



**City of Chicago**  
Office of the City Clerk  
Document Tracking Sheet



SO2020-1889

**Meeting Date:** 4/22/2020  
**Sponsor(s):** Misc. Transmittal  
**Type:** Ordinance  
**Title:** Zoning Reclassification Map No. 1-G at 1152 W Randolph St  
- App No. 20382  
**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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map No.1-G in the area bounded by:

The alley next North of and parallel to West Randolph Street; a line 76.70 feet East of and parallel to North Racine Avenue; West Randolph Street; And North Racine Avenue.

To those of a DX-3 Downtown Mixed-Use District.

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

Common Address of Property: 1152 West Randolph, Chicago, IL 60607

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## Narrative and Plans Amended To Be A Type I Zoning Amendment: 1152 West Randolph, Chicago

The Applicant is proposing to establish a DX-3 Type I zoning change. The proposed amendment is a change from the current C1-3 zoning district to a DX-3 zoning district. The subject property ("Property") is located at 1152 West Randolph, Chicago, IL 60607.

The Property is currently zoned C1-3, Neighborhood Commercial District and is within the West Loop Neighborhood (27<sup>th</sup> Ward). The Property is currently comprised of a rectangular-shaped land parcel that is improved with a two-story mixed-use commercial/residential masonry building on a lot area of 4,985 square feet, containing four dwelling units and four off-street parking spaces. Aside from the interior build-out of the subject spaces, no new construction is proposed or required. The layouts will be compliant with the requirements of the State of Illinois and in accordance to the floor plans submitted to the Board. The building height is 35'-3" and the Applicant will seek Special Use as per Chicago Zoning Ordinance requirement under Section 17-3-0200.

The proposed Dispensary will operate within and pursuant to the State Ordinance for dispensaries allowing operation for up to seven (7) days of week from 6:00 AM to 10:00 PM, and will accommodate regulators and other authorities for inspections, as well as shipment/delivery schedules.

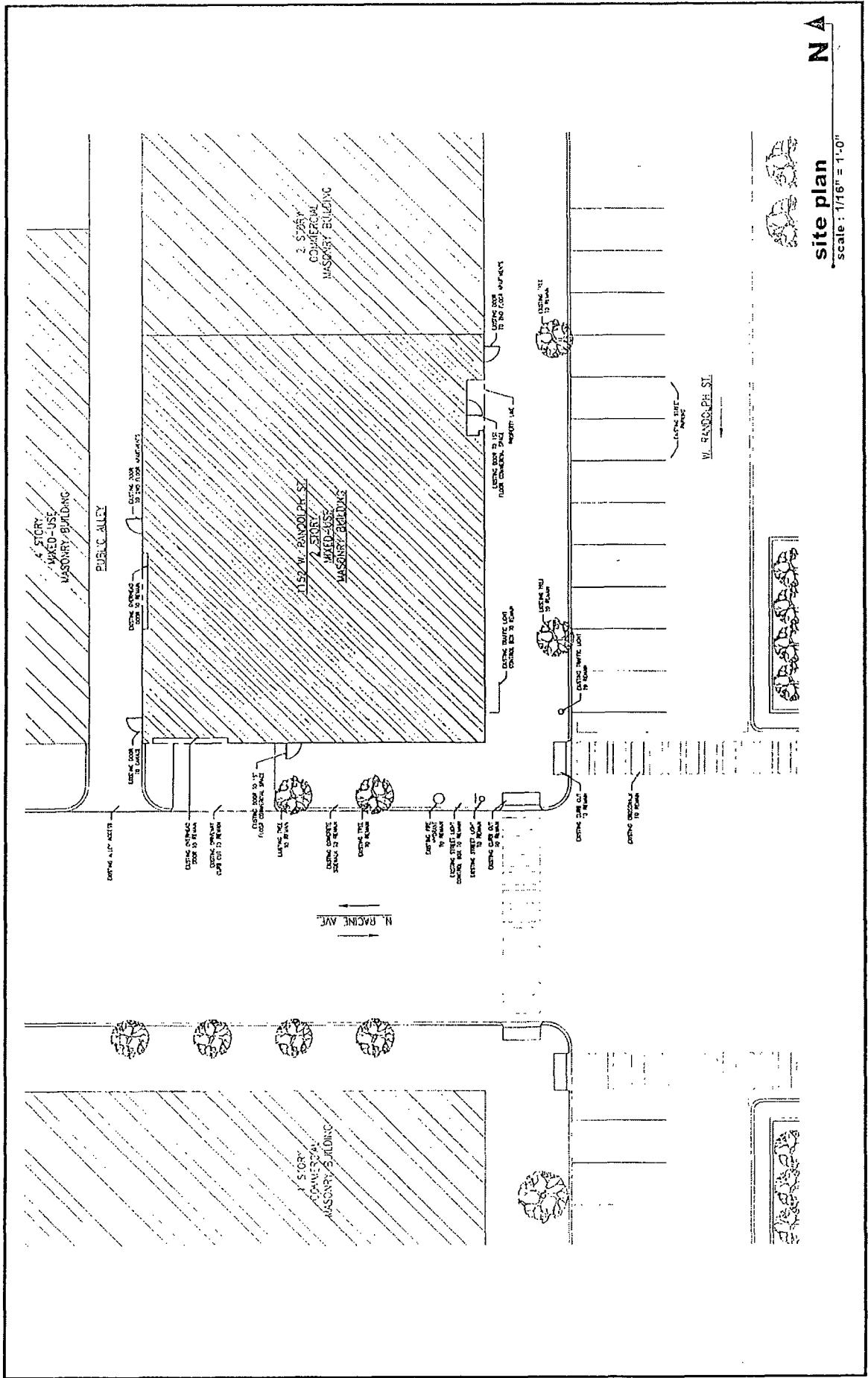
Lot Area: 4,985 sq. feet

- a. projects' floor area ratio: 3.0 (no change); 2.0 Actual
- b. project's density (lot area per dwelling):
  - 1) allowed 12 dwelling units
  - 2) actual four dwelling units
  - 3) Minimum Lot Area per D.U: 1,246.375 sq. ft.
- c. off street parking: Four off-street parking spaces residential; No additional parking required.
- d. setbacks
  - 1. Front Setback: 0'-0"
  - 2. Rear Setback: 0'-0"
  - 3. Side Setback: 0'-0"
- e. building height: 35'-3"

\*Applicant will seek Special Use as per Chicago Zoning Ordinance requirement under Section 17-3-0200

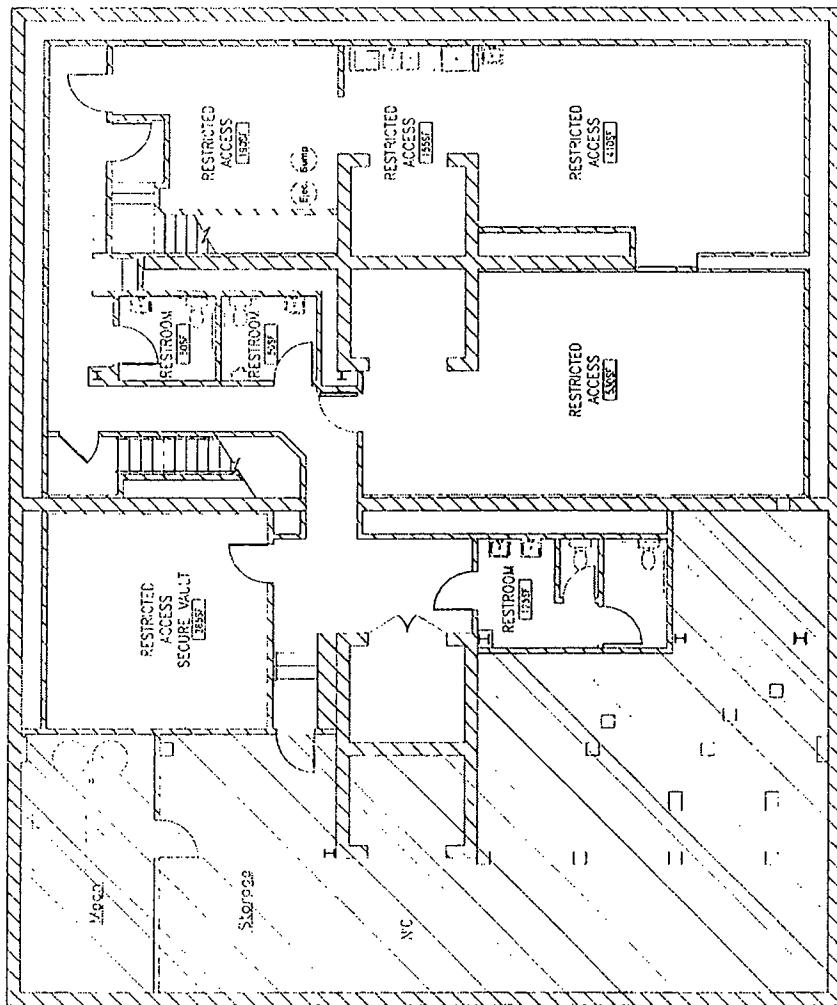
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DISPENSARY 33 - 1152 W RANDOLPH ST



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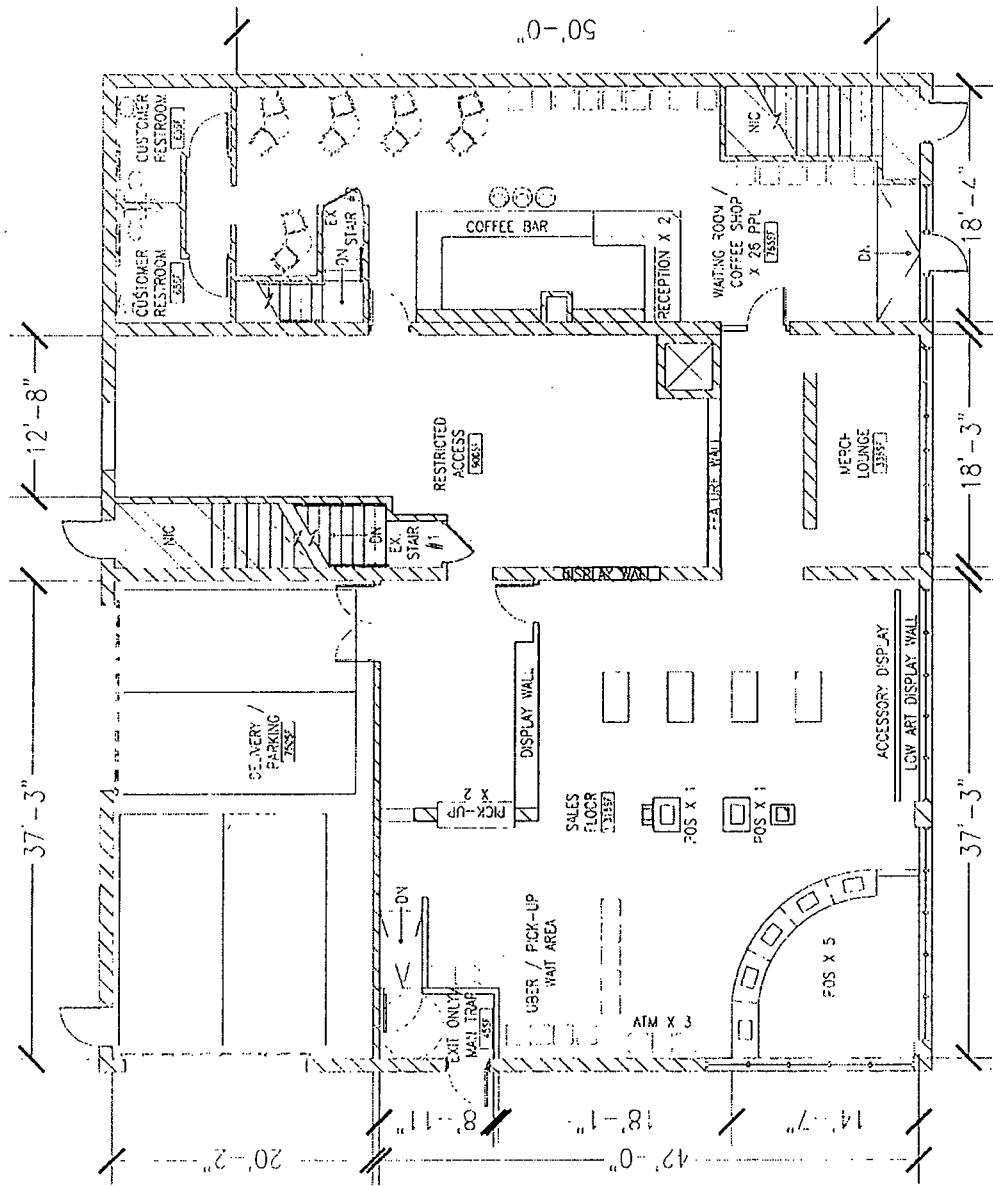
## basement plan N A

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

Stress\_Architecture\_Suite

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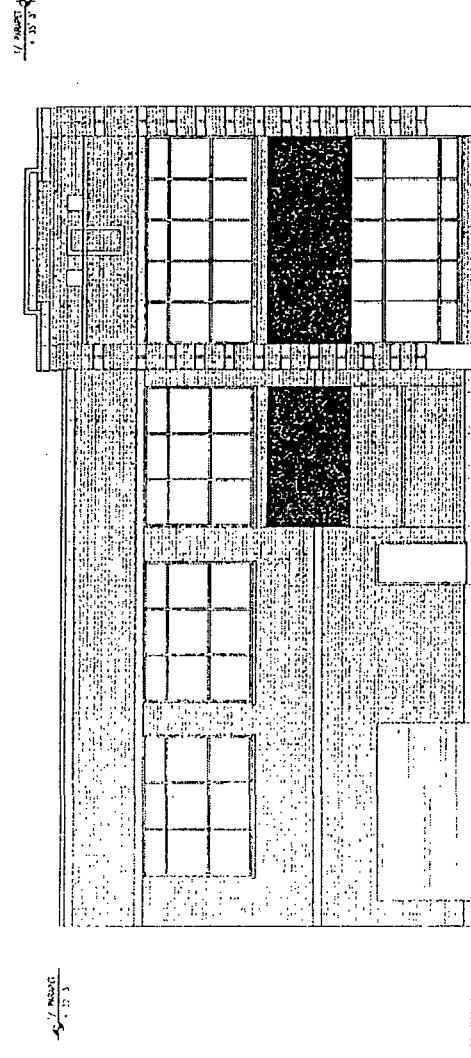


first floor plan N A

Steep architecture studio

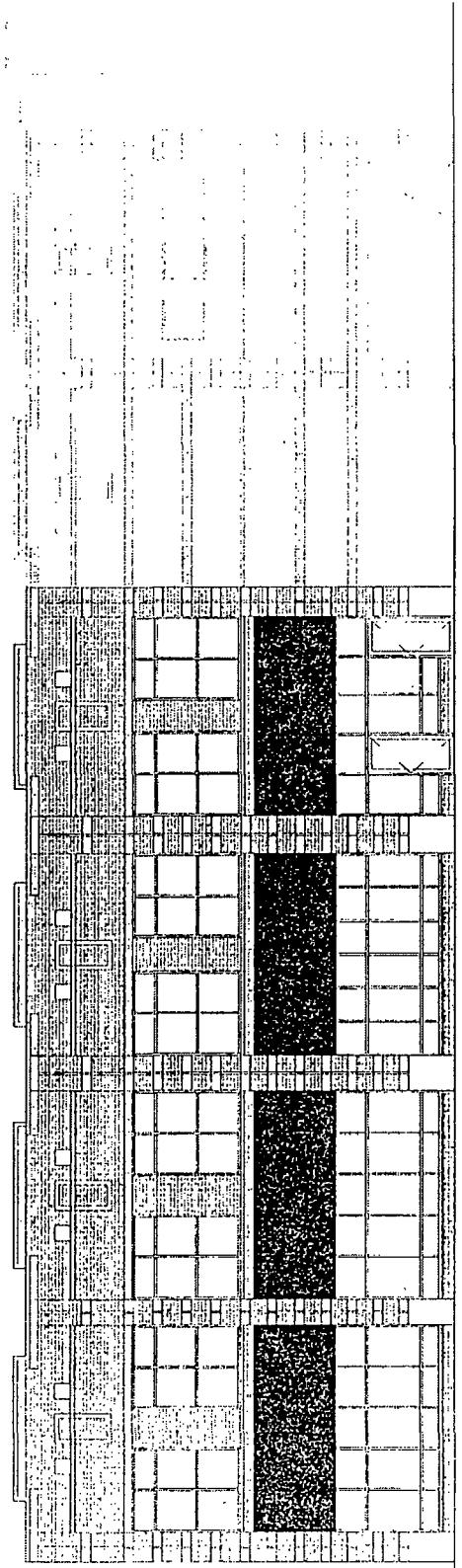
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**west elevation**

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



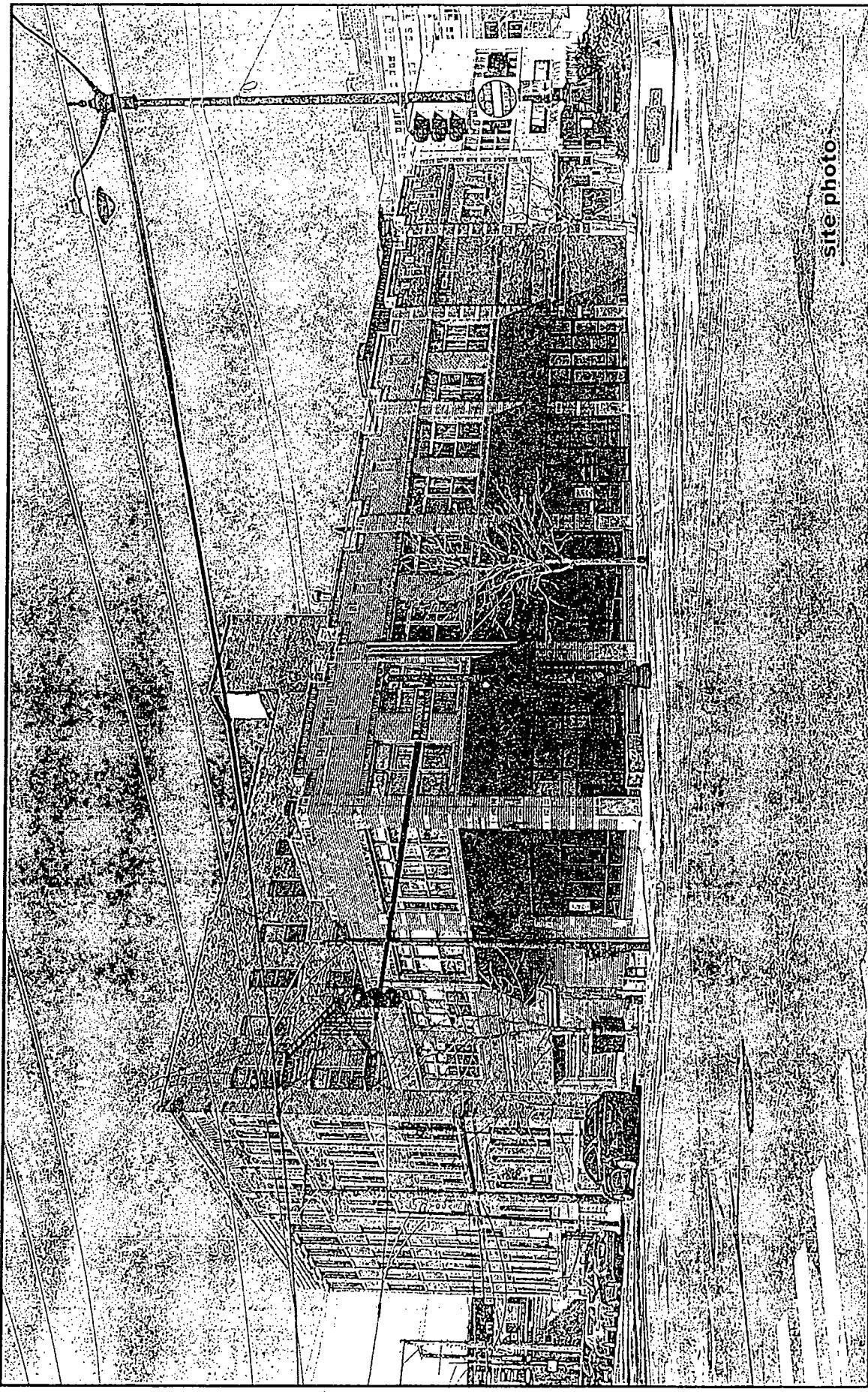
**south elevation**

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

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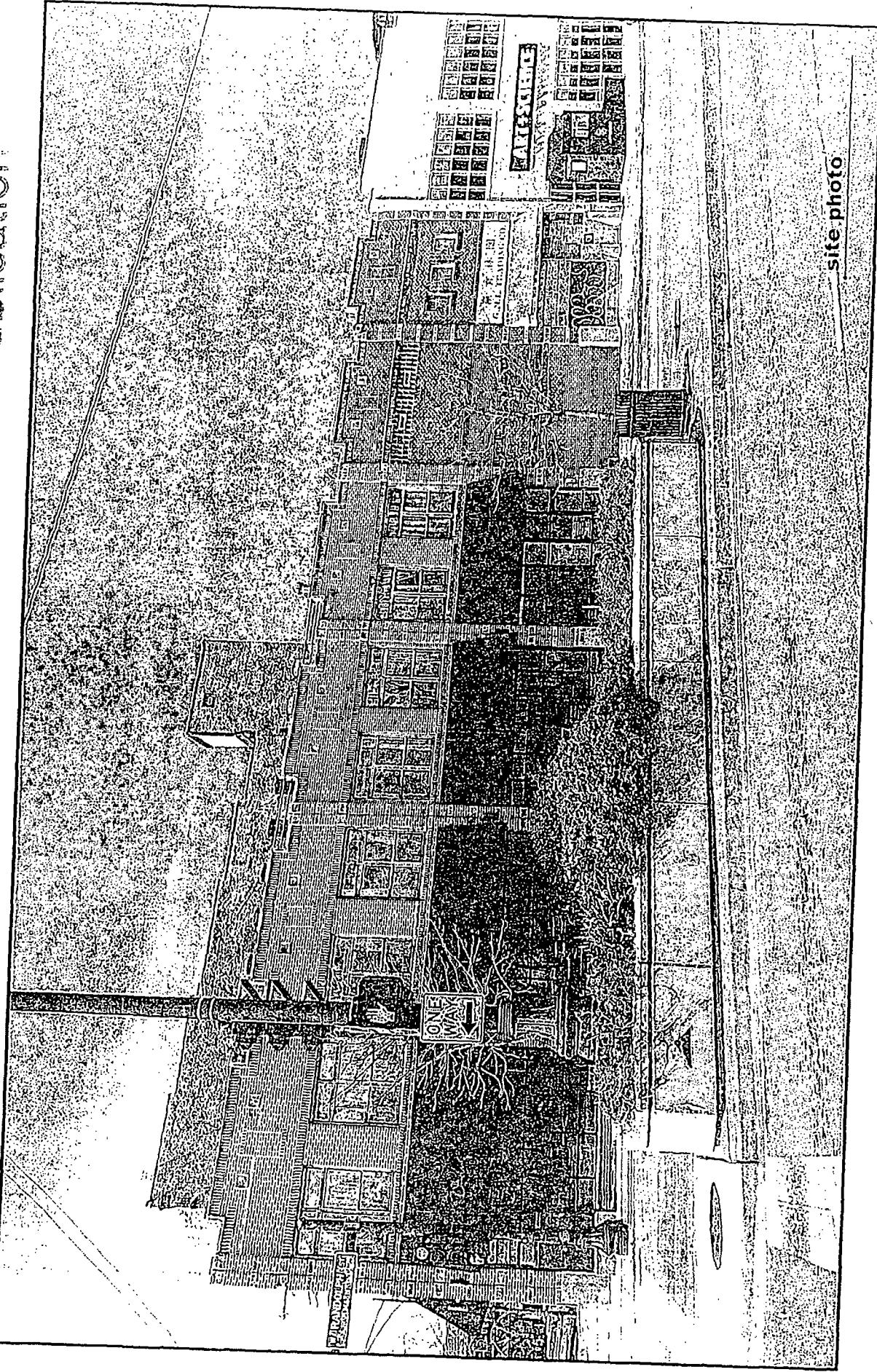


Site photo

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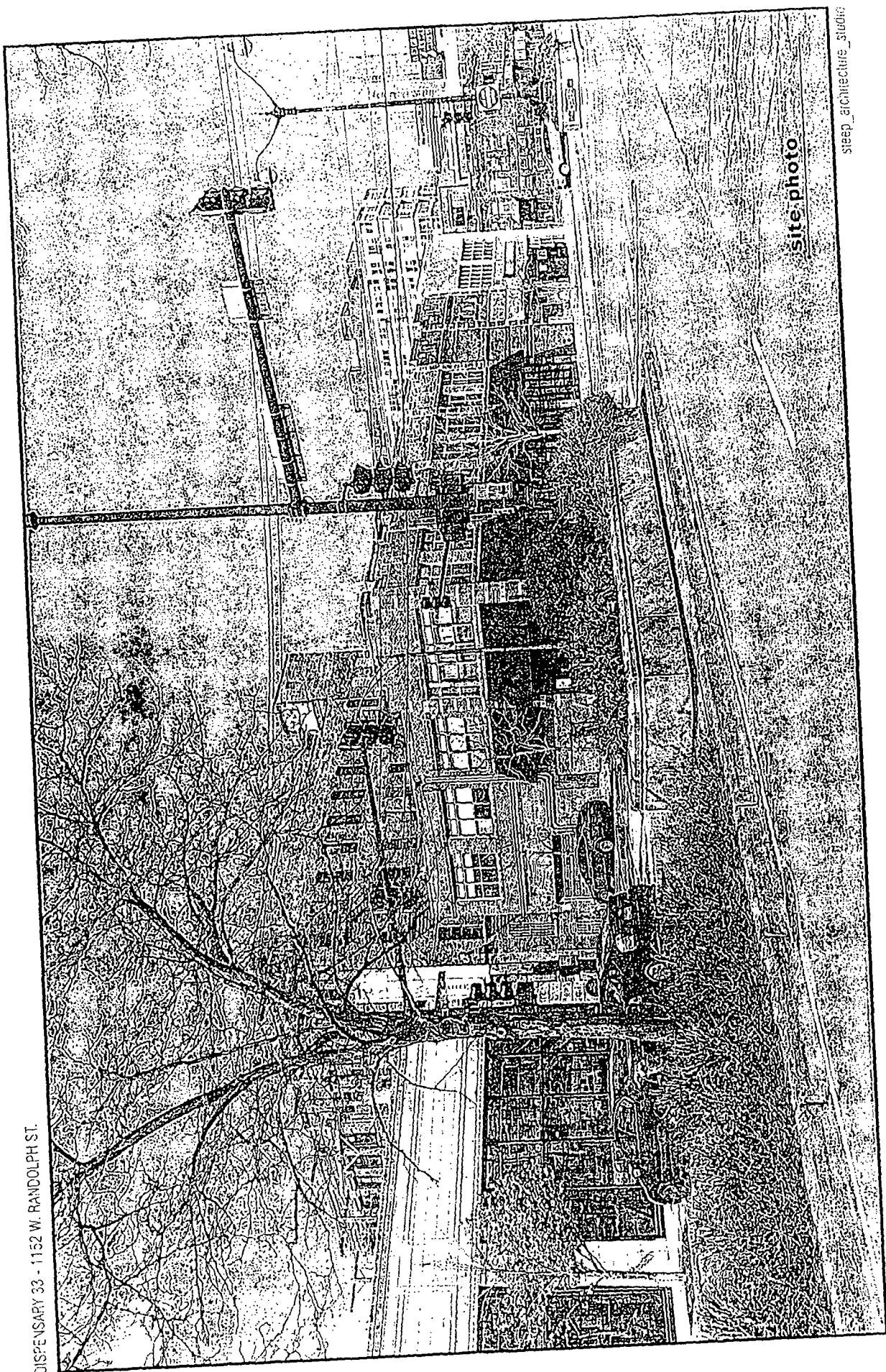
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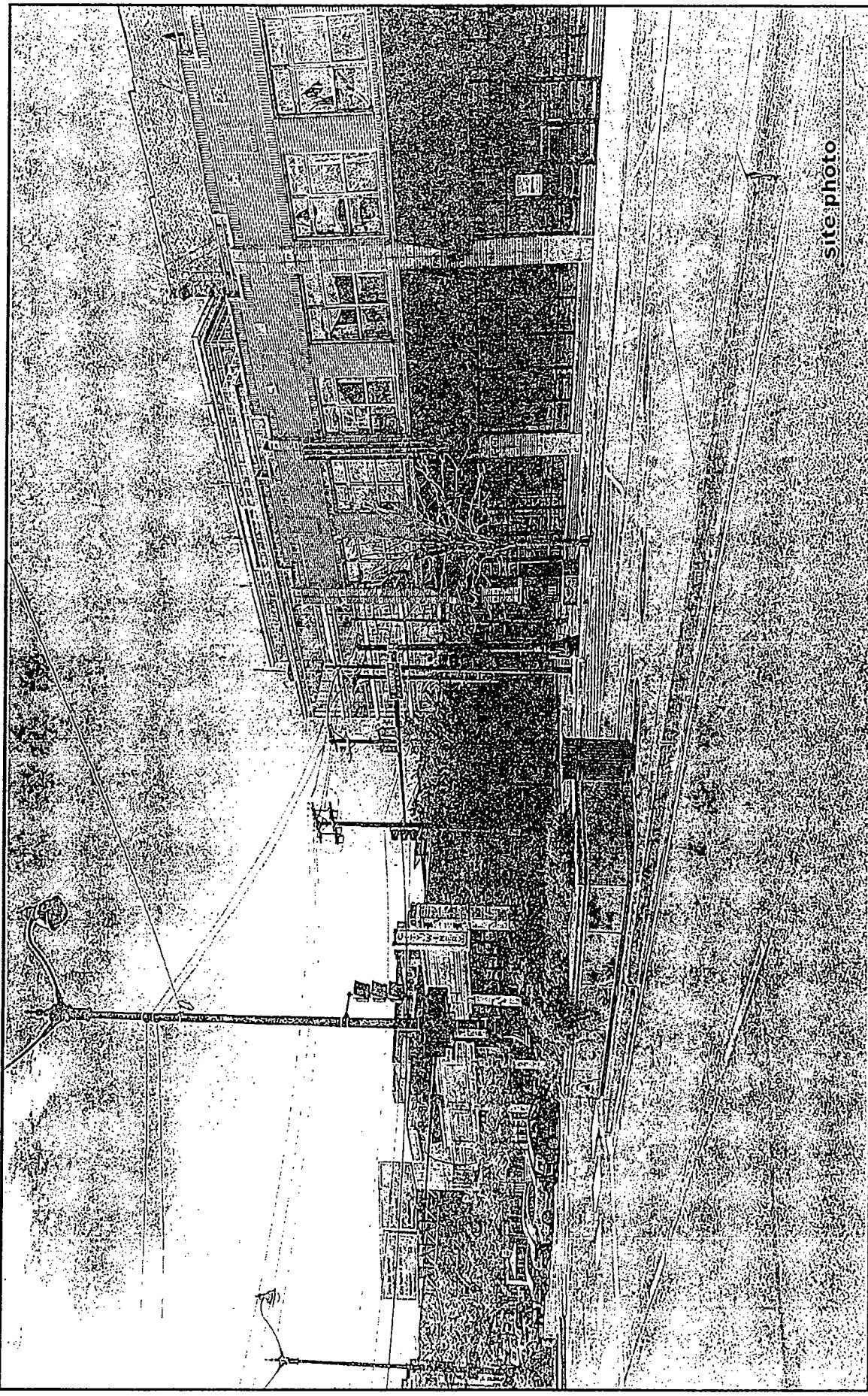
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