



City of Chicago



SO2016-5569

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 7/20/2016 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 1-G at 440-450 N Morgan St and 1000-1010 W Hubbard St - App No. 18894T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#18894T1

INTRO. DATE:
JULY 20, 2016

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 the M2-2 Light Industry District symbols and indications as shown on Map No. 1-G in the area bounded by:

a line 117.39 north of West Hubbard Street; North Morgan Street; West Hubbard Street;
the public alley next west of North Morgan Street

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

Property Address: 440-50 North Morgan Street/1000-10 West Hubbard Street

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SUBSTITUTE NARRATIVE AND PLANS
440-50 North Morgan Street/1000-10 West Hubbard Street
TYPE I REGULATIONS

Current Zoning: M2-2 Light Industry District.
Proposed Zoning: B2-3 Neighborhood Mixed-Use District.

Narrative: The subject property consists of approximately 13,703 square feet and is improved with a one-story commercial building and a vacant lot. The Applicant proposes to construct a new five story mixed-use building consisting of approximately 9,500 square feet of retail space, approximately 25,000 square feet of office space with two accessory roof top terraces, one on the roof of the second story portion of the building, and one on the roof of the fourth story portion of the building, 35 parking spaces and no loading berth. The height of the proposed building is 70 feet 2 inches.

FAR: 2.96
FLOOR AREA: 40,561 square feet
Retail Space: Approximately 9,500 square feet
Office Space: Approximately 25,000 square feet
Height: 70 feet 2 inches
Dwelling Units: None
Setbacks:

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North Property Line: Zero
East Property Line: Zero
West Property Line: Zero
South Property Line: Zero

Automobile Parking Spaces: 35

Bicycle Parking Spaces: 18

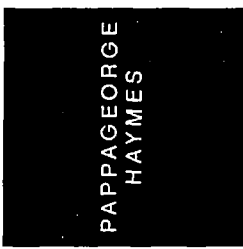
Loading Berth: None

450 North Morgan Street
 450 North Morgan Street
 Chicago, Illinois



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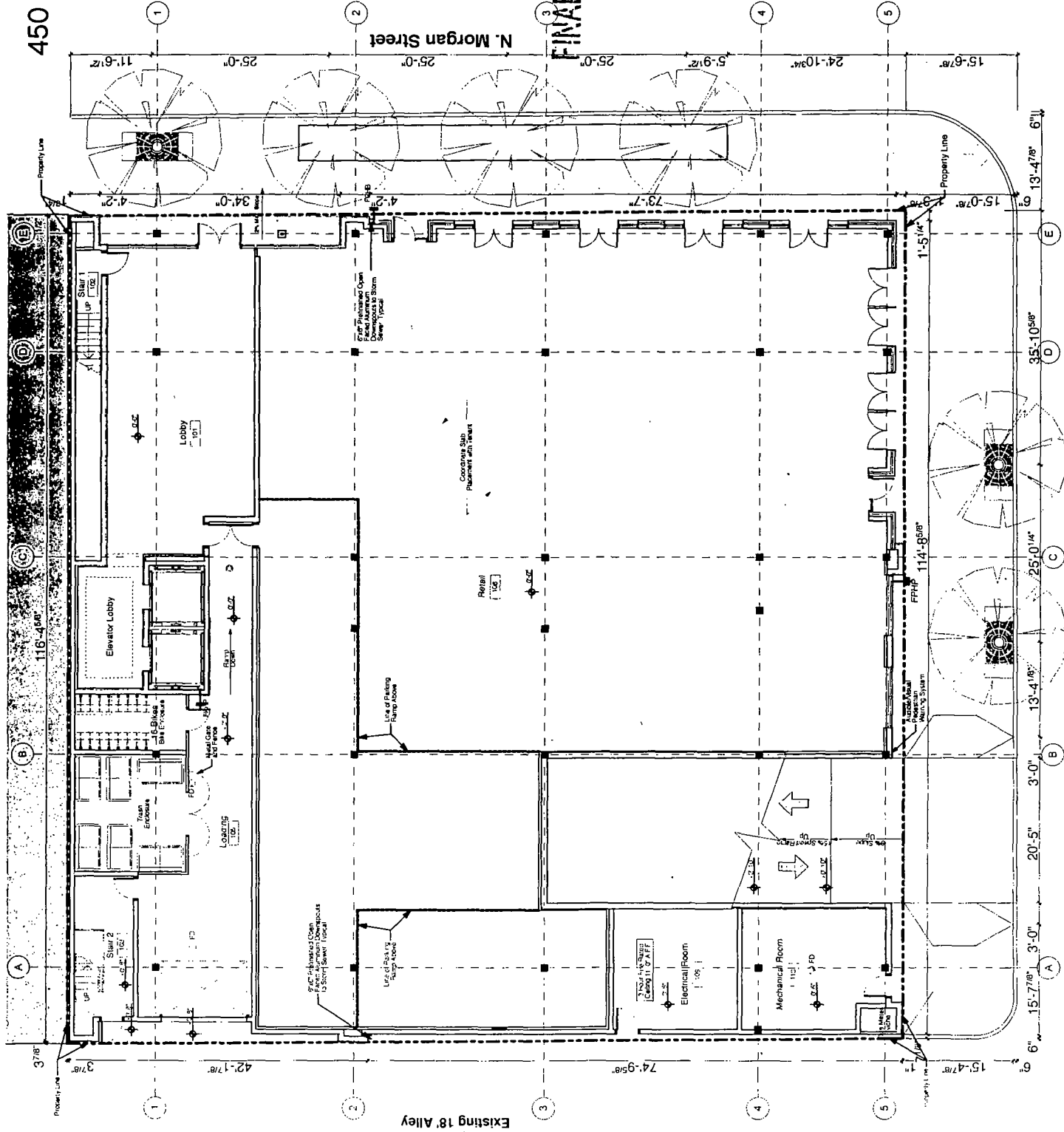
MAB Capital Management
 developer



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11/17/16
 P/H # 152329

These plans are submitted and are SUBJECT TO LUTHER J. PERMITS TO CONSTRUCT with Code 12-11-16, including, but not limited to, improvements and construction for building systems.



W. Hubbard Street

First Floor Plan

SCALE: 1" = 20'

450 North Morgan Street
 450 North Morgan Street
 Chicago, Illinois



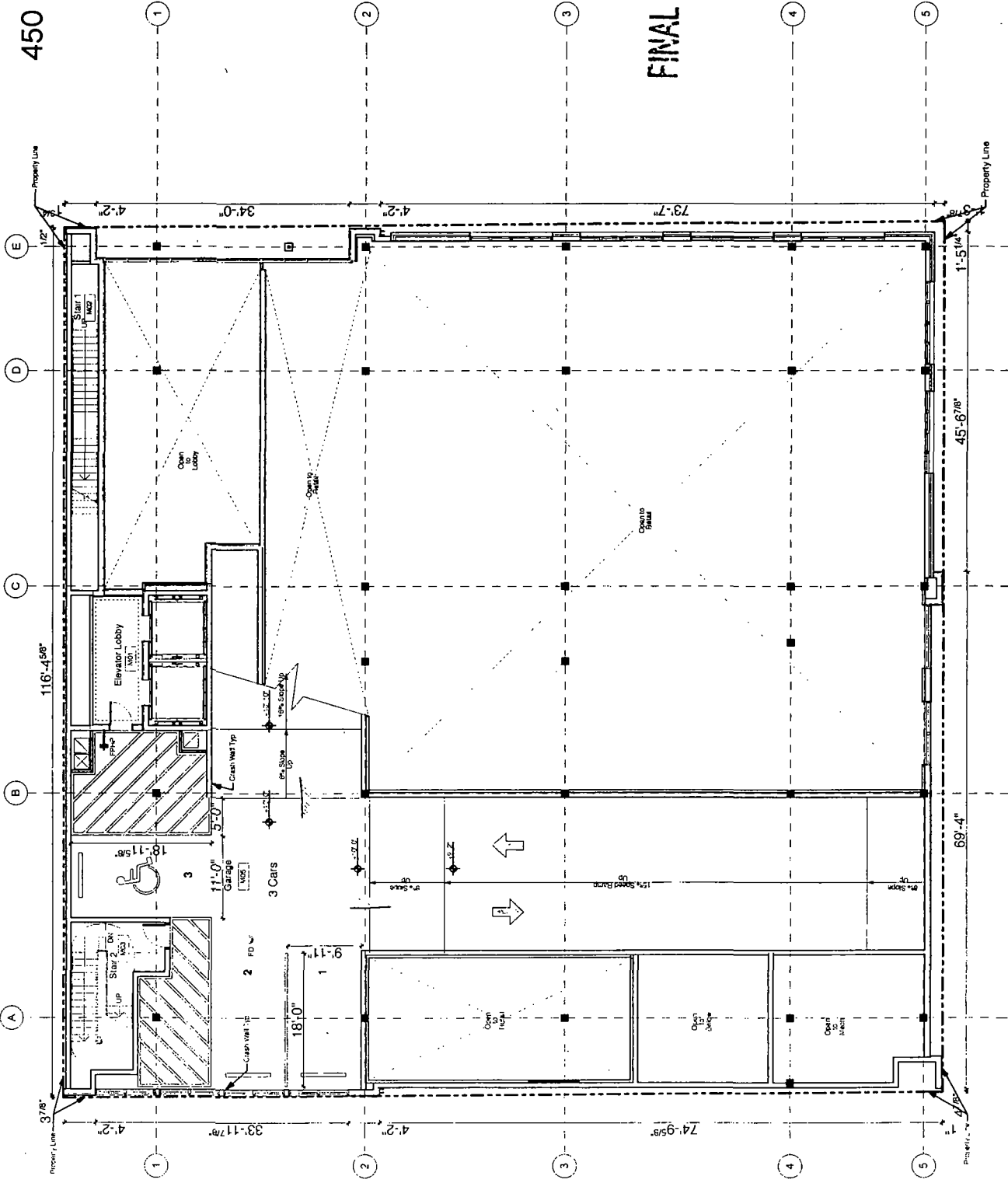
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Mezzanine Floor Plan

SCALE: 1" = 20'

These plans are schematic and are subject to future refinement for compliance with code requirements, including, but not limited to, fire, life safety, and accessibility requirements. The user is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

450 North Morgan Street
 450 North Morgan Street
 Chicago, Illinois



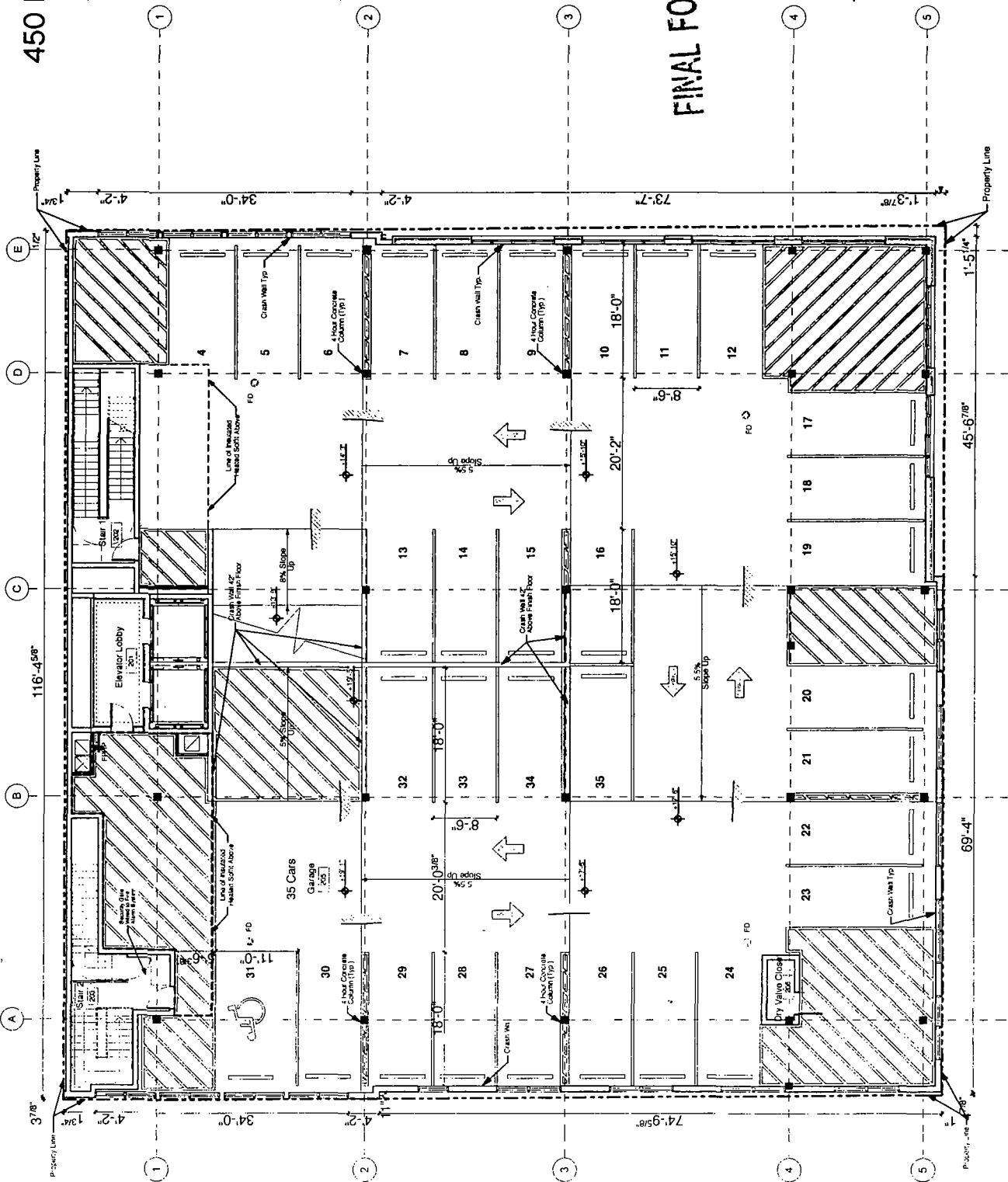
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Second Floor Plan
 SCALE: 1" = 20'

450 North Morgan Street
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 Chicago, Illinois



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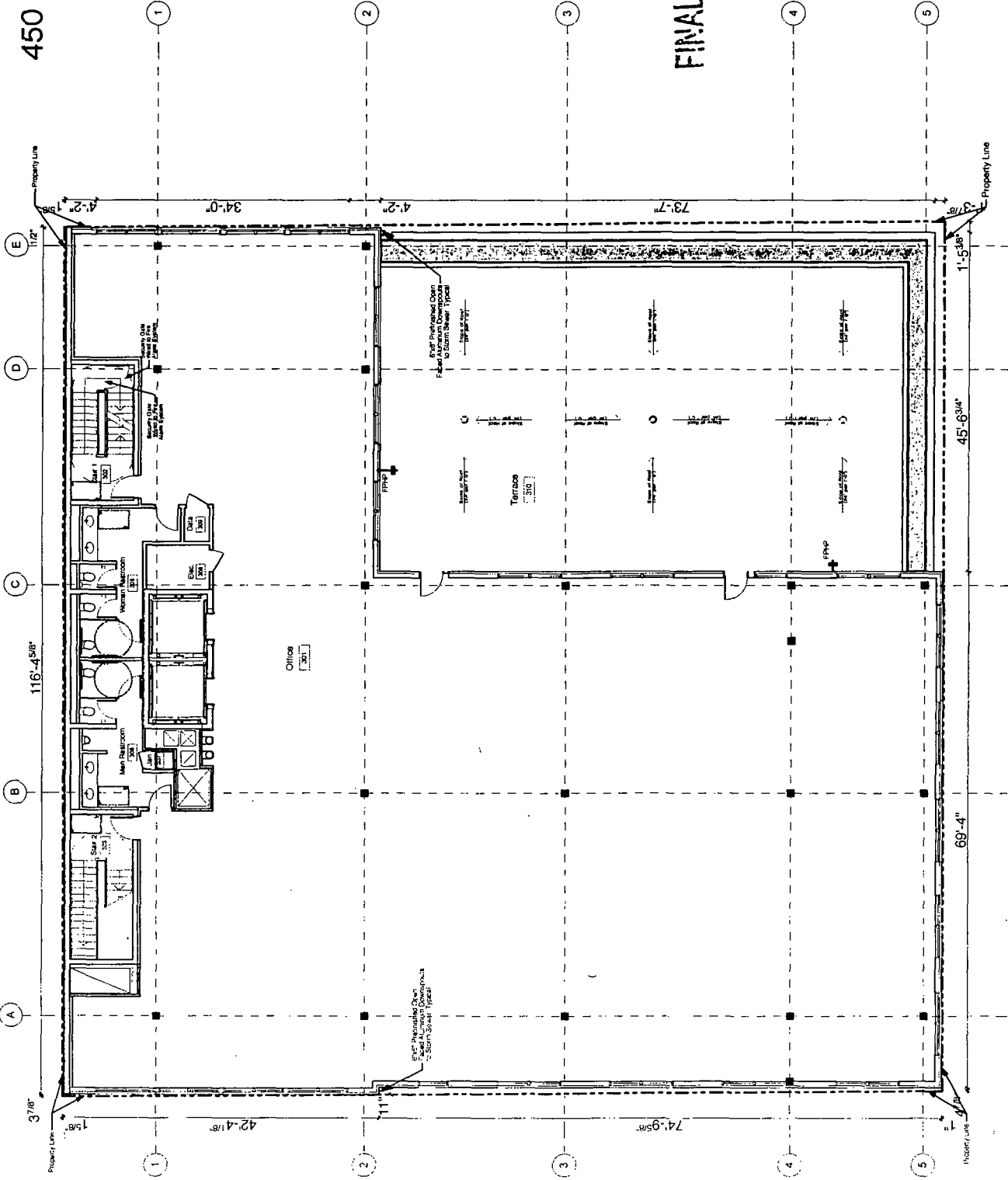
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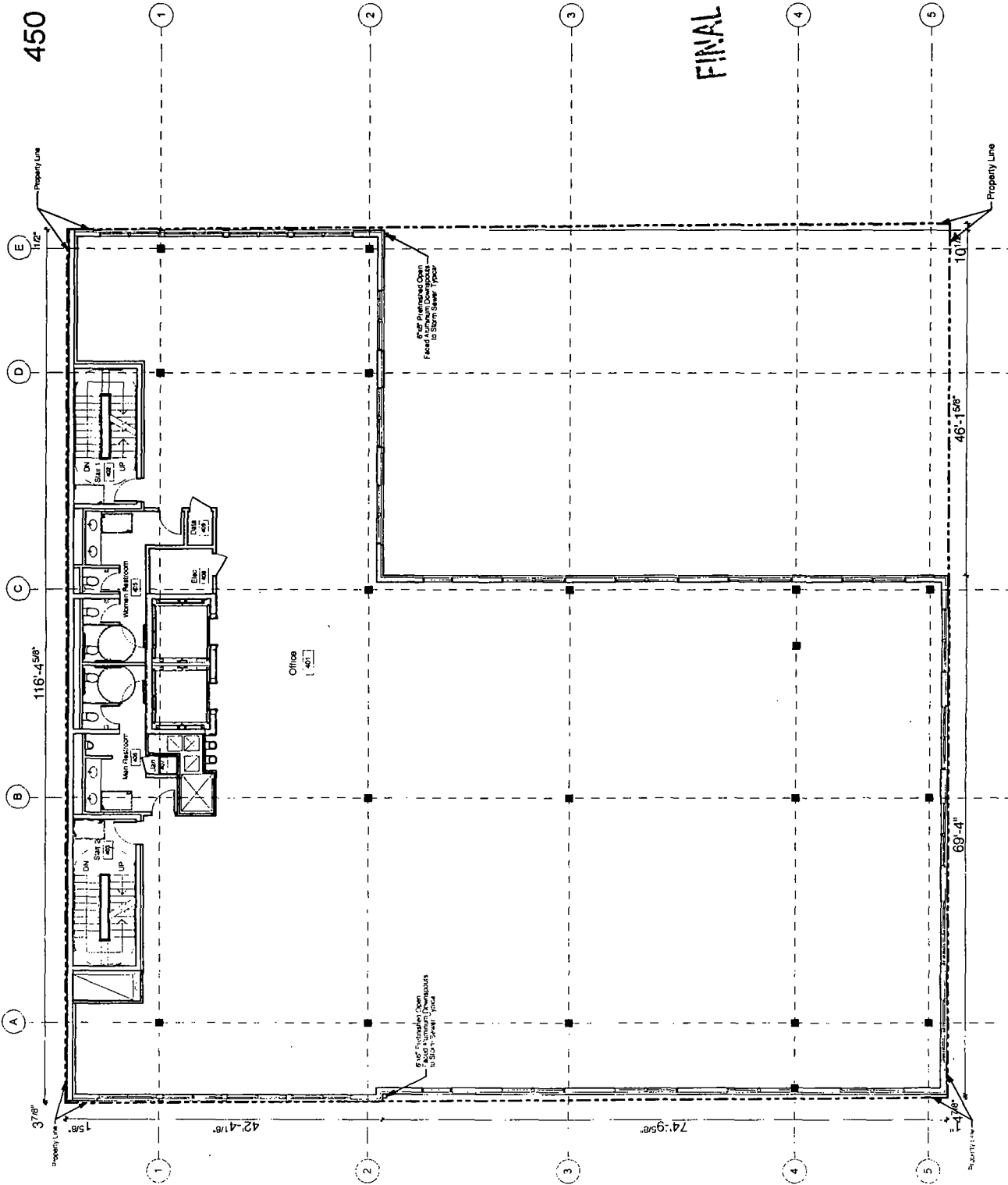
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These plans are schematic and are subject to further refinement for compliance with code
 related zoning, life safety, fire, accessibility and construction with existing systems.



Third Floor Plan
 SCALE 1" = 20'

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 450 North Morgan Street
 Chicago, Illinois



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Fourth Floor Plan
 SCALE: 1" = 20'

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 450 North Morgan Street
 Chicago, Illinois



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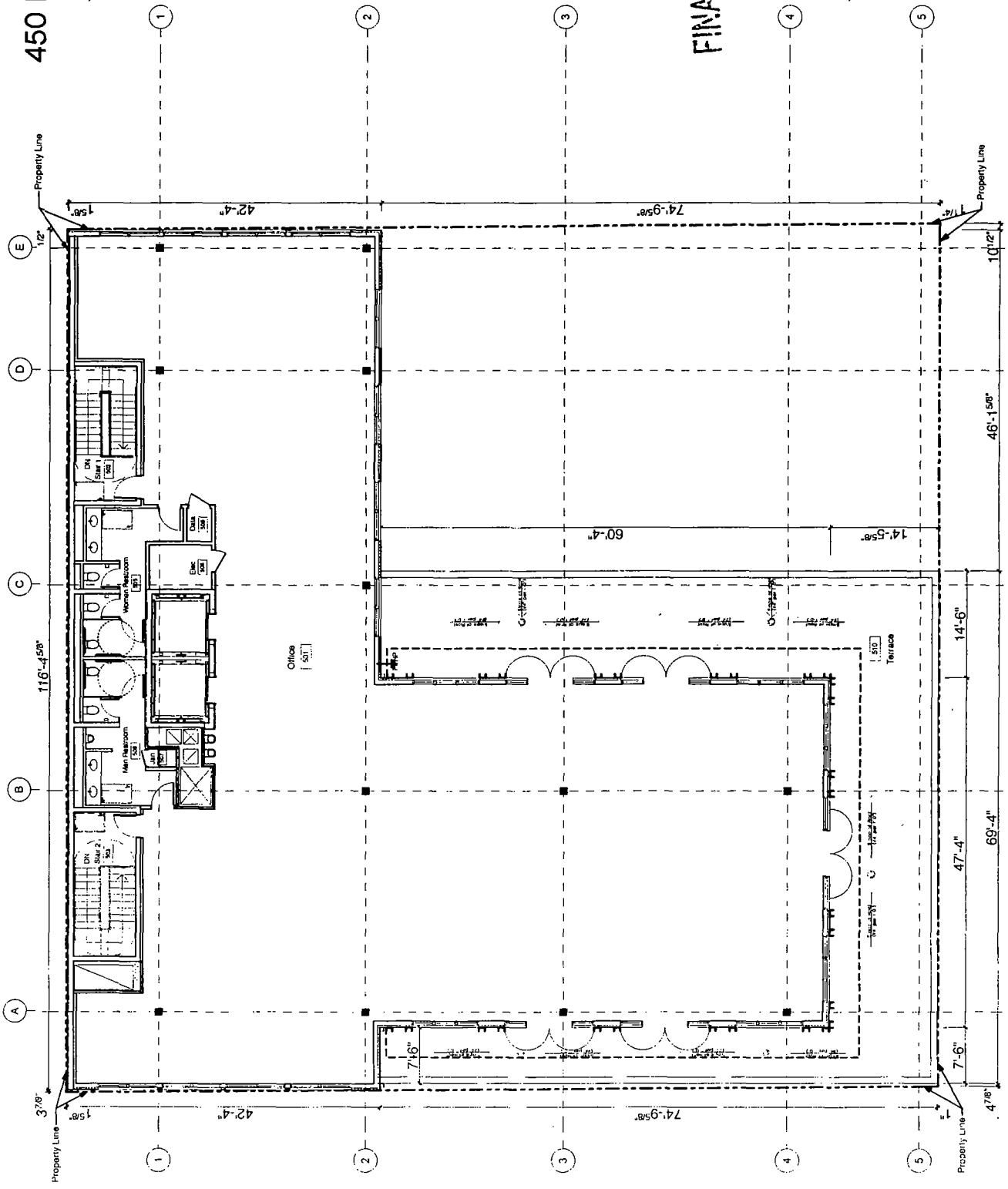
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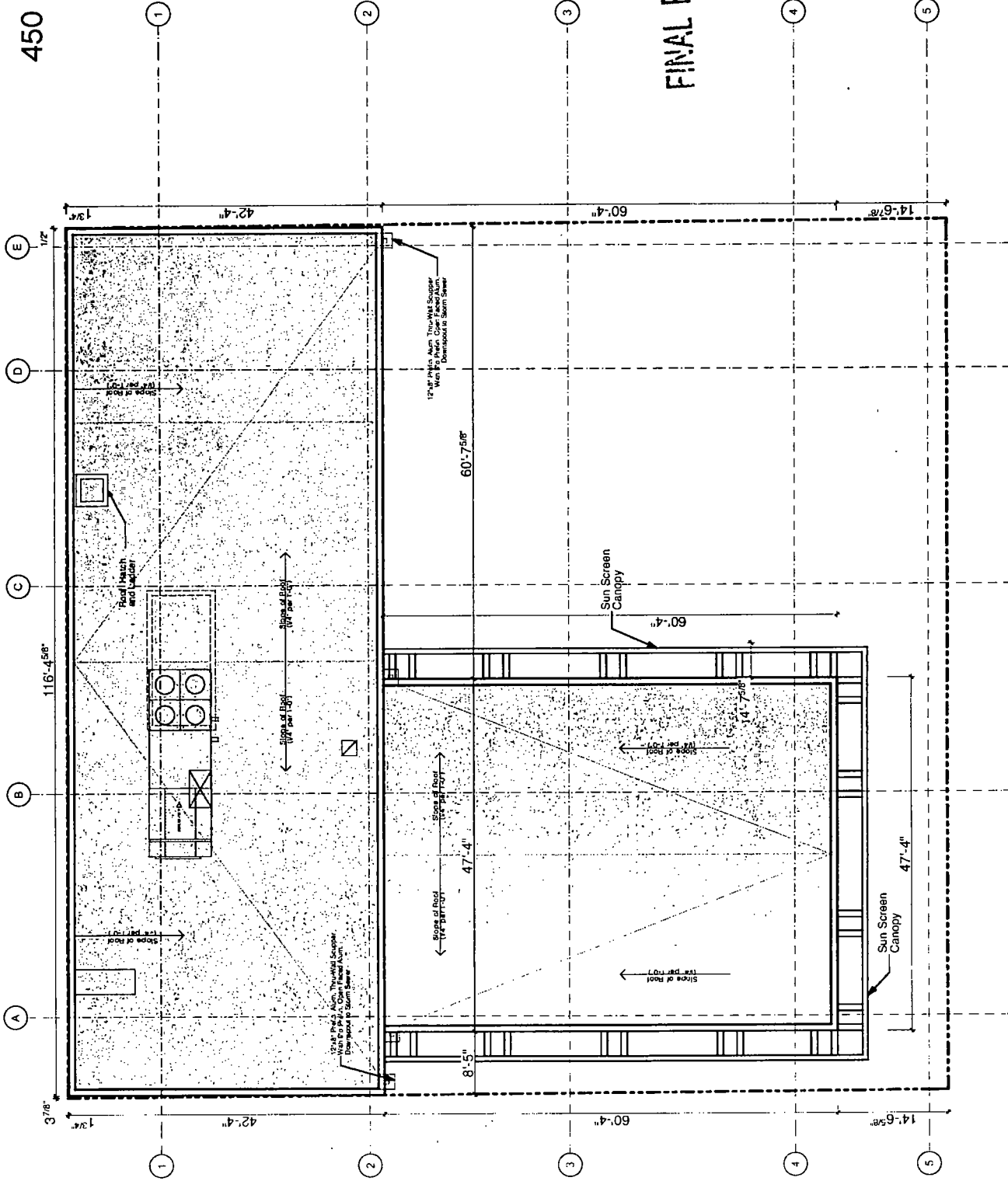
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Fifth Floor Plan
 SCALE: 1" = 20'

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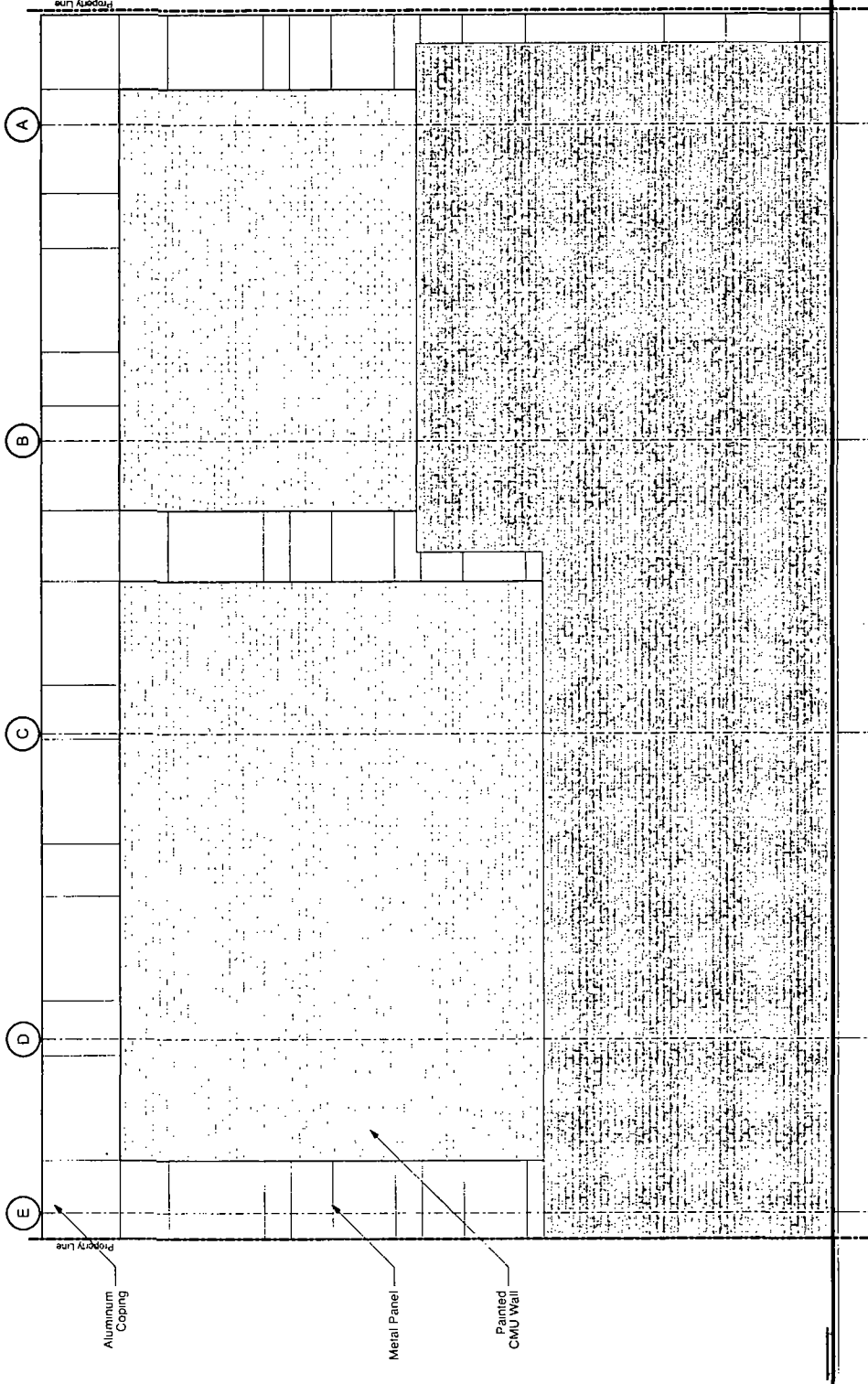
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Roof Plan
 SCALE: 1" = 20'

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These plans are preliminary and are subject to further refinement for compliance with code and other applicable laws. The client represents that the information contained herein is true and correct.

450 North Morgan Street
 450 North Morgan Street
 Chicago, Illinois



Roof
 ELEV. 72'-0"
 Zoning Height
 ELEV. 70'-0"

Fifth Floor
 ELEV. 41'-6"

Fourth Floor
 ELEV. 31'-0"

Third Floor
 ELEV. 20'-0"

First Floor
 ELEV. 0'-0"

(A)

(B)

(C)

(D)

(E)

Property Line

Property Line

Aluminum Coping

Metal Panel

Painted CMU Wall

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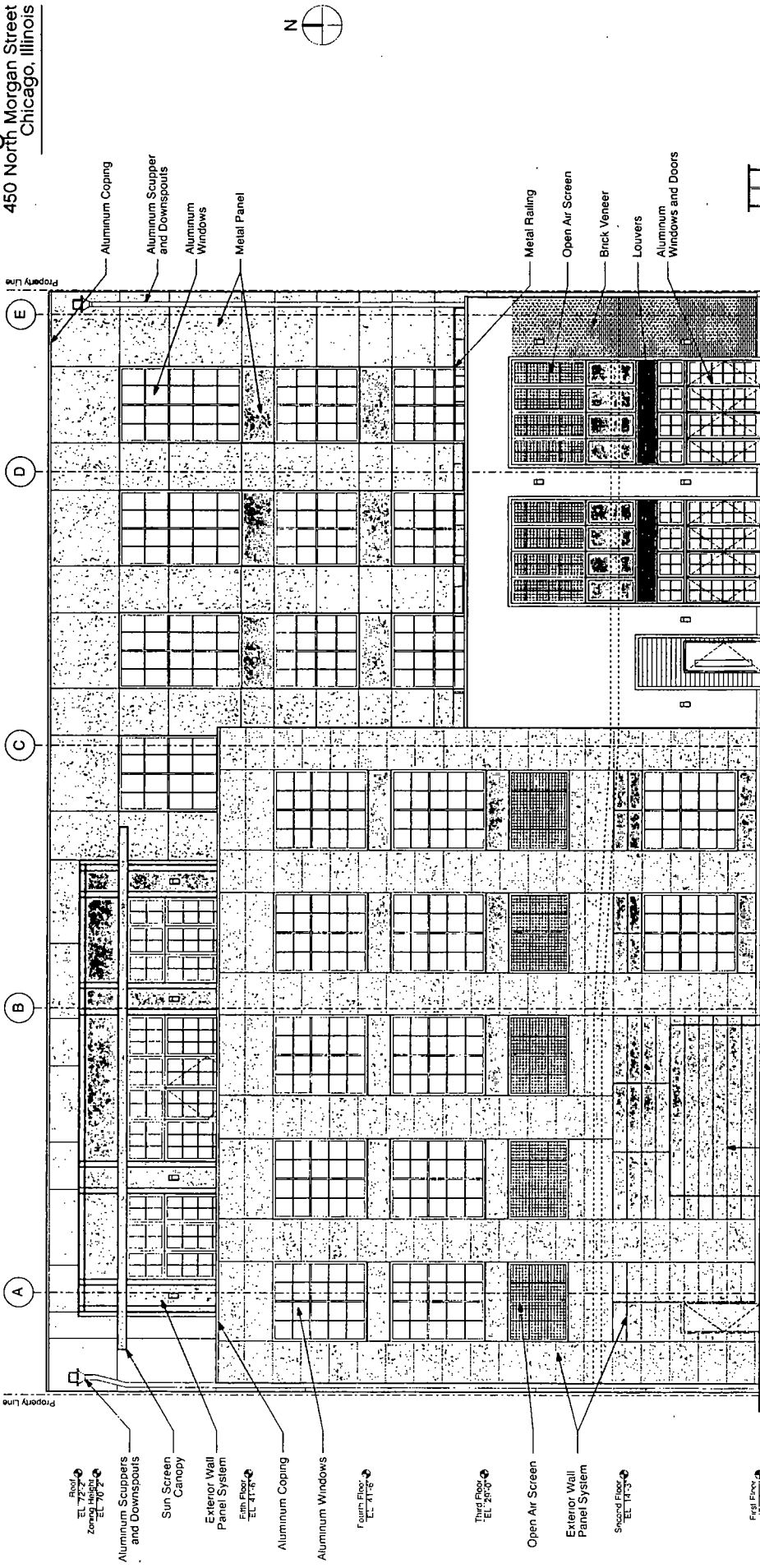
North Elevation
 SCALE: 1/16" = 1'-0"

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* These drawings are prepared for the project described herein and are not to be used for any other project without the written consent of Pappageorge Haymes Partners.

450 North Morgan Street
450 North Morgan Street
Chicago, Illinois



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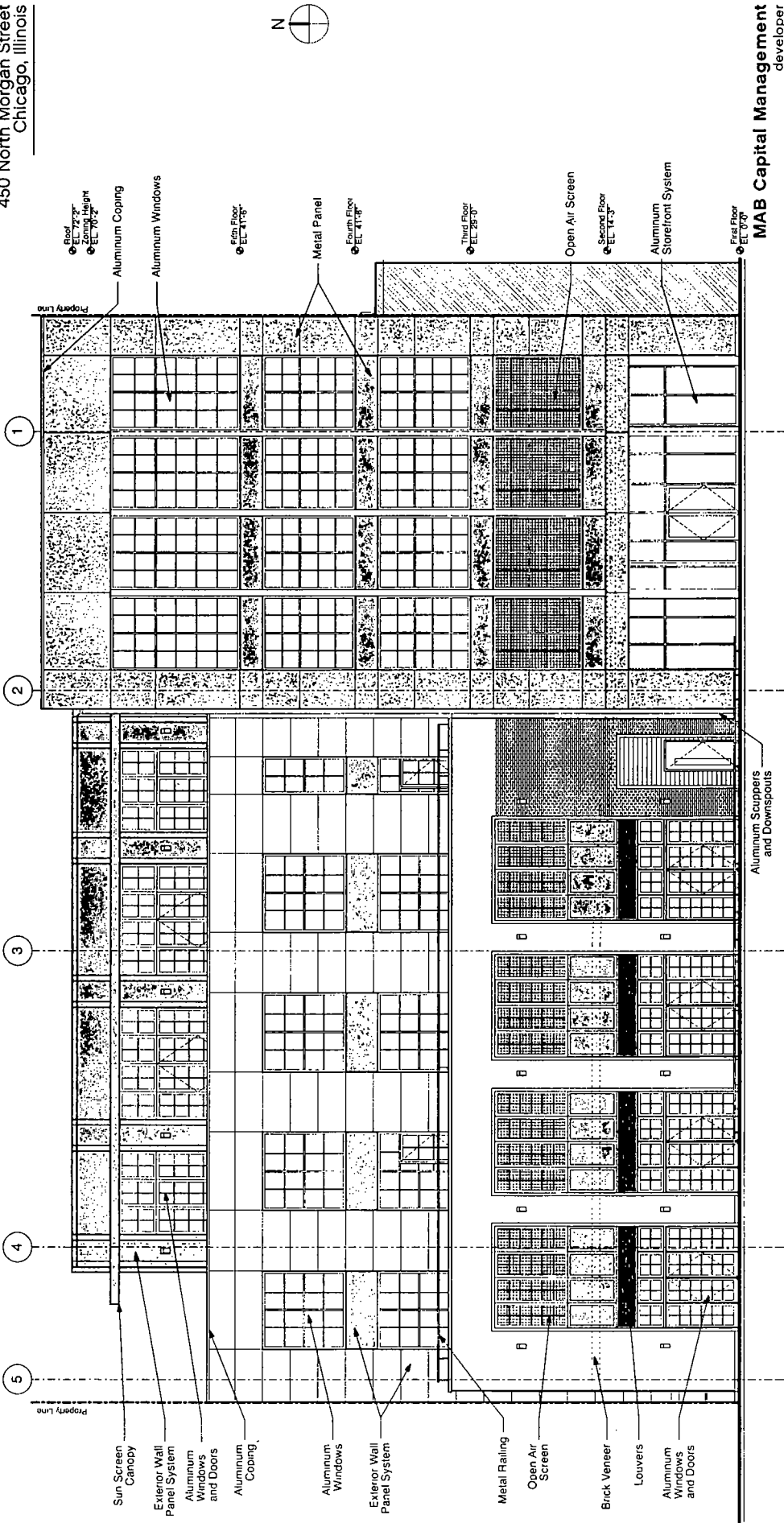
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These plans are preliminary and subject to change without notice. All dimensions and materials are approximate and subject to change without notice.

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

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450 North Morgan Street
Chicago, Illinois



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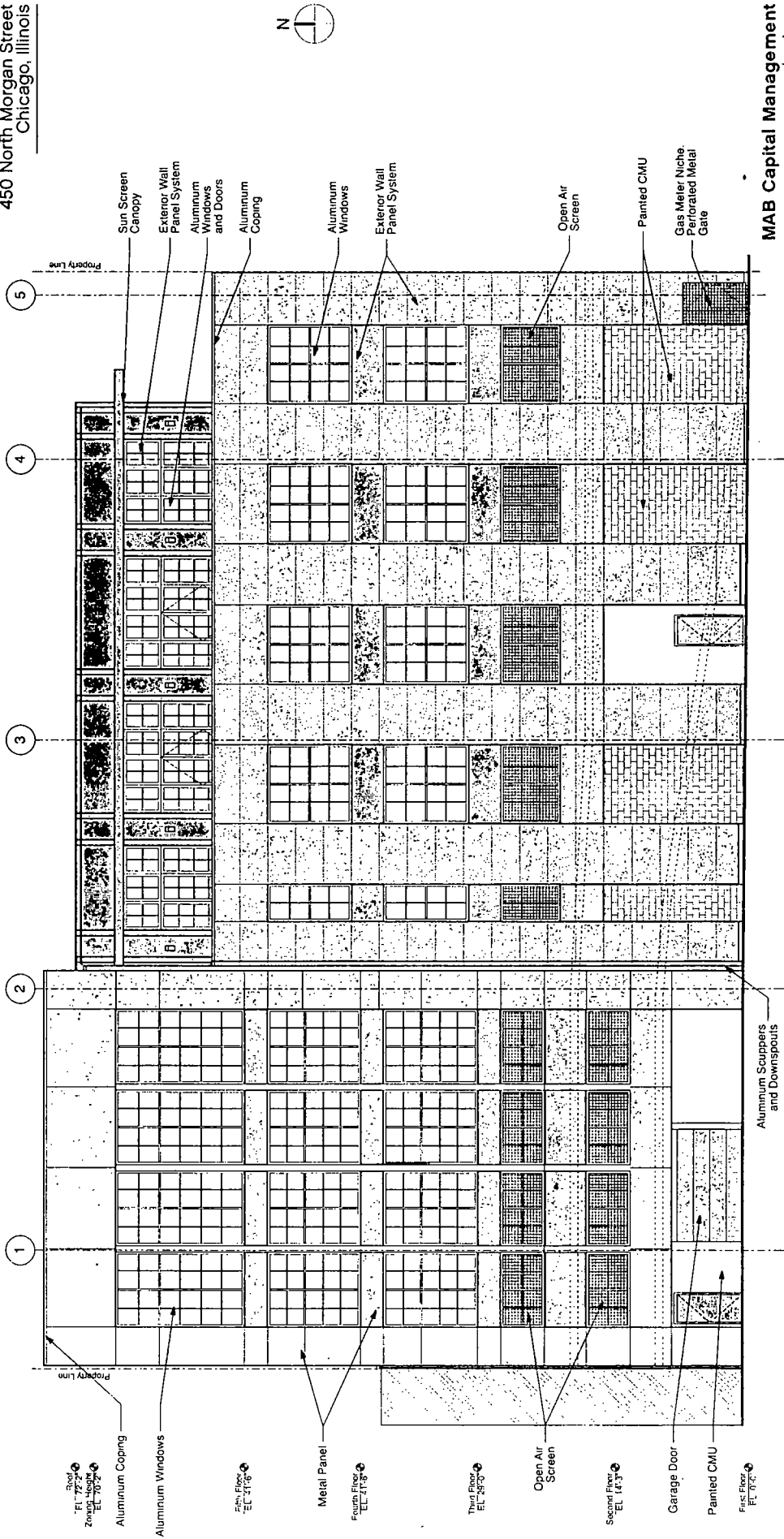
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These plans are submitted as a subject to future movement to compliance with code required during the safety improvements and construction per existing plans.

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

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