



City of Chicago



O2018-8118

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 118-134 N Green St/833-839 W Randolph St - App No. 19862T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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:

North Green Street; West Randolph Street; a line 85.43 feet west of and parallel to North Green Street; a line 152.18 feet south of and parallel to West Randolph Street

to those of DX-3 Downtown Mixed-Use District.

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

Final for Publication

Address: 118-134 North Green Street / 833-839 West Randolph Street, Chicago, Illinois

NARRATIVE ZONING ANALYSIS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: Main Third Bowl, LLC

Property Location: 118-134 North Green Street / 833-839 West Randolph Street

Proposed Zoning: DX-3 Downtown Mixed-Use District

Lot Area: 12,961 square feet

Main Third Bowl, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 118-134 North Green Street / 833-839 West Randolph Street from the DX-3 Downtown Mixed-Use District to the DX-3 Downtown Mixed-Use District (Type 1).

The site is located at the southwest corner of West Randolph and North Green. It is surrounded by properties zoned C1-3 to the north, DX-3 and DX-5 to the east, and DX-3 to the south and west.

The subject property consists of approximately 12,961 square feet and is currently occupied by an existing legally nonconforming 7-story brick and block building. The existing building contains ground floor commercial with dwelling units above, only 12 of which are legally recognized. The rezoning will allow the Applicant to establish 34 additional units for a total of 46, pursuant to the minimum lot area reductions permitted for transit-served locations. The property currently does not contain any parking. No additional floor area, height or parking are being established and the current conditions have existed for over 50 years.

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

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

- | | | |
|------|----------------------|---|
| i. | Lot area: | 12,961 square feet |
| iii. | Total building area: | 84,000 square feet (existing nonconforming to remain) |
| iv. | FAR: | 6.48 (existing nonconforming to remain) |

(b) Maximum Residential Units: 46

(c) Amount of off-street parking: 0 spaces (Transit-served Location Parking Reduction Proposed. 870 feet to Morgan CTA Station.)

(d) Setbacks:

- i. Front setback: 0 feet
- ii. Side setbacks: 0 feet
- iii. Rear setback: 0 feet

(e) Building height: 103 feet to top of parapet (existing nonconforming to remain)

(f) Off-street Loading: 0 (existing nonconforming to remain)

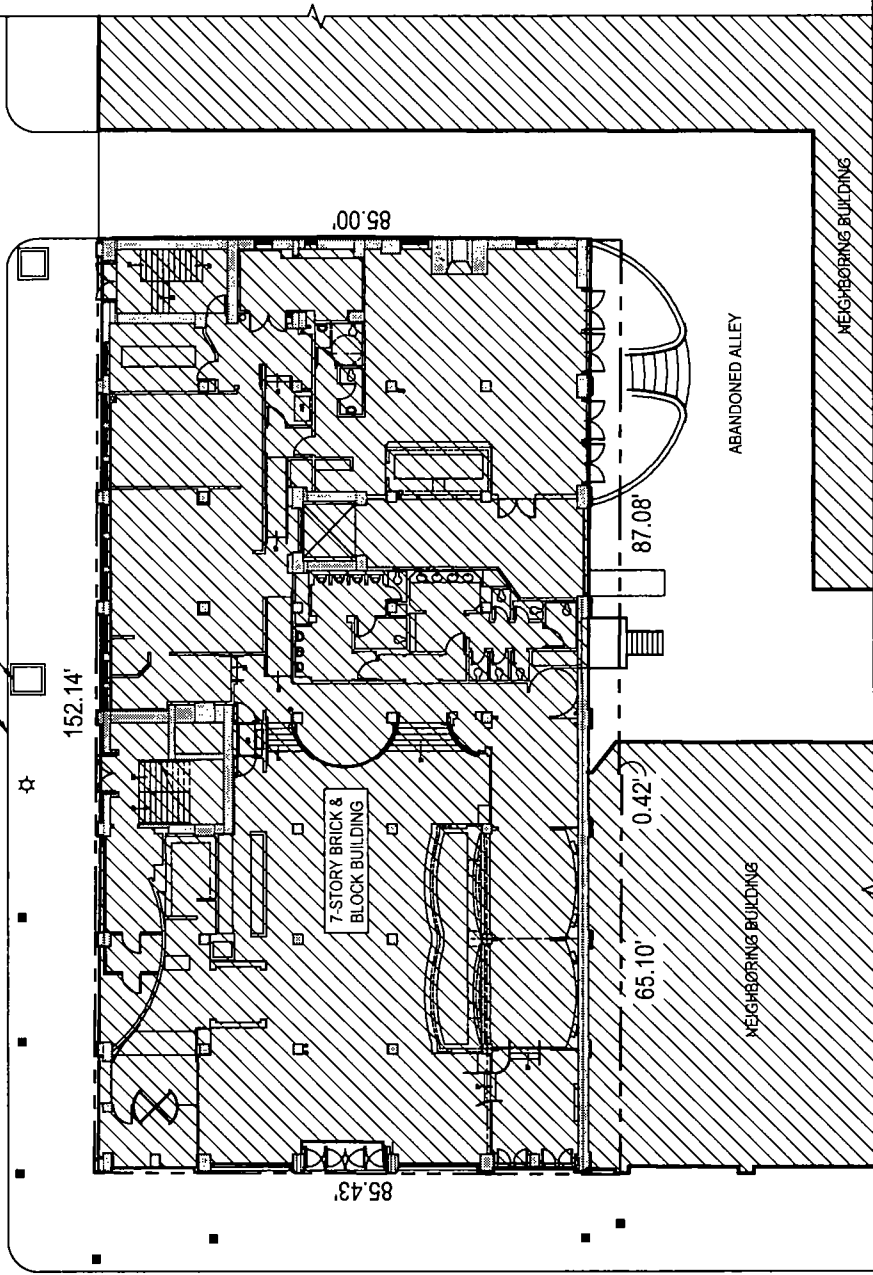
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N. GREEN STREET

EXIST. CONC. SIDEWALK, TYP.
EXIST. PLANTER, TYP.

W. RANDOLPH STREET

W. RANDOLPH STREET



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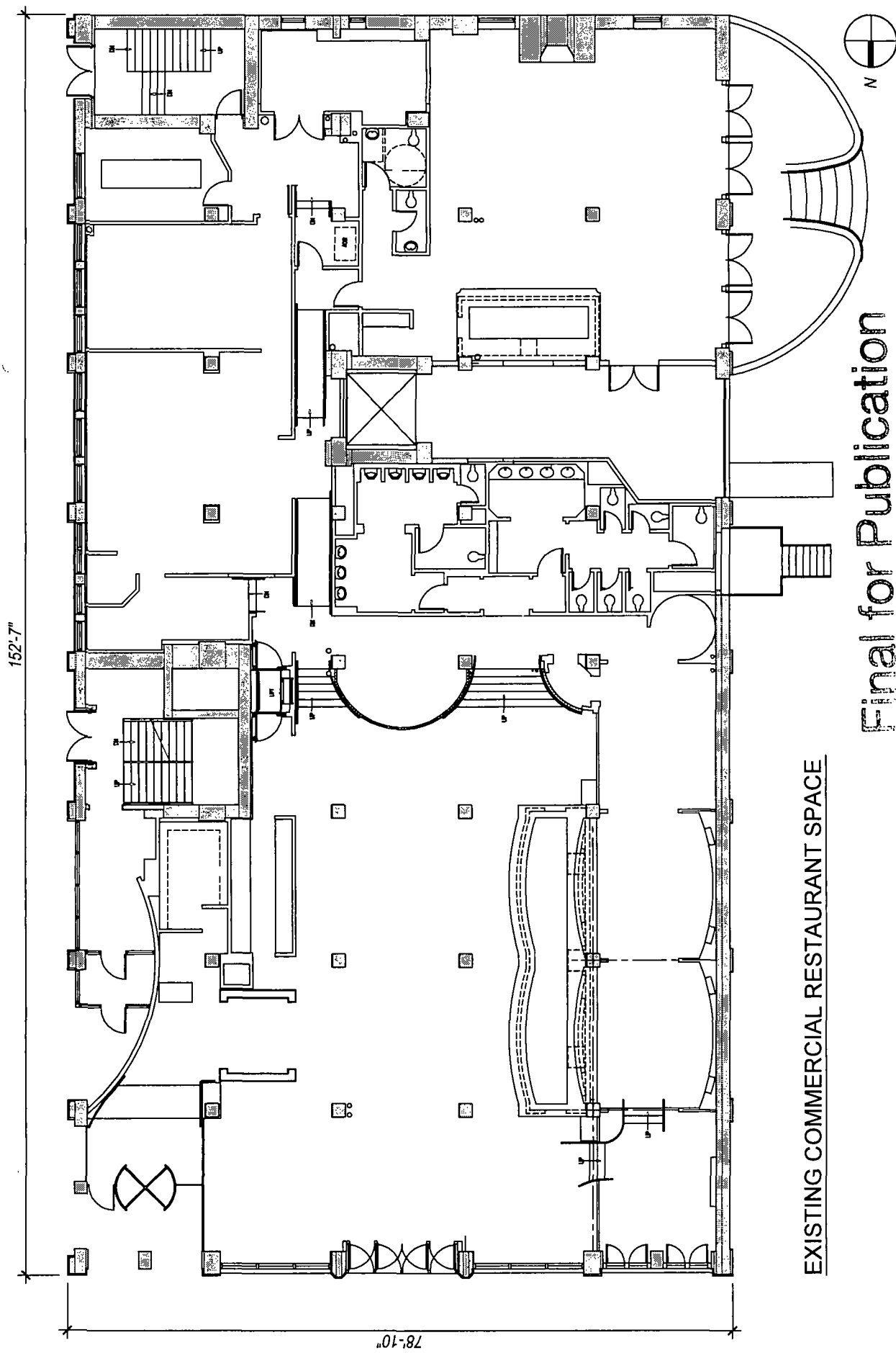
APPLICANT: MAIN THIRD BOWL, LLC
ADDRESS: 118-134 N. GREEN ST. /
833-839 W. RANDOLPH ST.
INTRODUCED: OCTOBER 31, 2018

EXISTING SITE PLAN

SCALE: 1" = 30'-0"



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EXISTING COMMERCIAL RESTAURANT SPACE

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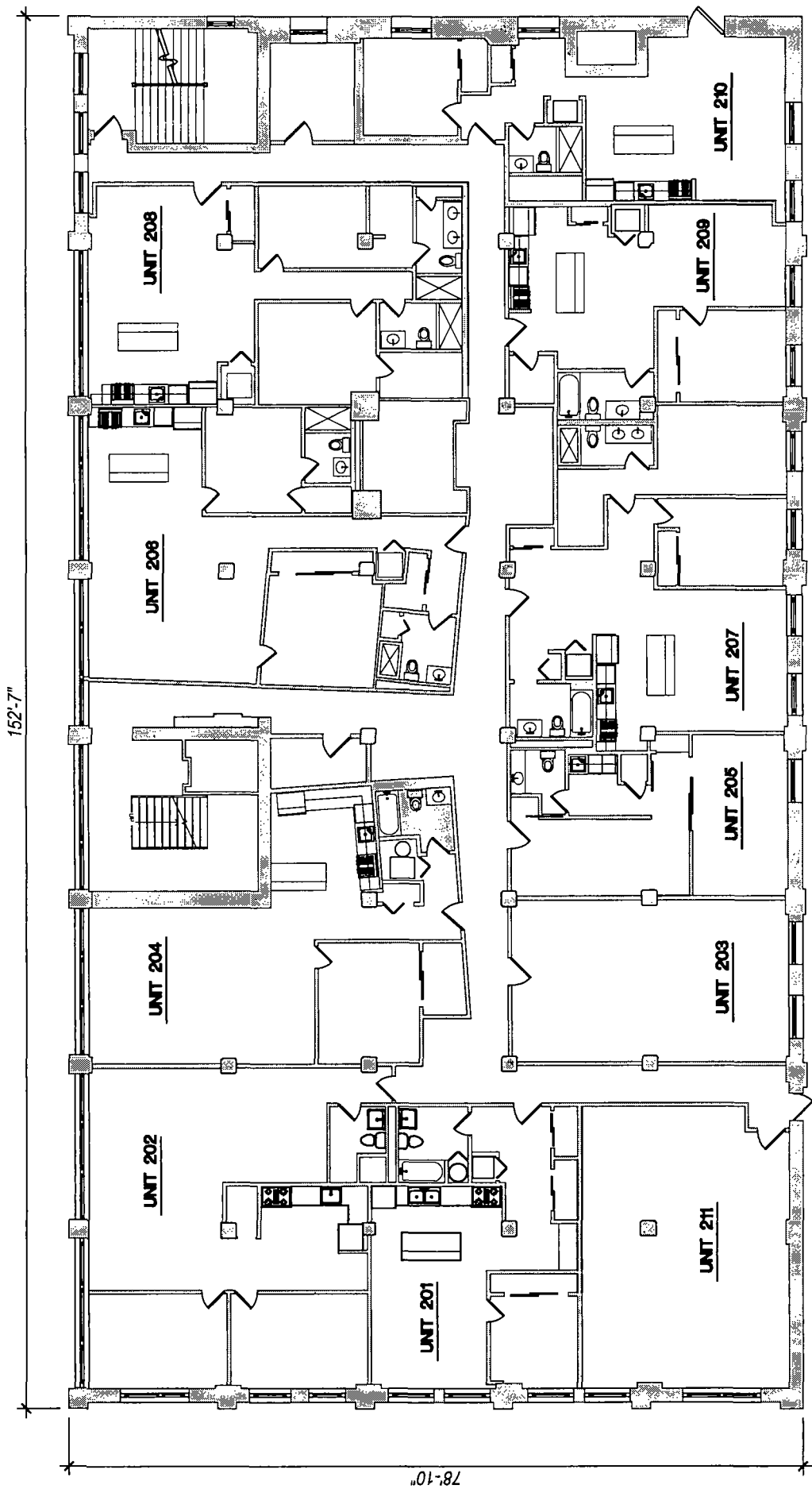
APPLICANT: MAIN THIRD BOWL, LLC
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EXISTING LEVEL 1 FLOOR PLAN

SCALE: 1/16" = 1'-0"



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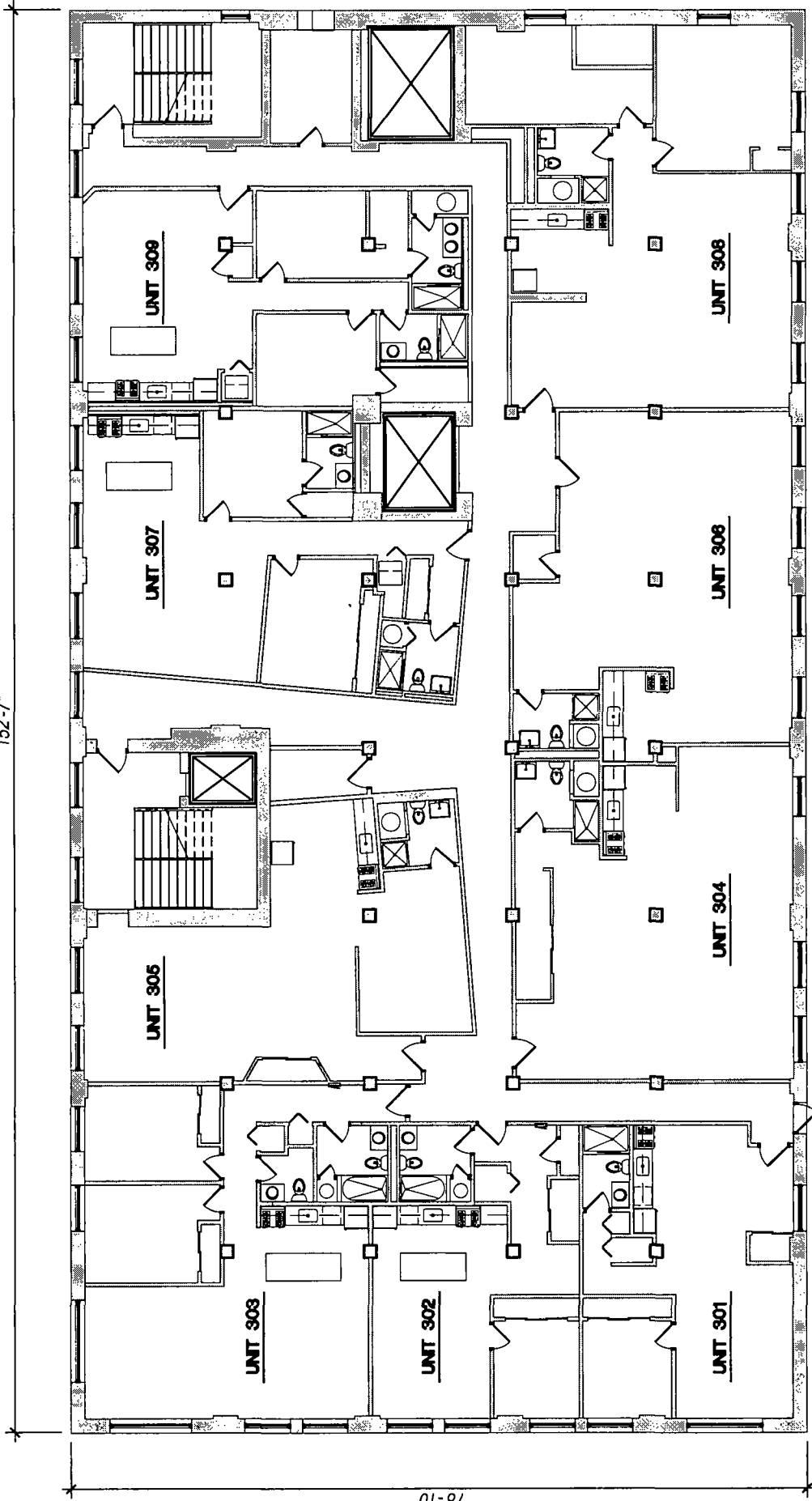
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EXISTING LEVEL 2 FLOOR PLAN
 SCALE: 1/16" = 1'-0"

APPLICANT: MAIN THIRD BOWL, LLC
 ADDRESS: 118-134 N. GREEN ST. /
 833-839 W. RANDOLPH ST.
 INTRODUCED: OCTOBER 31, 2018

152'-7"



78'-10"



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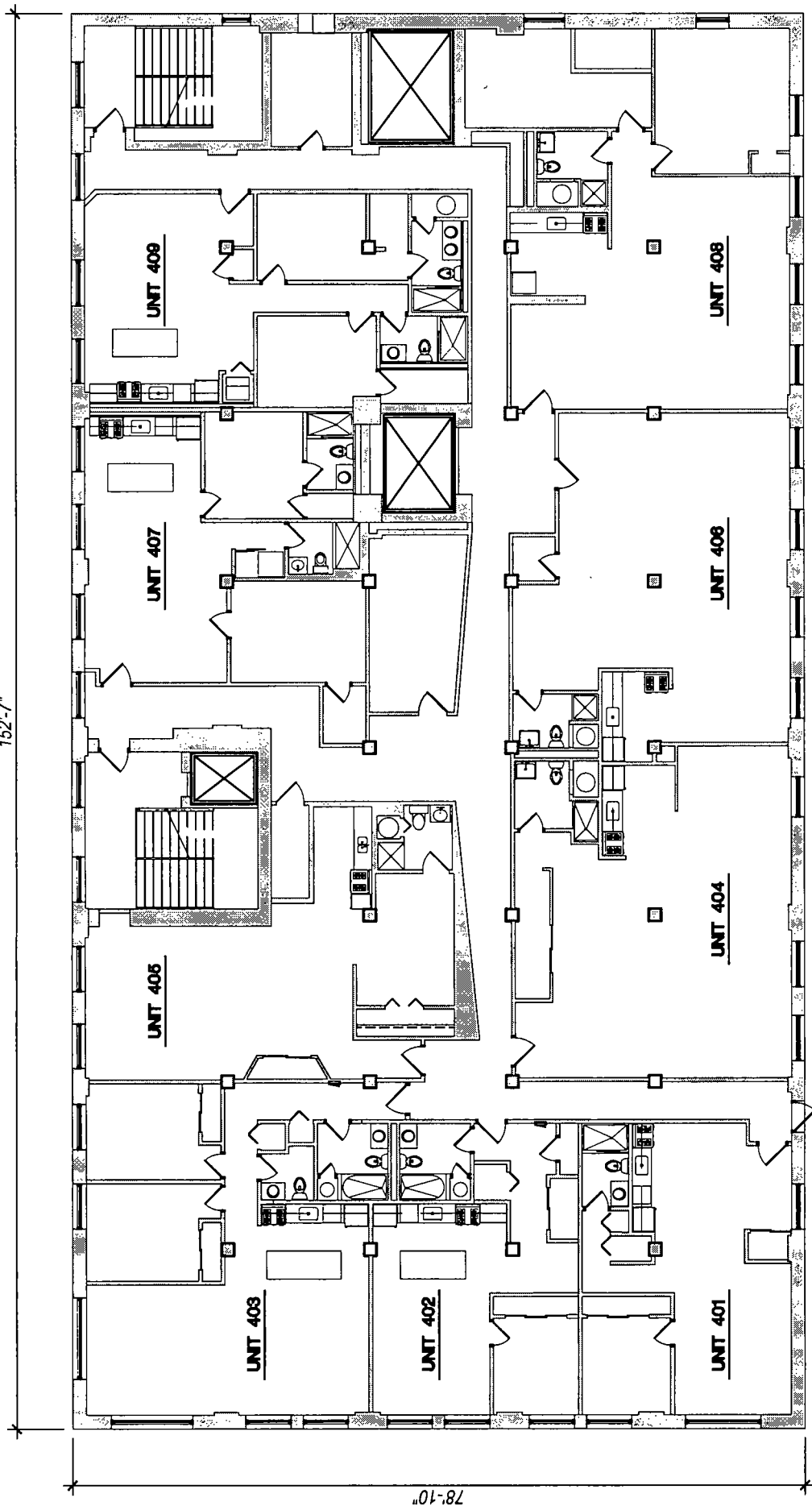
APPLICANT: MAIN THIRD BOWL, LLC
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EXISTING LEVEL 3 FLOOR PLAN
 SCALE: 1/16" = 1'-0"

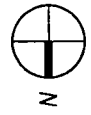


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152'-7"



78'-10"



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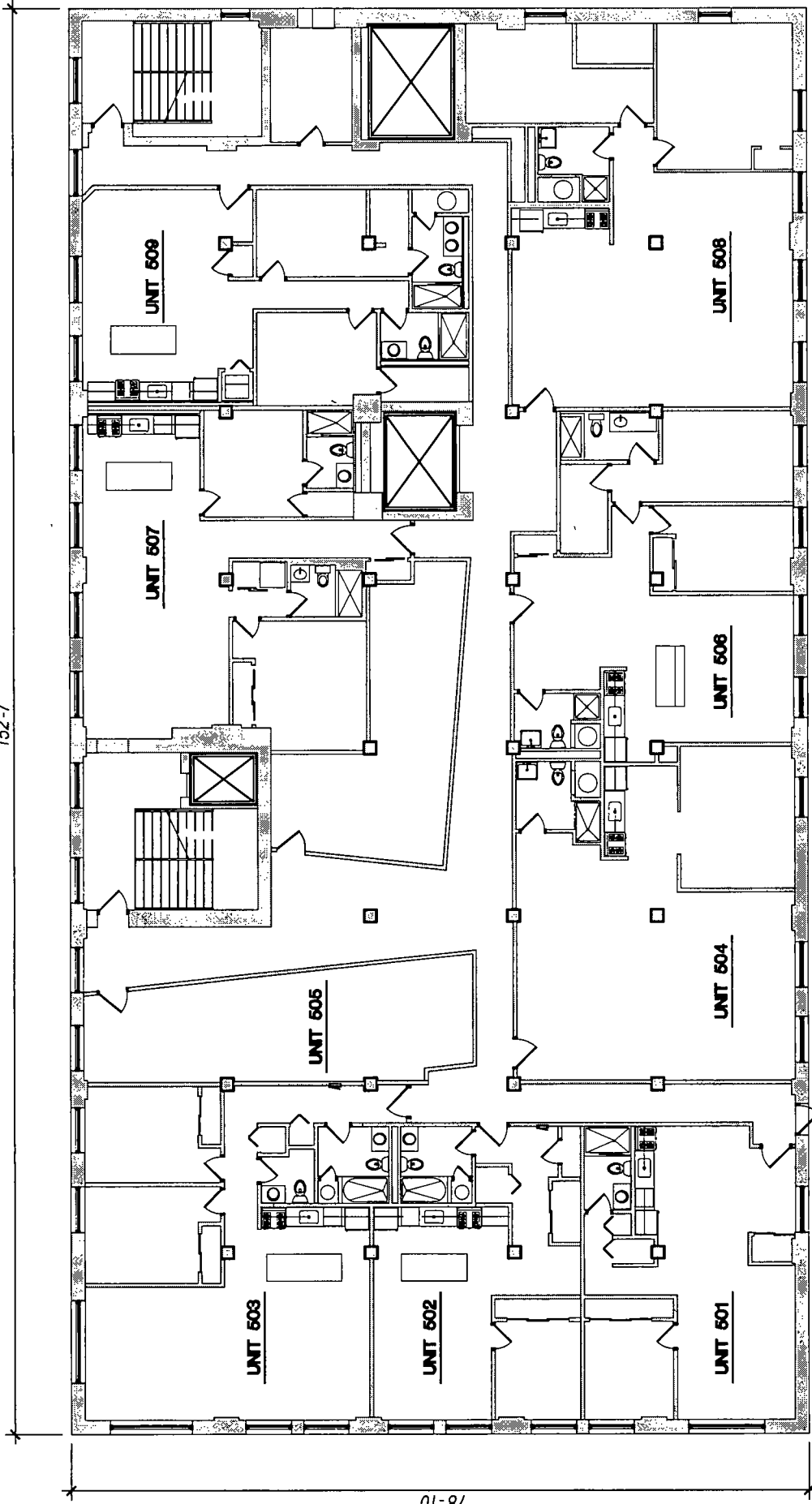
EXISTING LEVEL 4 FLOOR PLAN

SCALE: 1/16" = 1'-0"

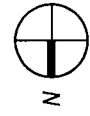


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152'-7"



78'-10"



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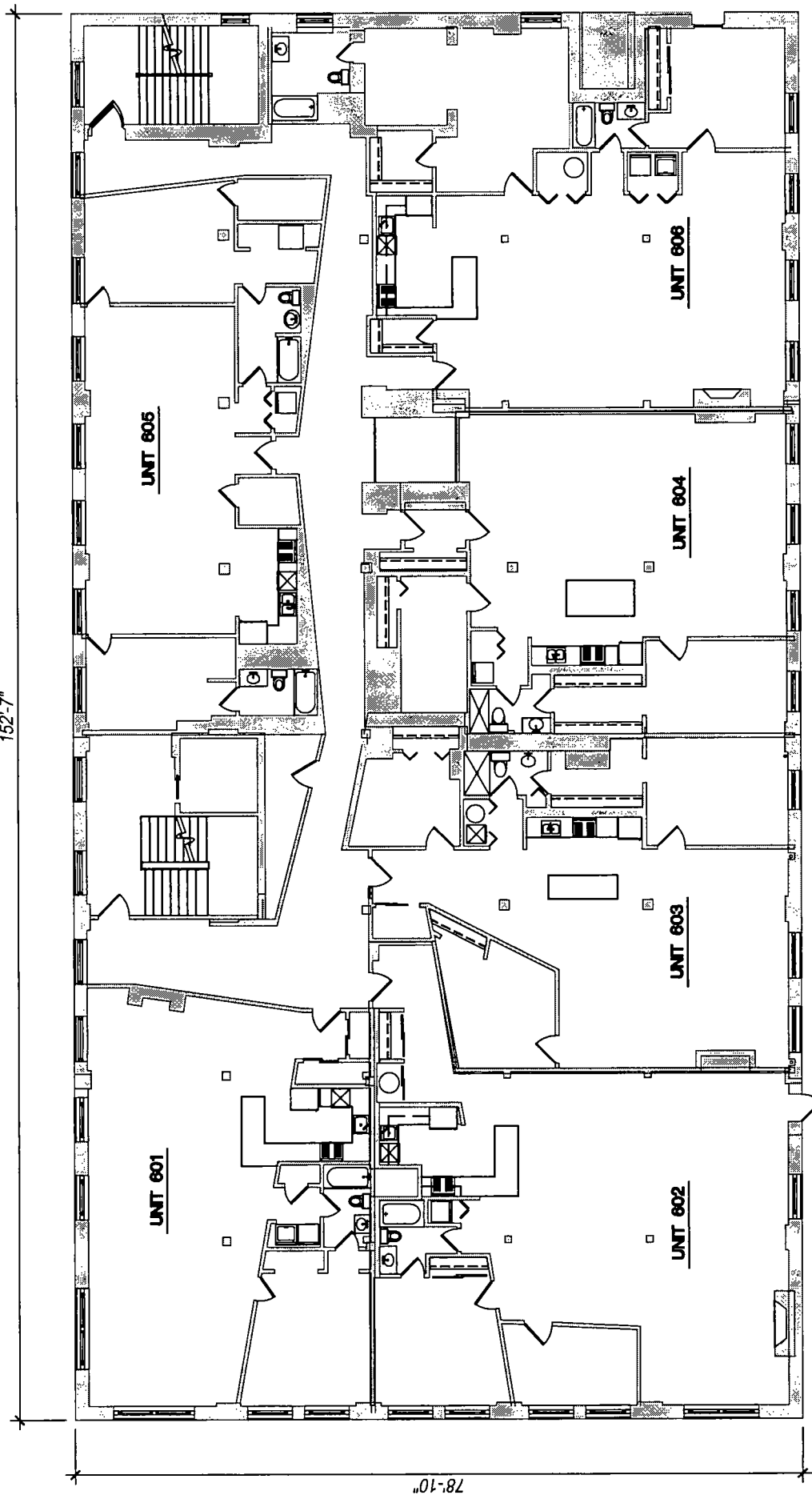
APPLICANT: MAIN THIRD BOWL, LLC
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EXISTING LEVEL 5 FLOOR PLAN
 SCALE: 1/16" = 1'-0"

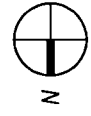


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152'-7"



78'-10"



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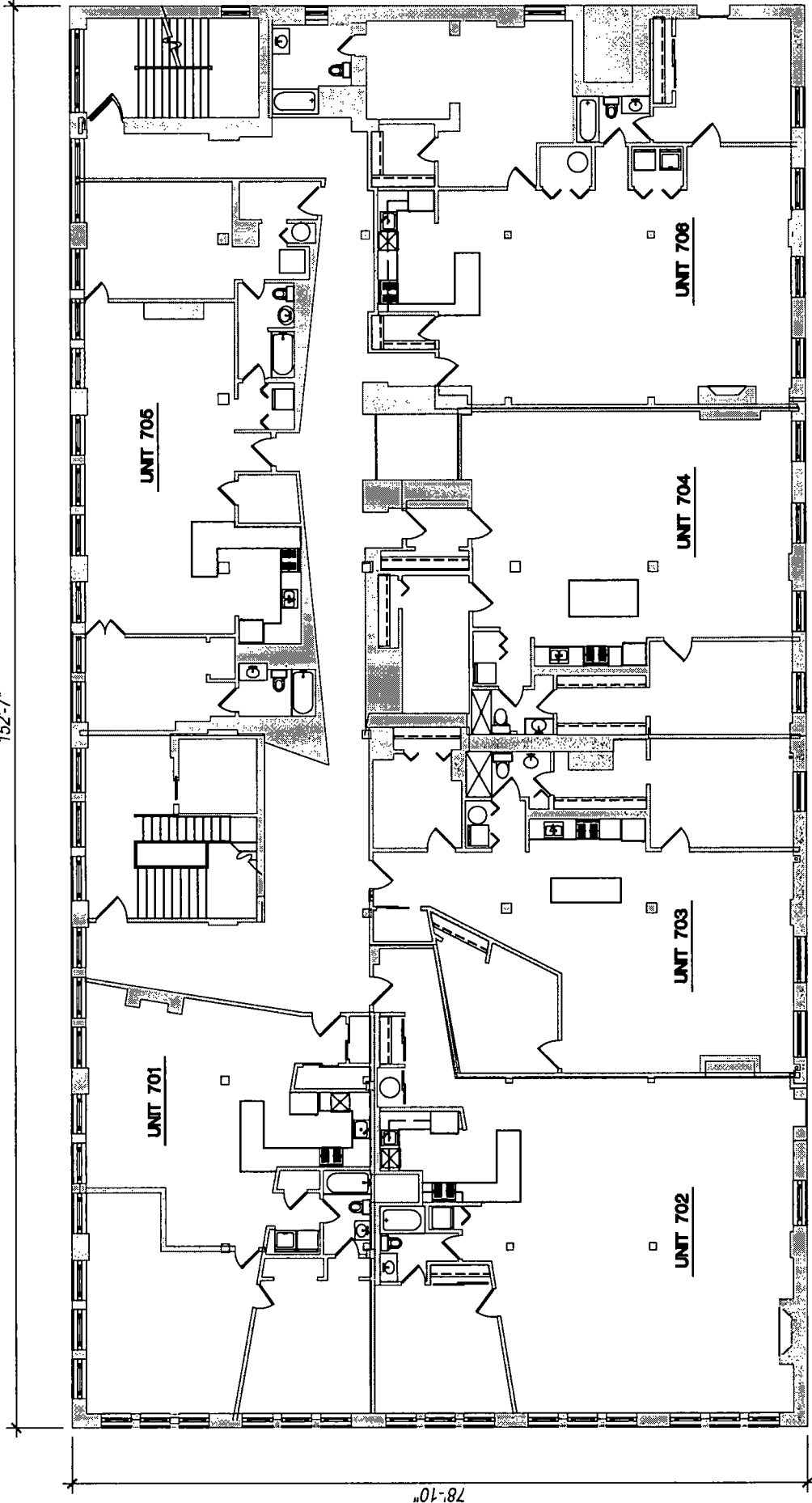
EXISTING LEVEL 6 FLOOR PLAN

SCALE: 1/16" = 1'-0"

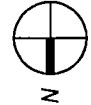


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152'-7"



78'-10"



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EXISTING LEVEL 7 FLOOR PLAN

SCALE: 1/16" = 1'-0"



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7/ CHIMNEY
EL: +112'-0 1/4"

7/ PARAPET
EL: +108'-0 1/4"

7/ PARAPET
EL: +108'-0 1/4"

7TH FLOOR
EL: +77'-8 1/4"

6TH FLOOR
EL: +68'-8 1/4"

5TH FLOOR
EL: +48'-8 1/4"

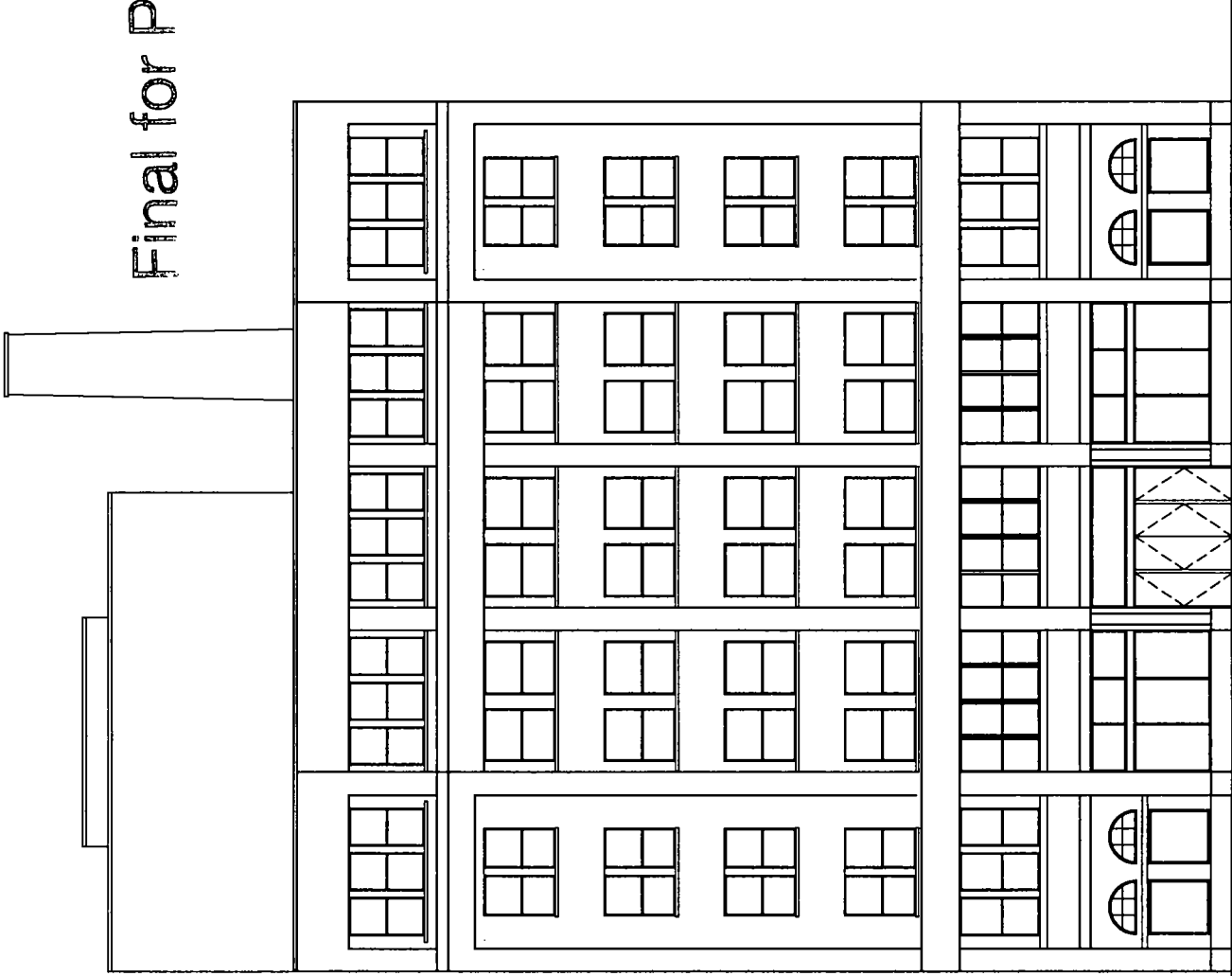
4TH FLOOR
EL: +38'-8 1/4"

3RD FLOOR
EL: +28'-8 1/4"

2ND FLOOR
EL: +18'-8 1/4"

GROUND FLOOR
EL: +0'-0"

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EXISTING NORTH ELEVATION

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

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7/ CHIMNEY
EL. +102'-0 1/4"

7/ PARAPET
EL. +100'-0 1/4"

7/ PARAPET
EL. +98'-0 1/4"

7TH FLOOR
EL. +97'-0 1/4"

6TH FLOOR
EL. +95'-0 1/4"

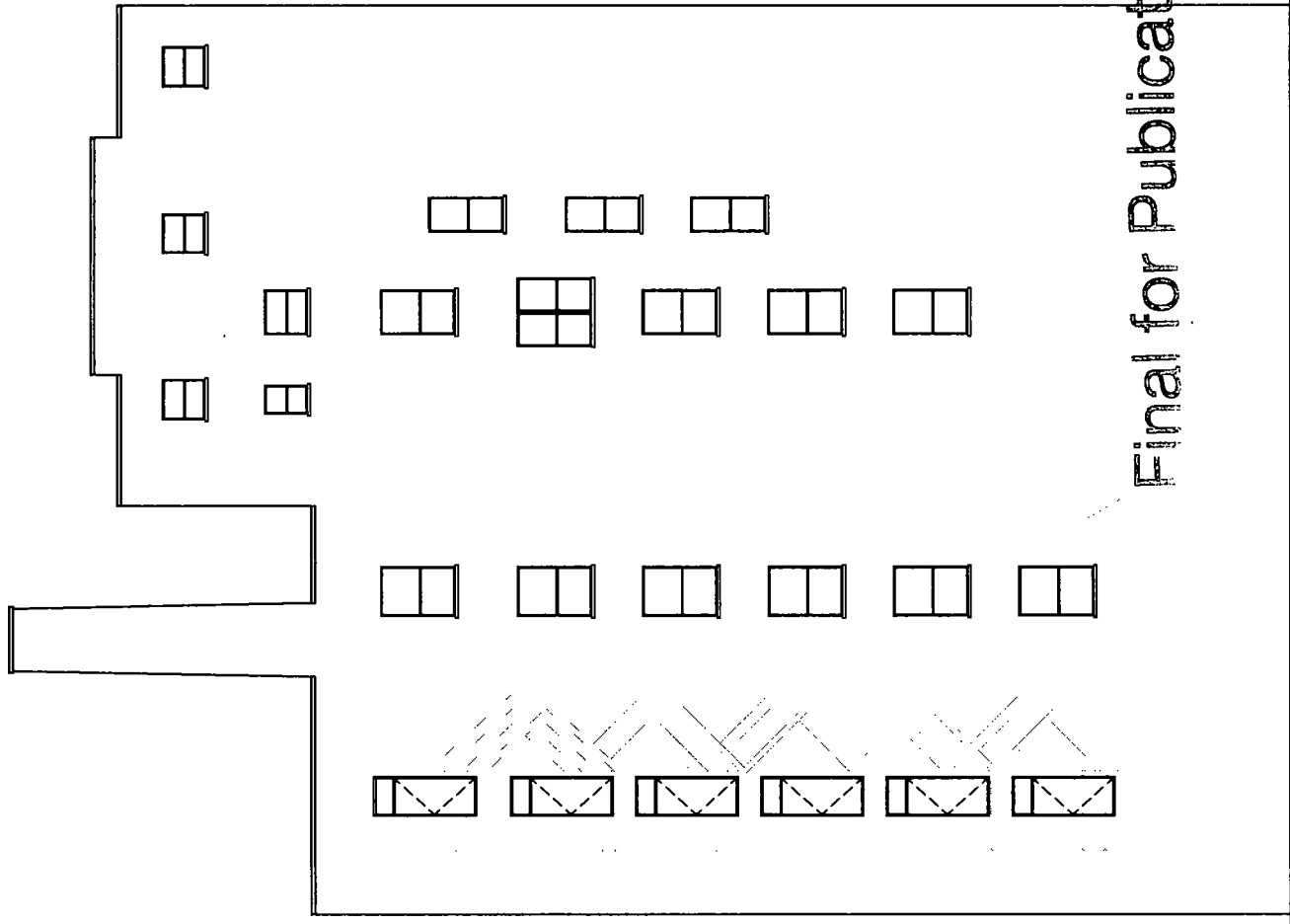
5TH FLOOR
EL. +93'-0 1/4"

4TH FLOOR
EL. +91'-0 1/4"

3RD FLOOR
EL. +89'-0 1/4"

2ND FLOOR
EL. +87'-0 1/4"

GROUND FLOOR
EL. +0'-0"



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EXISTING SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



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- 7/1 CHIMNEY
EL: +112'-0 1/4"
- 7/1 PARAPET
EL: +105'-0 1/4"
- 7/1 PARAPET
EL: +85'-0 1/4"
- 7TH FLOOR
EL: +87'-0 1/4"
- 6TH FLOOR
EL: +85'-0 1/4"
- 6TH FLOOR
EL: +82'-0 1/4"
- 4TH FLOOR
EL: +87'-0 1/4"
- 2ND FLOOR
EL: +85'-0 1/4"
- 2ND FLOOR
EL: +82'-0 1/4"
- GROUND FLOOR
EL: +0'-0"

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EXISTING EAST ELEVATION

SCALE: 1/16" = 1'-0"



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7 1/2 PARAPET
EL: +68'-0 1/4"

7TH FLOOR
EL: +77'-6 1/4"

6TH FLOOR
EL: +68'-6 1/4"

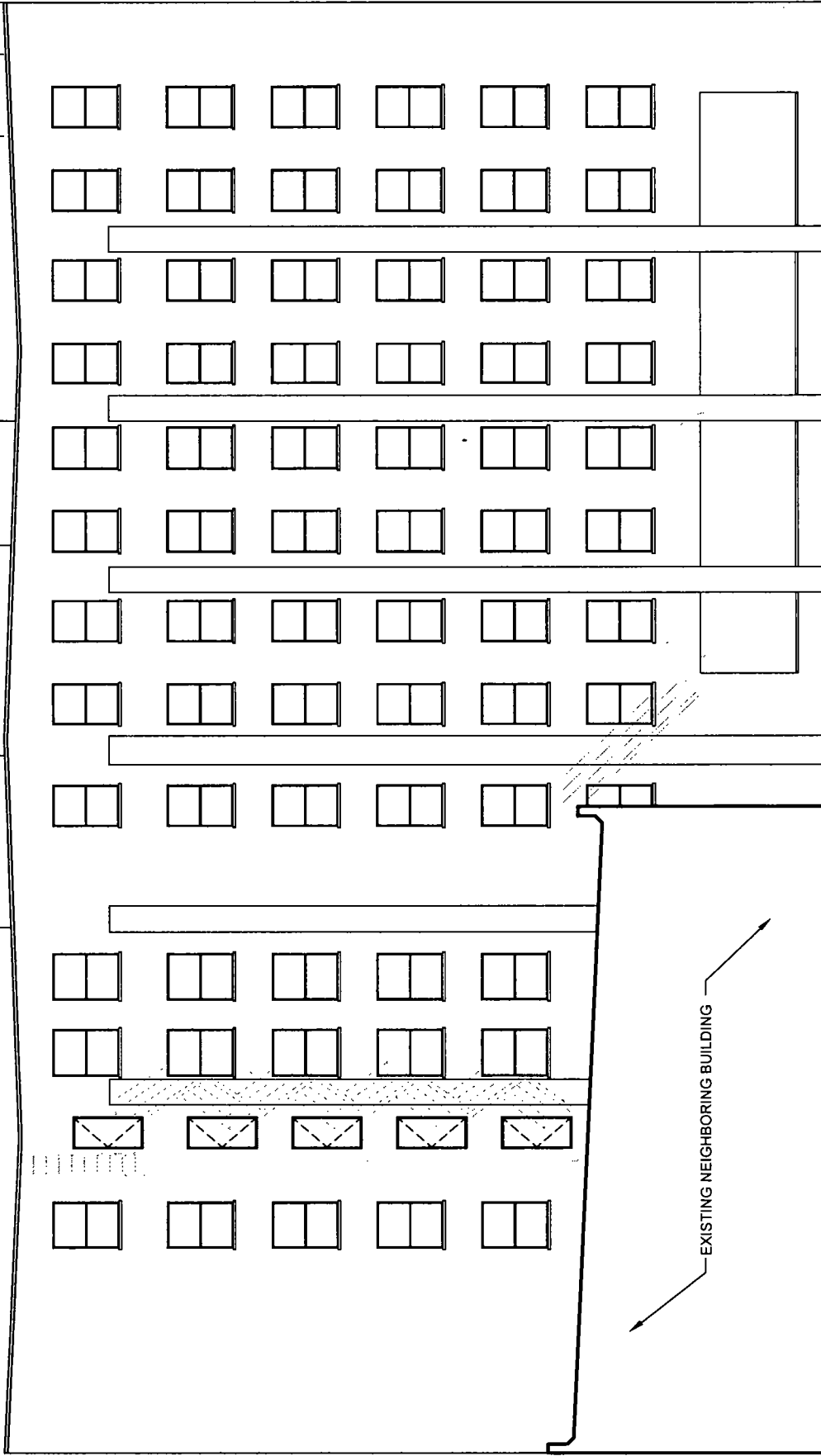
5TH FLOOR
EL: +58'-6 1/4"

4TH FLOOR
EL: +48'-6 1/4"

3RD FLOOR
EL: +38'-6 1/4"

2ND FLOOR
EL: +28'-6 1/4"

GROUND FLOOR
EL: +0'-0"



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EXISTING WEST ELEVATION

SCALE: 1/16" = 1'-0"



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