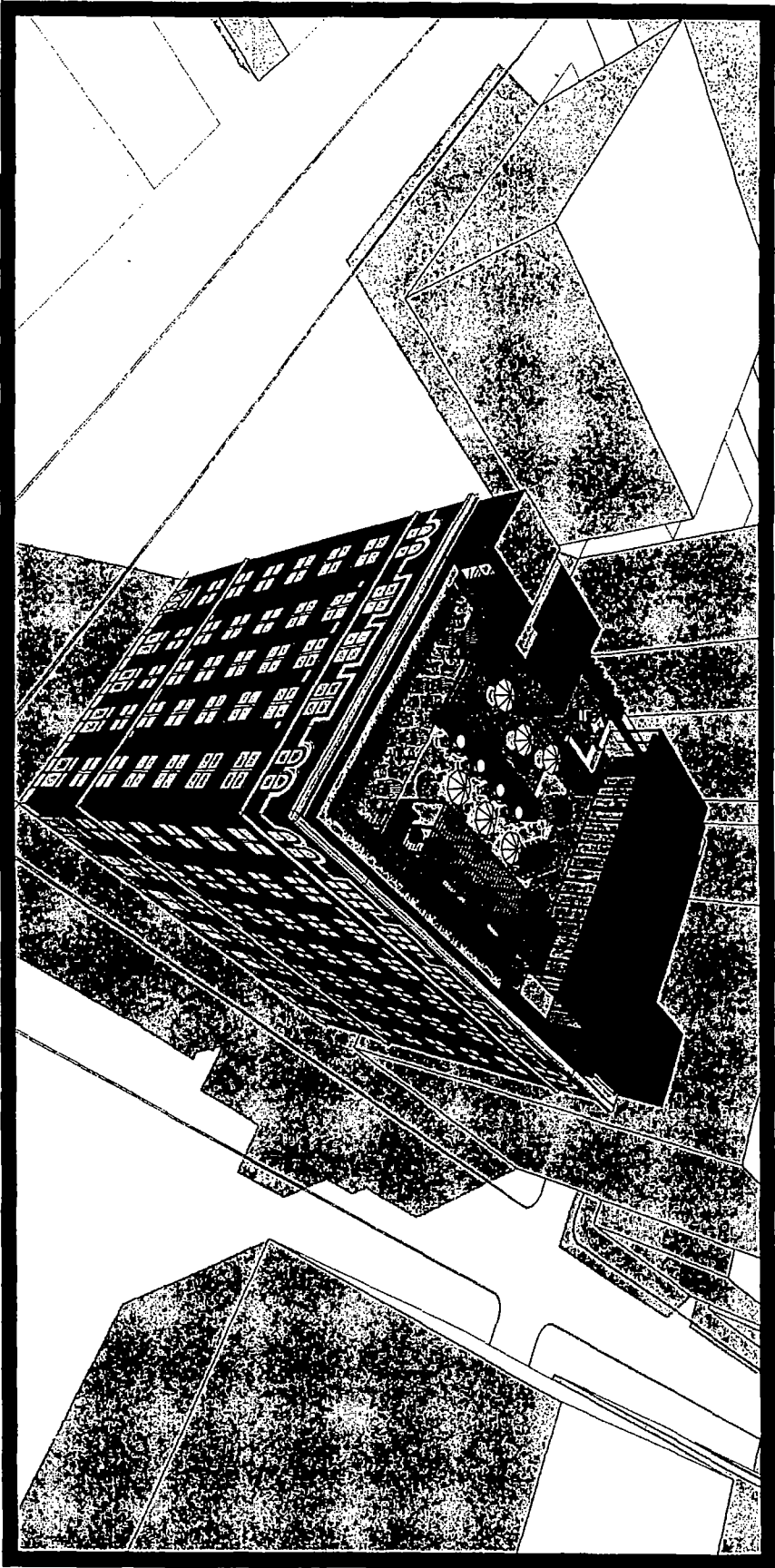


Street View 2

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Aerial View 1

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