



City of Chicago



SO2018-8153

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1121-1125 W Randolph St/129-137 N May St - App No. 19863T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 of the DX-3 Downtown Mixed Use District symbols and indications as shown on Map 1-G in the area bounded by:

West Randolph Street; a line 50.00 feet east of and parallel to North May Street;
the alley next south of and parallel to West Randolph Street; and North May
Street;

to those of DX-5 Downtown Mixed Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication

Address: 1121-1125 West Randolph / 129-137 North May Chicago, Illinois

SUBSTITUTE NARRATIVE AND PLANS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 1123 Randolph LLC

Property Location: 1121-1125 West Randolph / 129-137 North May

Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 3,250 square feet

1123 Randolph LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 1121-1125 West Randolph / 129-137 North May from the DX-3 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District. The Applicant proposes to construct a six-story building on the subject property.

The site is located on the southeast corner of Randolph and May. To the north of the subject property are properties zoned C1-3, to the south is PD 1391 (underlying DX-5) zoning, to the east and west are properties zoned DX-3.

The subject property consists of approximately 3,250 square feet and is currently occupied by a surface parking lot. The Applicant proposes to construct a new mixed-use building for commercial and residential uses.

Parking will not be provided. The subject property is less than 1,320 feet from the Morgan CTA station entrance.

9 bicycle parking spaces will be provided.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

i.	Lot area:	3,250 square feet
iii.	Total building area:	16,265 square feet
iv.	FAR:	5.0

(b) Density (Lot Area Per Dwelling Unit): 363 sf / unit (9 units proposed)

(c) Amount of off-street parking: 0 (Transit-served Location Parking Reduction Proposed. Approximately 1,011 feet to Morgan CTA Station.)

(d) Setbacks:

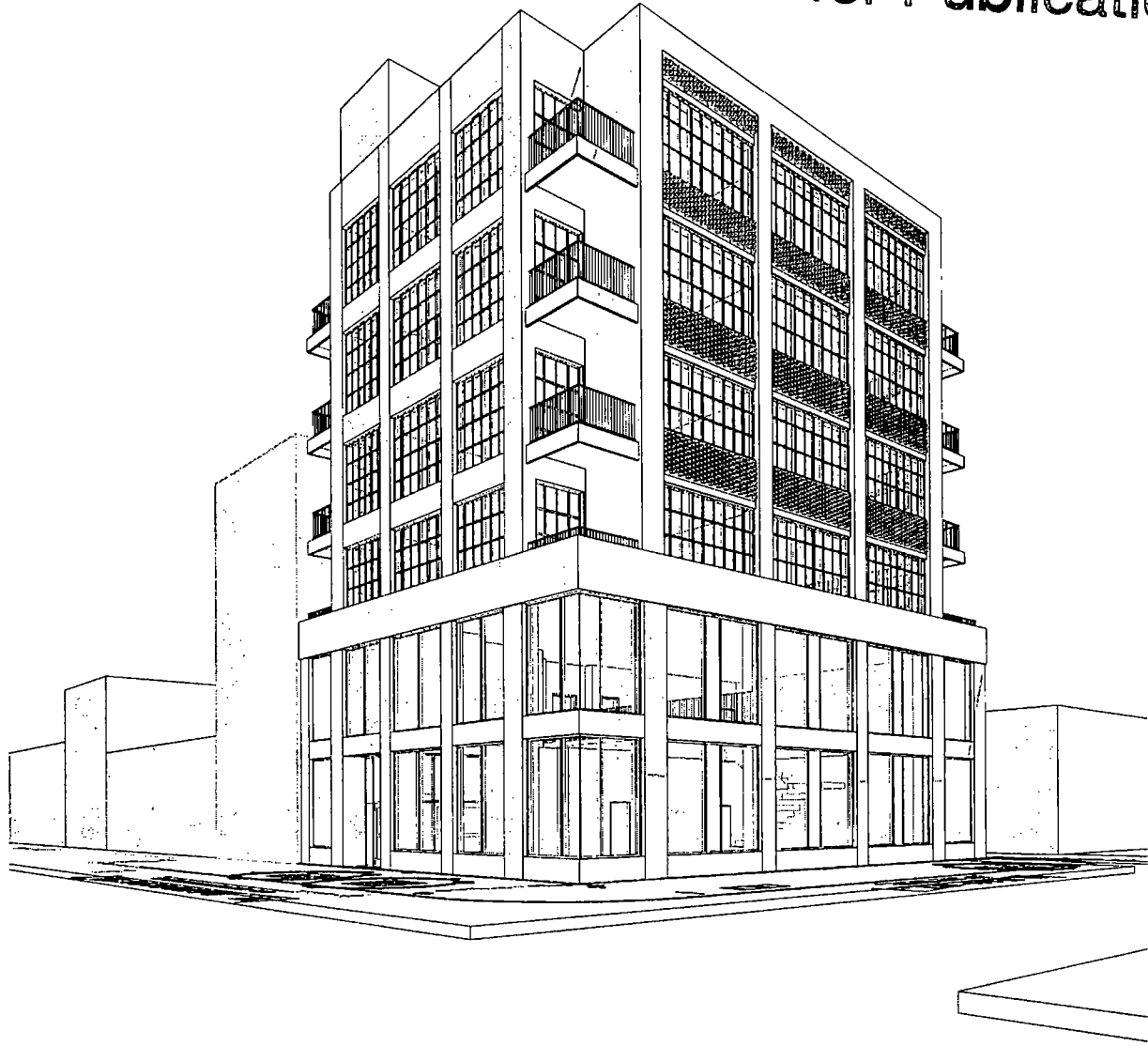
- i. Front setback: 4”
- ii. Side setbacks: 4”
- iii. Rear setback: 9’-6.5” feet*

* Applicant will seek approval from the ZBA of a variation to reduce the rear setback requirement for floors containing dwelling units from 30’ to 9’-6.5”

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- (e) Building height: 70'-0"
- (f) Off-street Loading: 0

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**ISSUED FOR:
TYPE 1 ZONING APPLICATION**

1123 WEST RANDOLPH STREET

Chicago, IL 60607

HKS PROJECT NUMBER
XXXXX.XXX

DATE
31 OCTOBER 2018

**ISSUED FOR:
TYPE 1 ZONING APPLICATION**

ARCHITECT

HKS

HKS ARCHITECTS, PC
125 E CLARK STREET STE 1100
CHICAGO IL 60603
T 314

SHEET TITLE
COVER

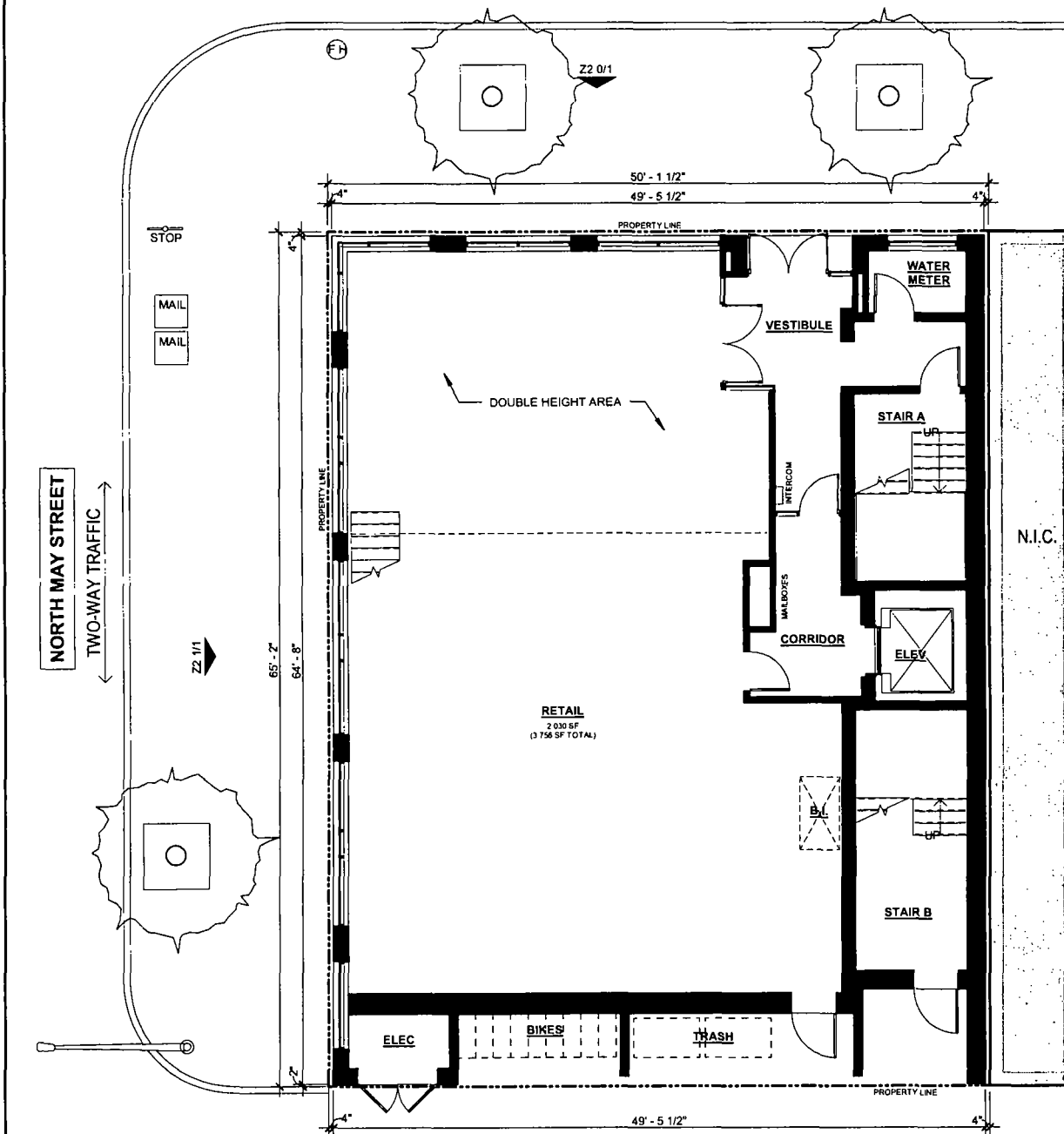
SHEET NO

Z0.0

WEST RANDOLPH STREET

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ONE-WAY TRAFFIC WITH BARRIER



SUMMARY
RETAIL 3,758 SF TOTAL
RESIDENTIAL 9 UNITS TOTAL (2) 1 BEDROOM (7) 2 BEDROOM
FAR. 50

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Chicago, IL 60607

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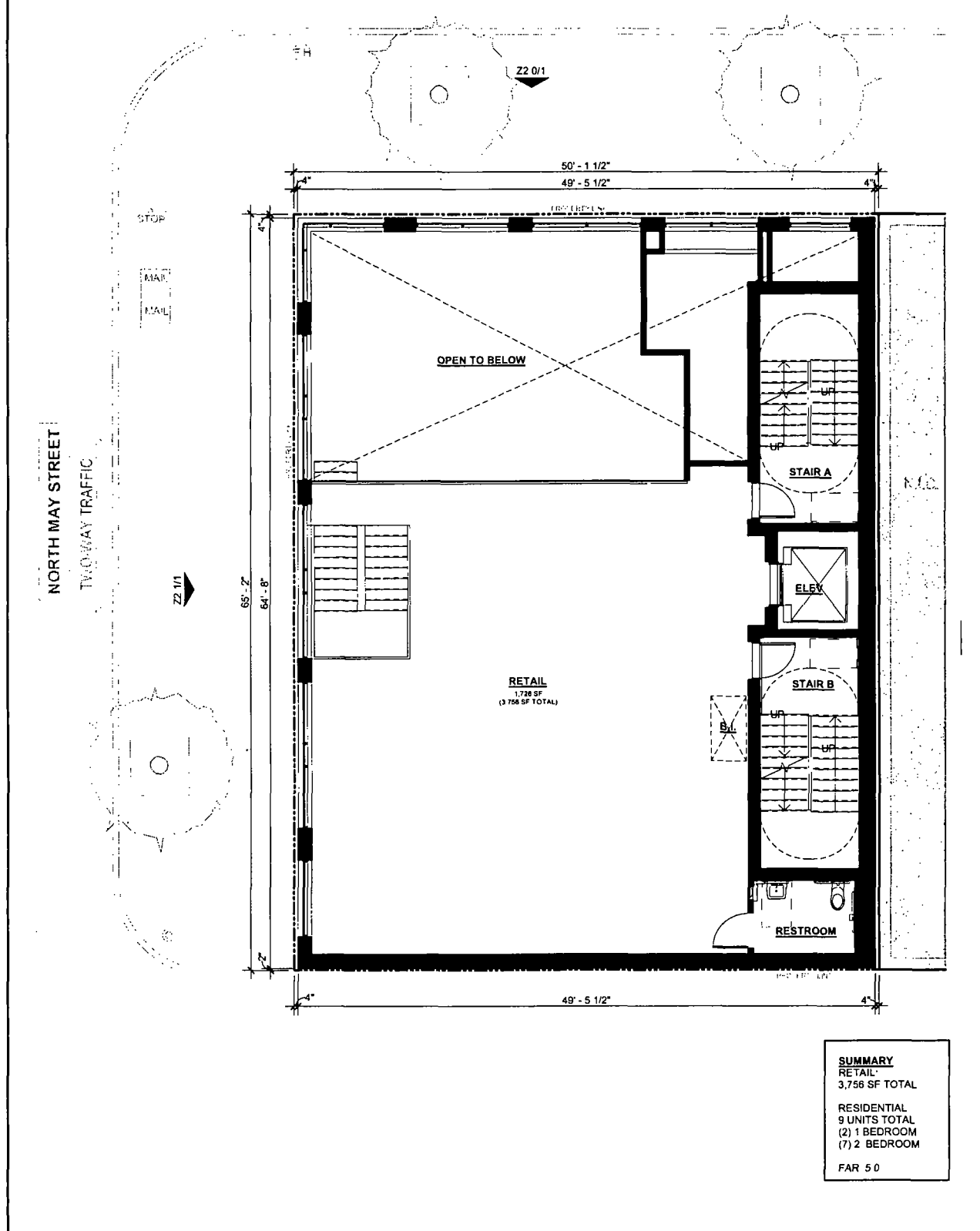
HKS ARCHITECTS, PC
125 S CLARK STREET STE 1100
CHICAGO, IL 60603
1.214

0 4 8 FT

SHEET TITLE
GROUND FLOOR PLAN
SHEET NO

Z1.0

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SUMMARY	
RETAIL	1,728 SF
RETAIL	3,756 SF TOTAL
RESIDENTIAL	
9 UNITS TOTAL	
(2) 1 BEDROOM	
(7) 2 BEDROOM	
FAR 5.0	

1123 WEST RANDOLPH STREET

Chicago, IL 60607

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HKS ARCHITECTS, PC
125 S CLARK STREET STE 1100
CHICAGO IL 60603
T 214

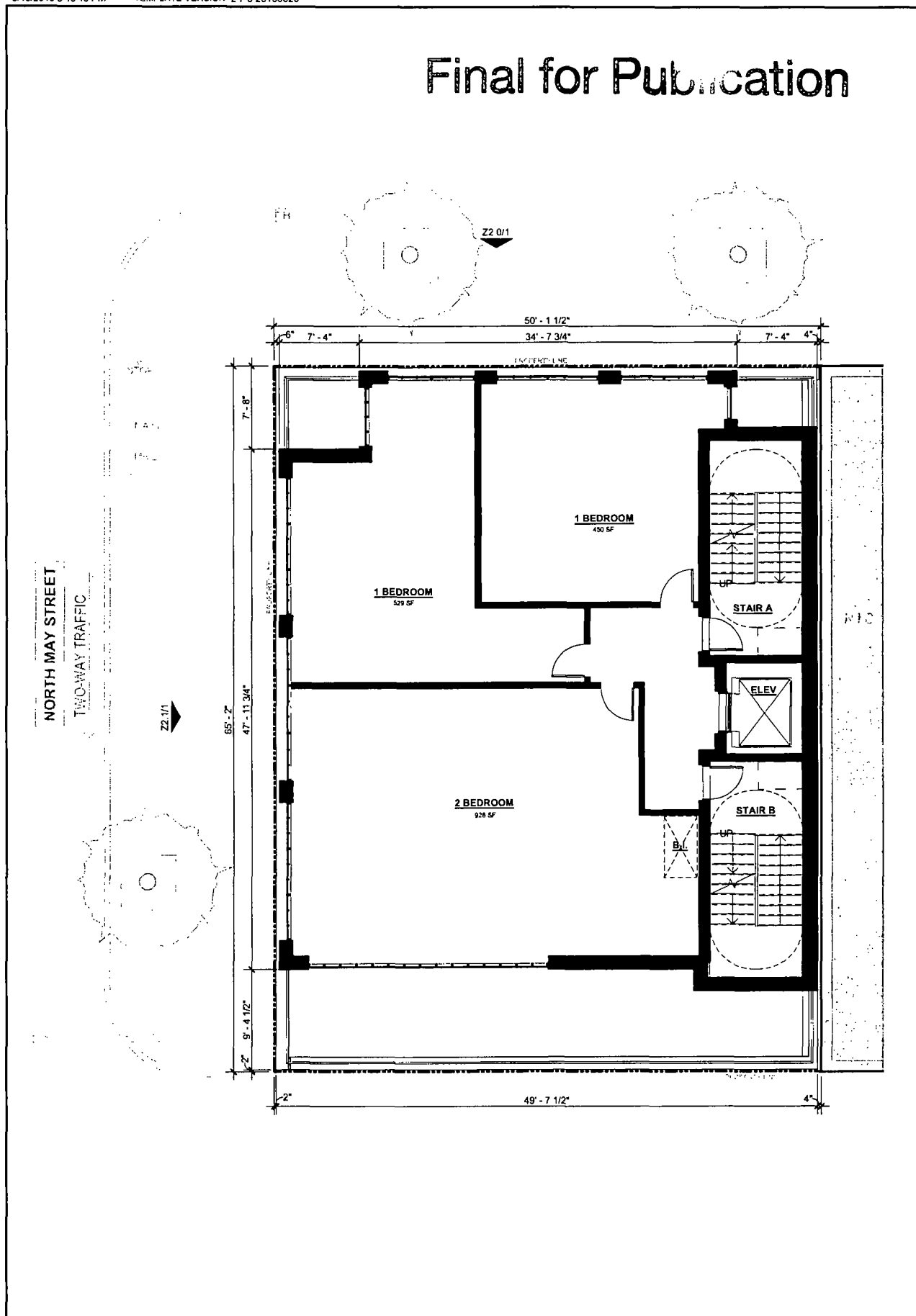
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SHEET TITLE
2ND FLOOR PLAN

SHEET NO

Z1.1

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1123 WEST RANDOLPH STREET

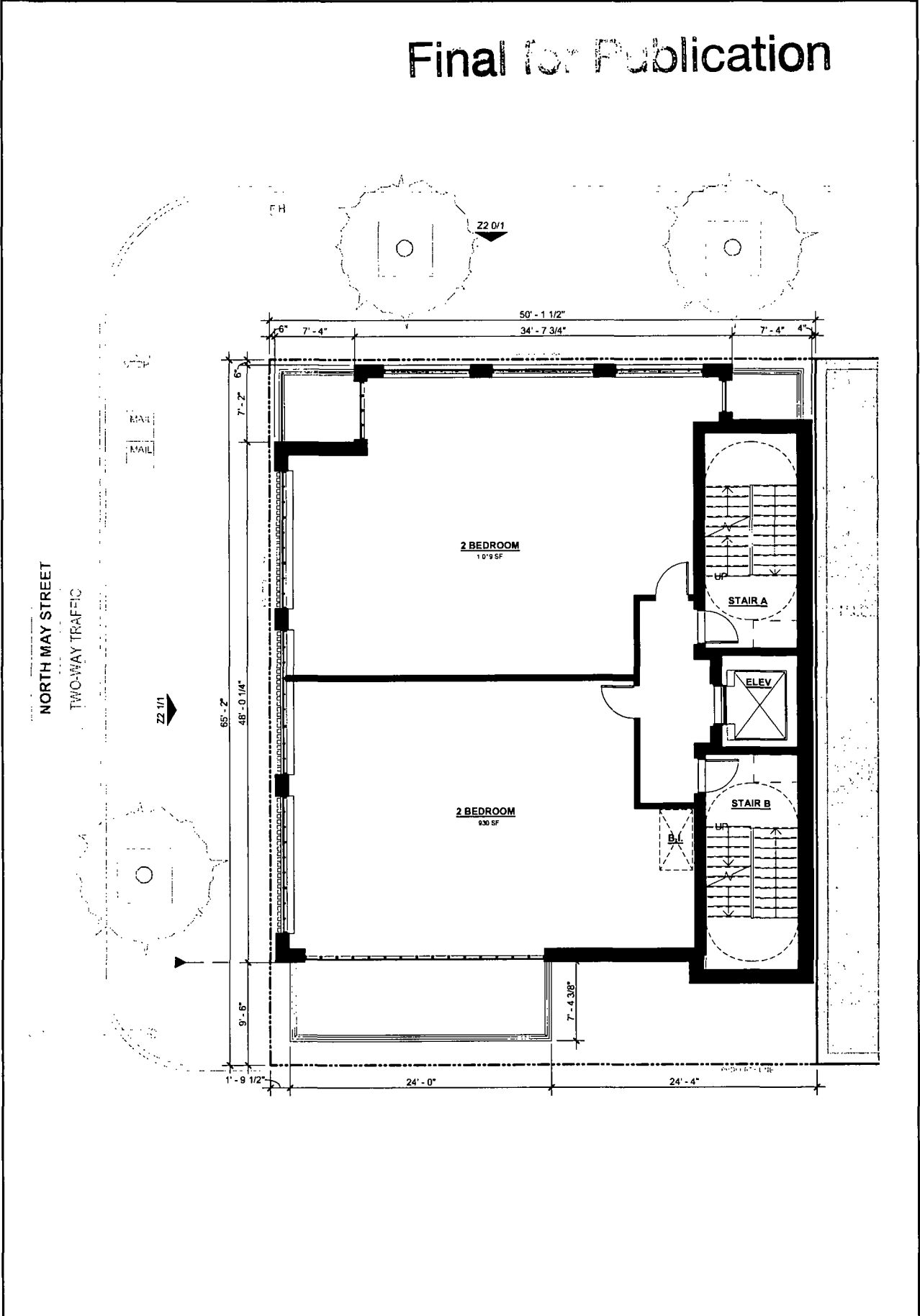
Chicago, IL 60607
 HKS PROJECT NUMBER
 XXXXX.XXX
 DATE
 31 OCTOBER 2018

ISSUED FOR:
TYPE 1 ZONING APPLICATION

ARCHITECT
HKS
 HKS ARCHITECTS PC
 125 S CLARK & STREET STE 1100
 CHICAGO, IL 60603
 1 214

0 4 8 FT ⊕
 SHEET TITLE
3RD FLOOR PLAN
 SHEET NO
Z1.2

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1123 WEST RANDOLPH STREET

Chicago, IL 60607

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XXXXX.XXX

DATE

31 OCTOBER 2018

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TYPE 1 ZONING APPLICATION

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HKS ARCHITECTS, PC
120 S. CLARK STREET, 6TH FLOOR
CHICAGO, IL 60603
7.214

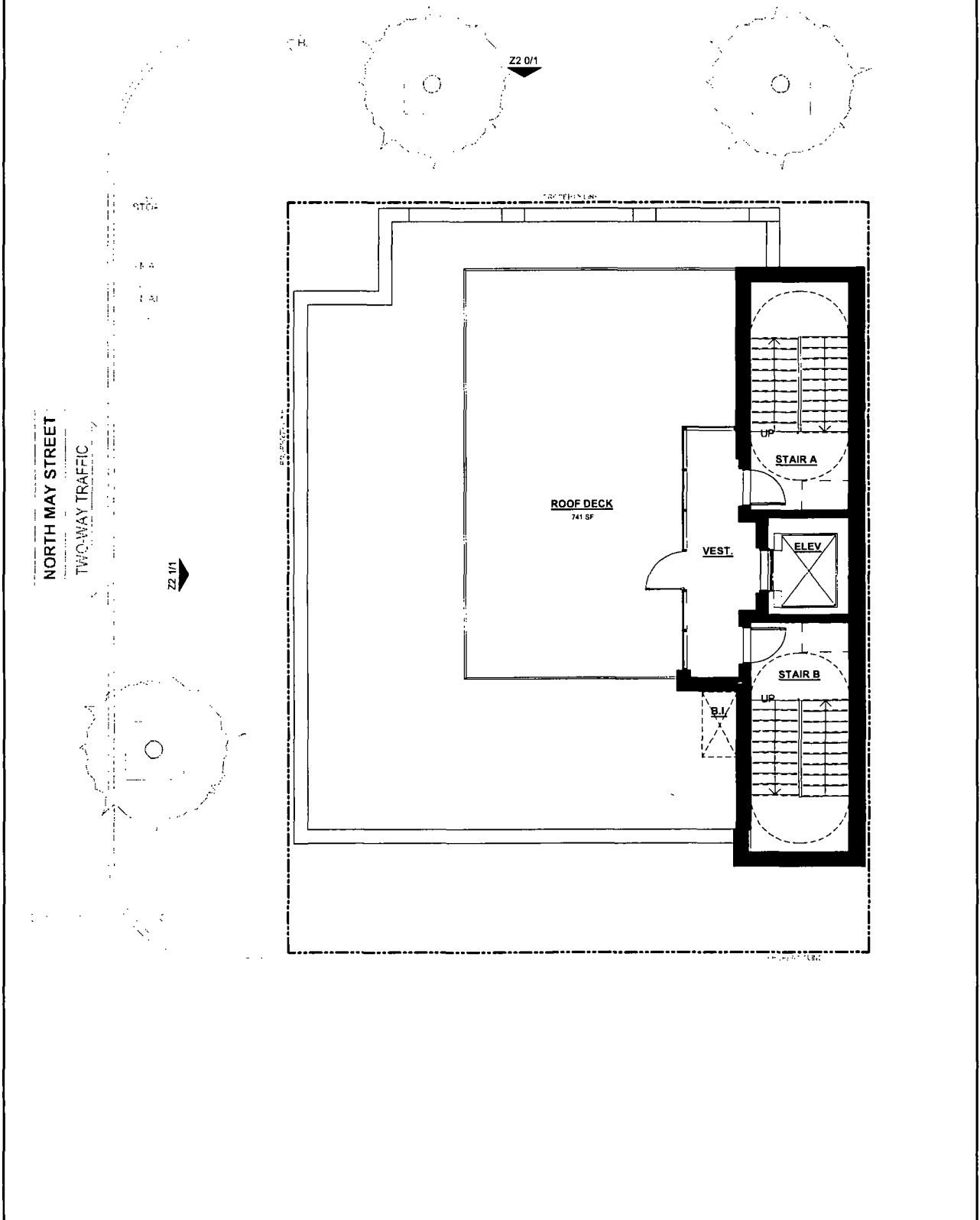


SHEET TITLE
4TH - 6TH FLOOR PLAN

SHEET NO

Z1.3

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1123 WEST RANDOLPH STREET

Chicago, IL 60607

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ARCHITECT

HKS

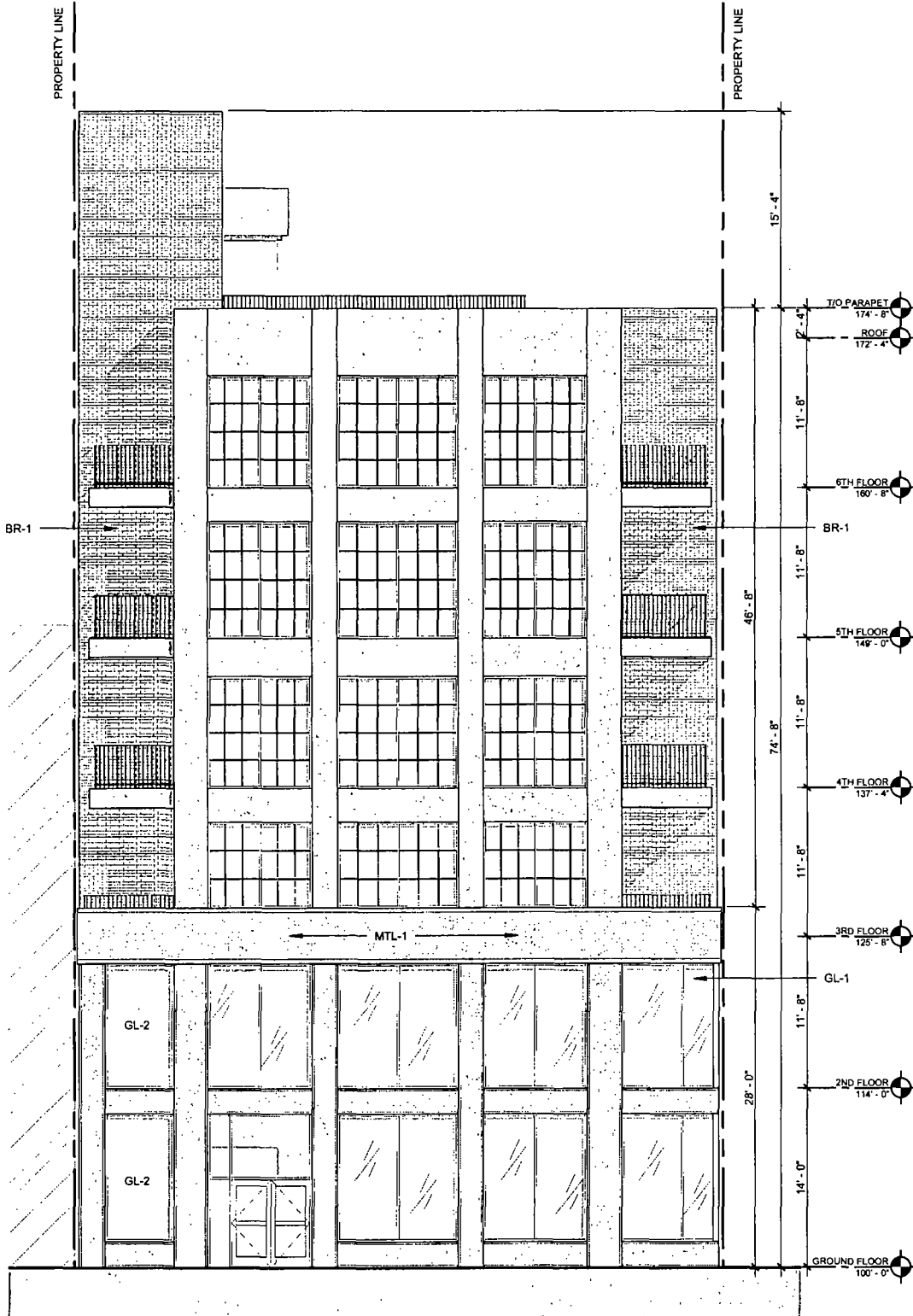
HKS ARCHITECTS PC
125 S CLARK STREET, STE 1100
CHICAGO, IL 60603
T.214

0 4 8 FT

SHEET TITLE
ROOF PLAN
SHEET NO

Z1.4

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MATERIAL LEGEND
 BR-1 FIELD BRICK
 BR-2 ACCENT BRICK
 MTL-1 METAL FINISH
 GL-1 VISION GLASS
 GL-2 SPANDREL GLASS

1123 WEST RANDOLPH STREET

Chicago, IL 60607

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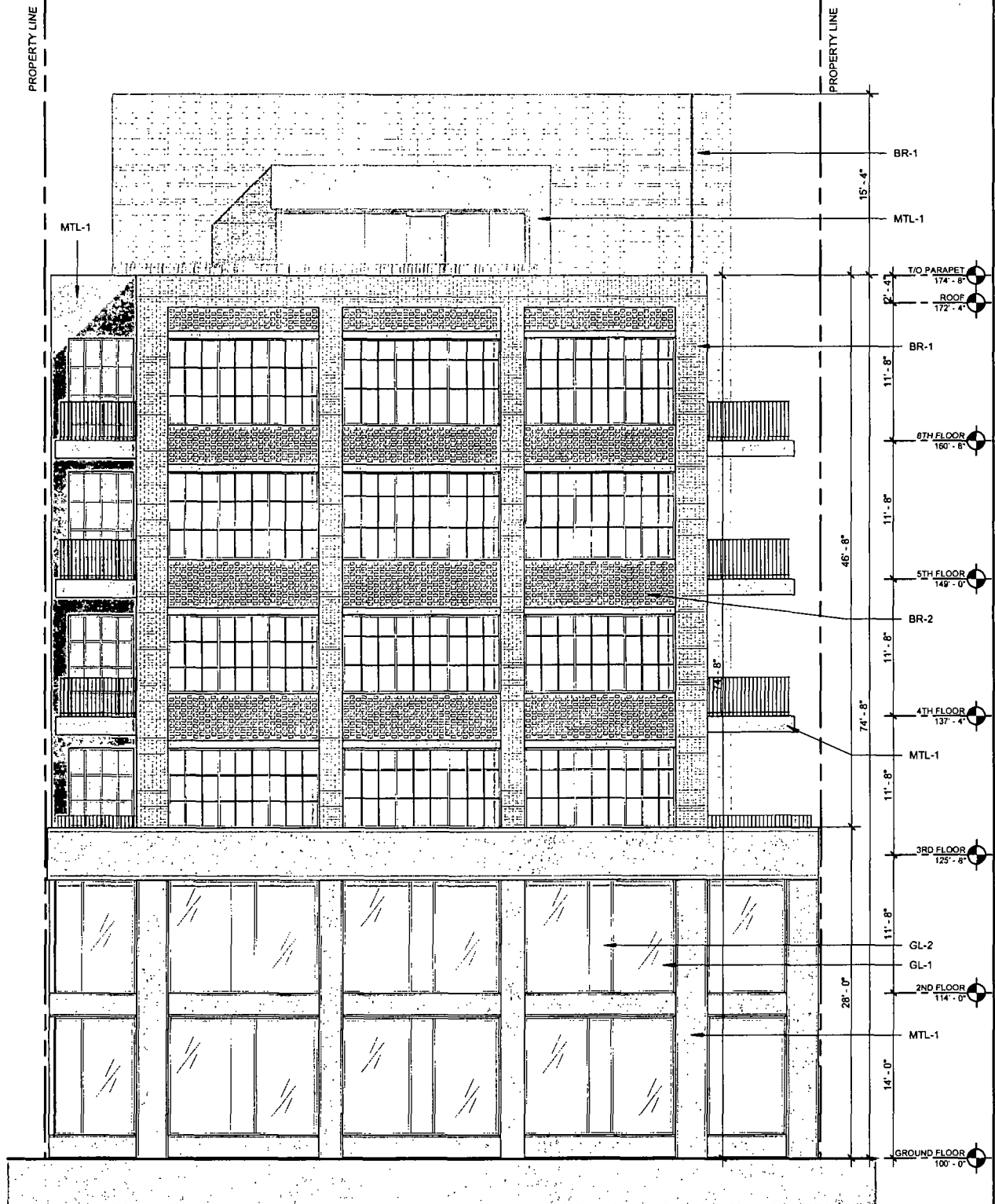
HKS ARCHITECTS, PC
123 S CLARK STREET STE 1100
CHICAGO, IL 60603
T 214

0 4 8 FT

SHEET TITLE
NORTH ELEVATION
SHEET NO

22.0

Final for Publication



MATERIAL LEGEND
 BR-1 FIELD BRICK
 BR-2 ACCENT BRICK
 MTL-1 METAL FINISH
 GL-1 VISION GLASS
 GL-2 SPANDREL GLASS

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Chicago, IL 60607

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ISSUED FOR:
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ARCHITECT

HKS

HKS ARCHITECTS, PC
125 S. C. ARK STREET, STE 1100
CHICAGO, IL 60603
T 214

0 4 8 FT

SHEET TITLE
WEST ELEVATION

DWG# NO

22.1