



City of Chicago



SO2016-7934

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/1/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1201 W Lake St - App No. 19021T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

West Lake Street; North Racine Avenue; a line 180.11 feet south of and parallel to West Lake Street, a line 89.08 feet west of and parallel to North Racine Avenue, a line 181.10 feet south of and parallel to West Lake Street, a line 164.08 feet west of and parallel to North Racine Avenue

to those of the DX-5 Downtown Mixed-Use District.

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

FINAL FOR PUBLICATION

Address: 1201 W. Lake Street, Chicago, Illinois

SUBSTITUTE NARRATIVE ZONING ANALYSIS AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: McCaffery Lake Street LLC
Property Location: 1201 W. Lake Street
Zoning: DX-5 Downtown Mixed-Used District
Lot Area: 29,557 square feet

McCaffery Lake Street LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1201 W. Lake Street from the C1-2 Neighborhood Commercial District to the DX-5 Downtown Mixed-Used District as a Type 1 zoning map amendment.

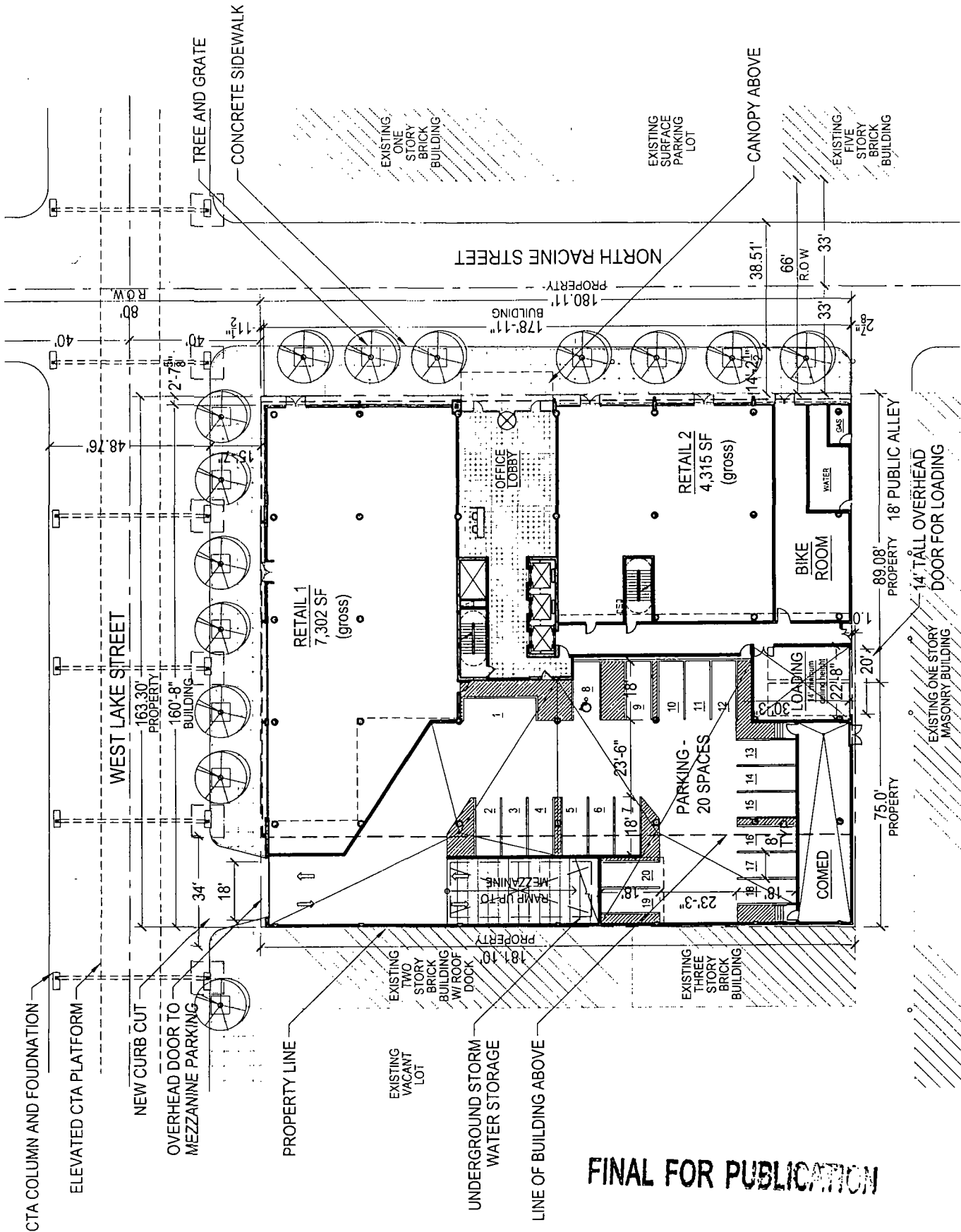
The subject property consists of 29,557 square feet and is currently occupied by an existing non-conforming commercial building. The Applicant proposes to construct a new 7-story commercial building containing approximately 11,667 square feet of retail and 136,118 square feet of office on floors 2 through 7.

45 parking spaces will be provided. The property is entitled to parking reductions pursuant to the transit-served locations provisions of the Zoning Ordinance, as it is within 1,320 feet from the Morgan CTA entrance.

NARRATIVE ZONING ANALYSIS

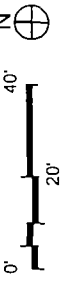
- | | | |
|-----|---------------------------------------|---------------------|
| (a) | Floor Area and Floor Area Ratio: | |
| | i. Lot area: | 29,557 square feet |
| | ii. FAR: | 5.0 |
| | iii. Floor Area: | 147,785 square feet |
| (b) | Density (Lot Area Per Dwelling Unit): | N/A |
| (c) | Amount of off-street parking: | 45 spaces |
| (d) | Setbacks: | |
| | i. Front setback: 0 feet | |
| | ii. Side setback (west): 0 feet | |
| | iii. Side setback (east): 0 feet | |
| | iv. Rear setback: 0 feet | |
| (e) | Building height: 102 feet | |

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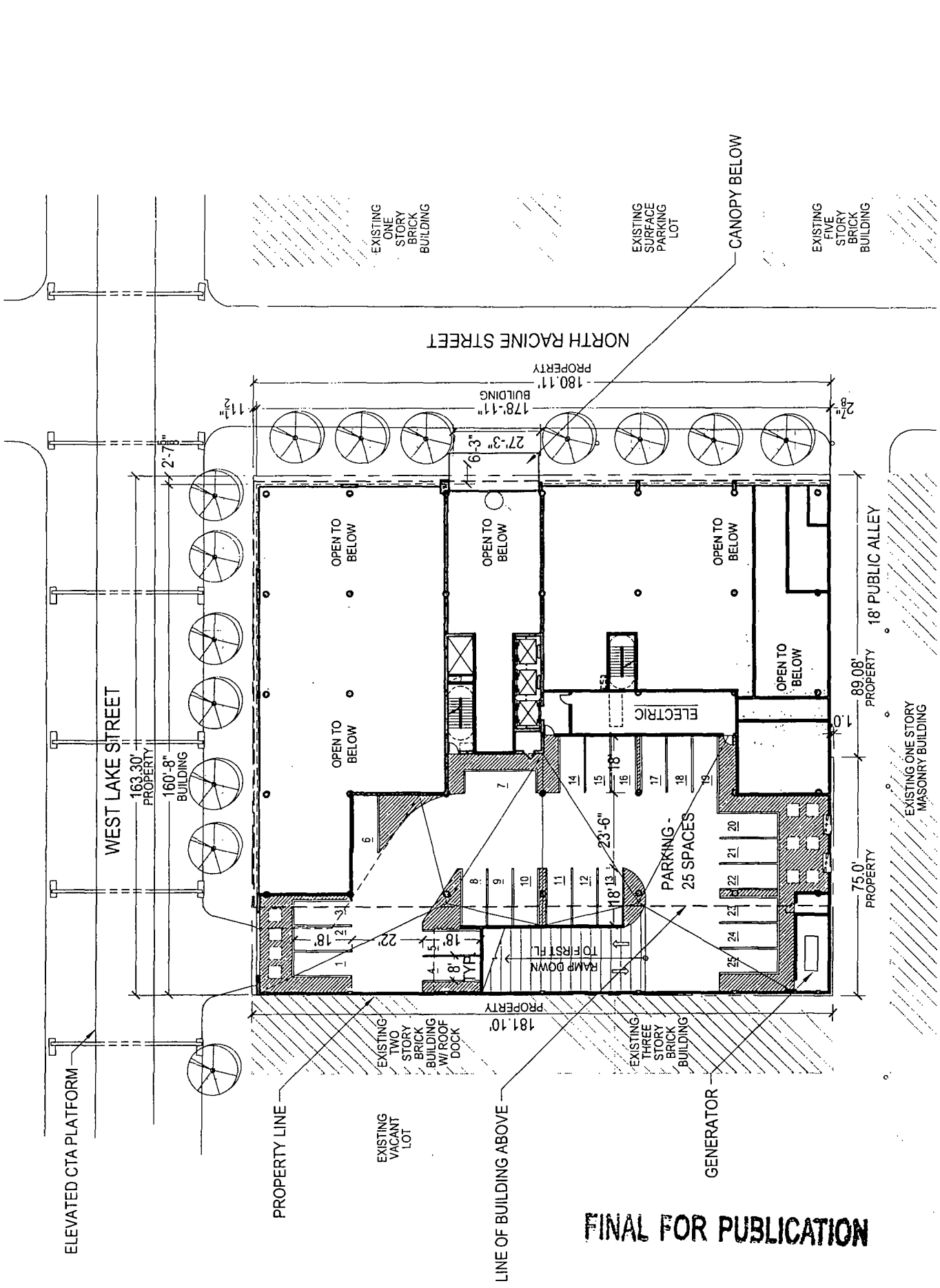
FINAL FOR PUBLICATION

A1. SITE PLAN - GROUND FLOOR PLAN



TYPE 1 RE-ZONING EXHIBITS

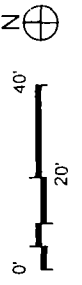
Applicant: McCaffery Lake Street, LLC
 Address: 1201 West Lake Street - Chicago, Illinois
 Introduction Date: November 1, 2016



FINAL FOR PUBLICATION

A2. PARKING MEZZANINE PLAN

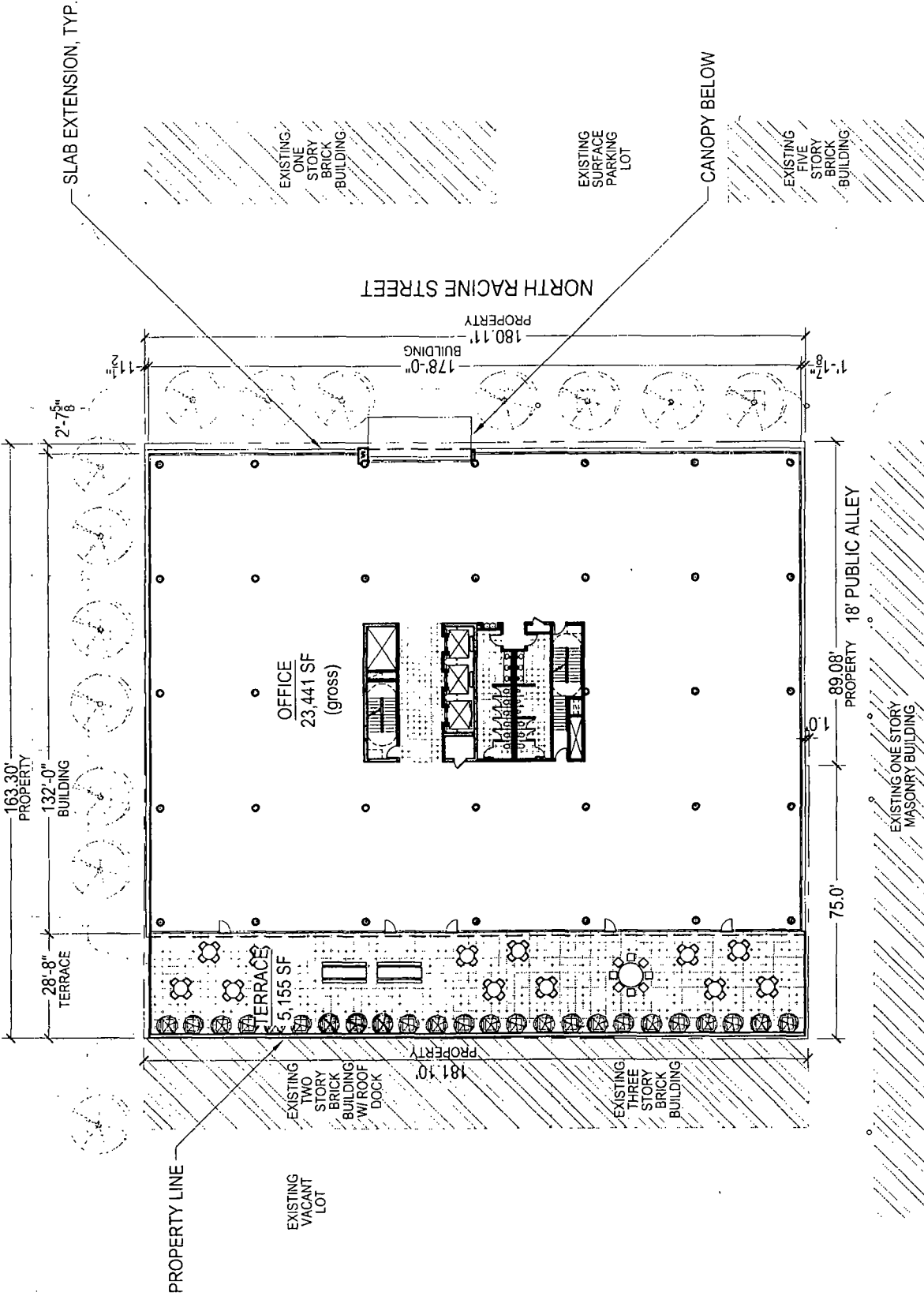
TYPE 1 RE-ZONING EXHIBITS



Applicant: McCaffery Lake Street, LLC
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ELEVATED CTA
PLATFORM BELOW

WEST LAKE STREET



SLAB EXTENSION, TYP.

PROPERTY LINE

EXISTING
VACANT
LOT

EXISTING
TWO
STORY
BRICK
BUILDING
W/ ROOF
DOCK

OFFICE
23,441 SF
(gross)

TERRACES
5,155 SF

NORTH RACINE STREET

PROPERTY
181.10'

BUILDING
178'-0"

PROPERTY
180.11'

EXISTING
SURFACE
PARKING
LOT

CANOPY BELOW

75.0'

89.08' PROPERTY
18' PUBLIC ALLEY

EXISTING ONE STORY
MASONRY BUILDING

1-17.8"

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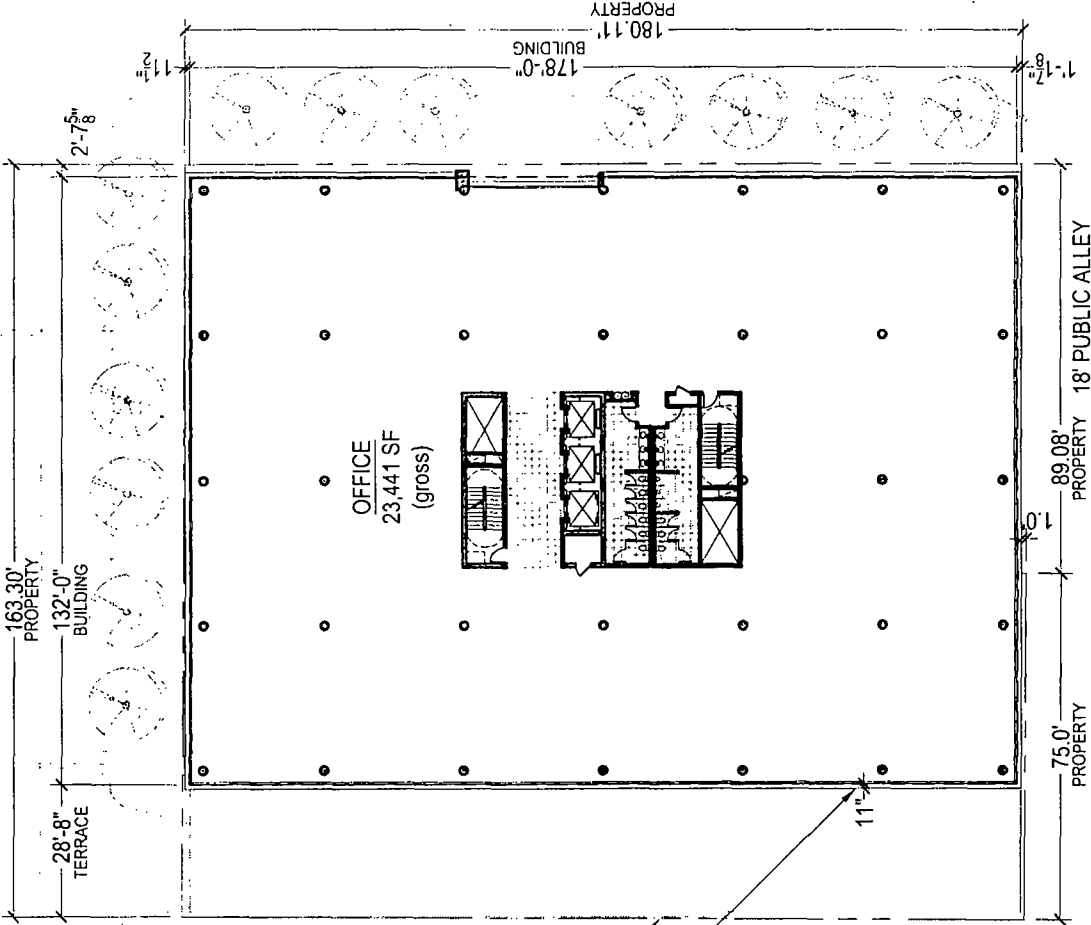
TYPE 1 RE-ZONING EXHIBITS

Applicant: McCaffery Lake Street, LLC
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A3. SECOND FLOOR PLAN



WEST LAKE STREET



EXISTING ONE STORY BRICK BUILDING

EXISTING SURFACE PARKING LOT

EXISTING FIVE STORY BRICK BUILDING

OFFICE
23,441 SF
(gross)

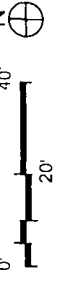
EXISTING TWO STORY BRICK BUILDING W/ ROOF DOCK

EXISTING THREE STORY BRICK BUILDING

EXISTING ONE STORY MASONRY BUILDING

NORTH RACINE STREET

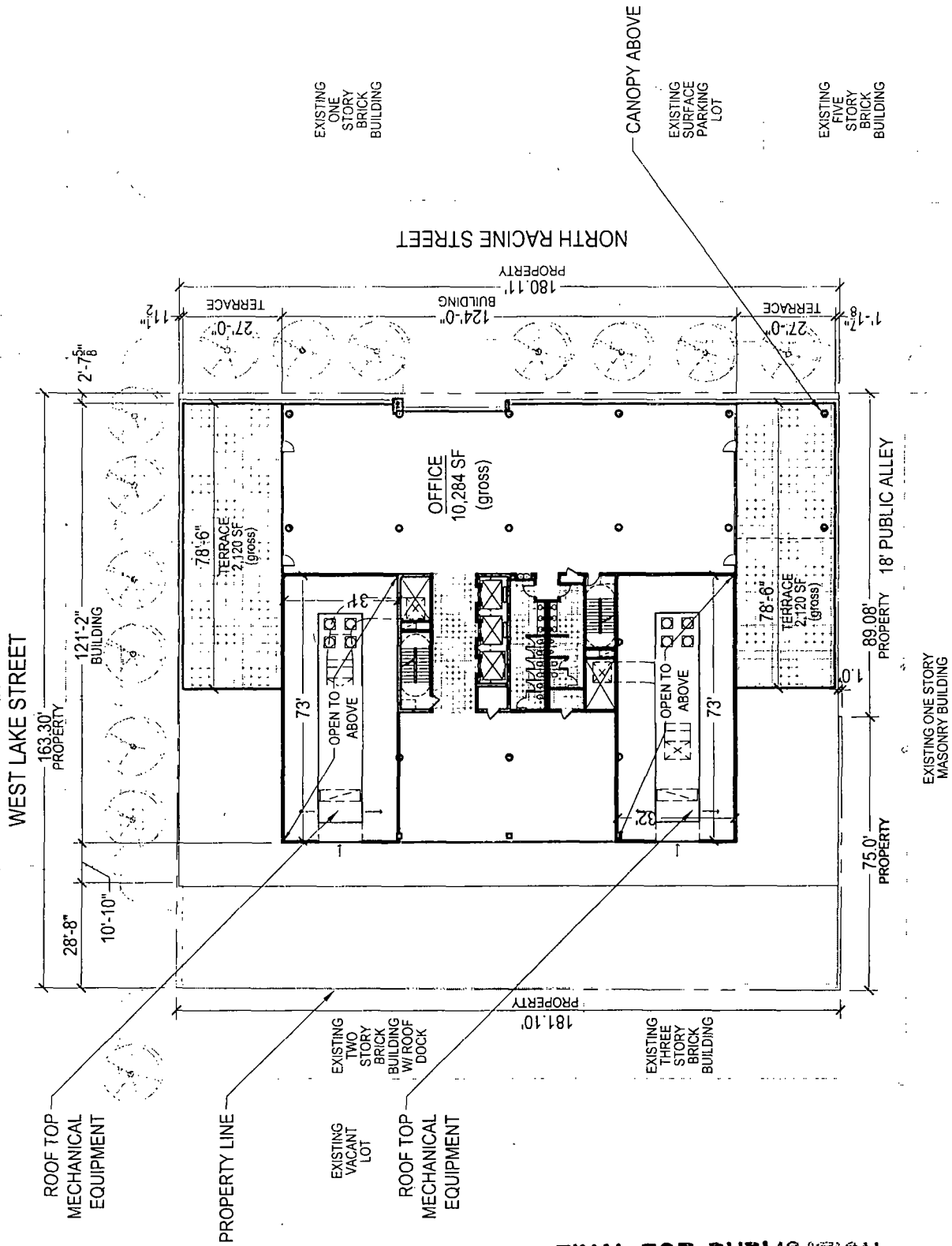
FINAL FOR PUBLICATION



A4. THIRD - SIXTH FLOOR TYPICAL PLAN

TYPE 1 RE-ZONING EXHIBITS

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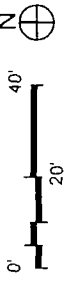


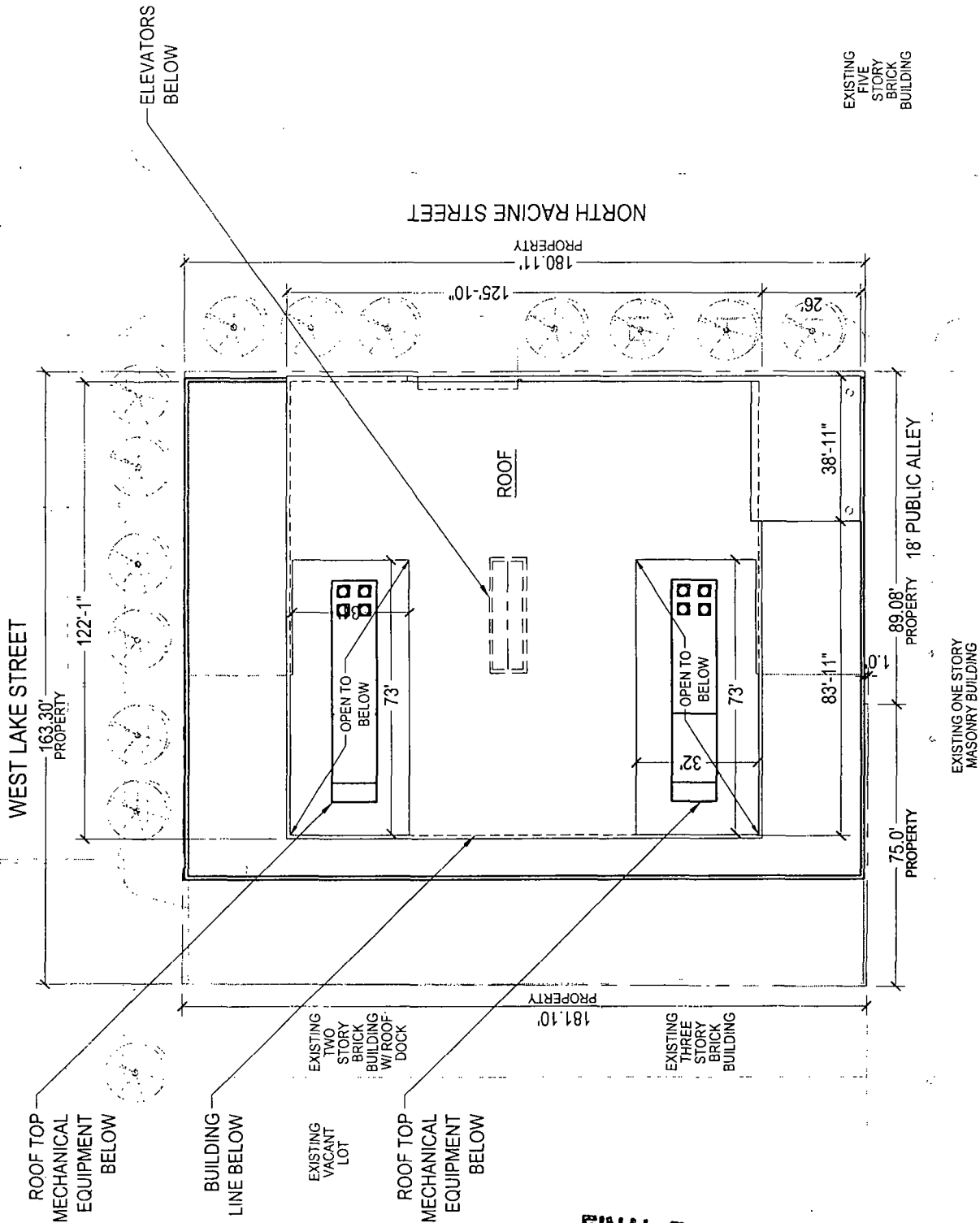
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TYPE 1 RE-ZONING EXHIBITS

Applicant: McCariffy Lake Street, LLC
 Address: 1201 West Lake Street - Chicago, Illinois
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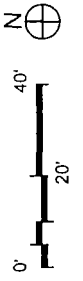
A5. SEVENTH FLOOR PLAN





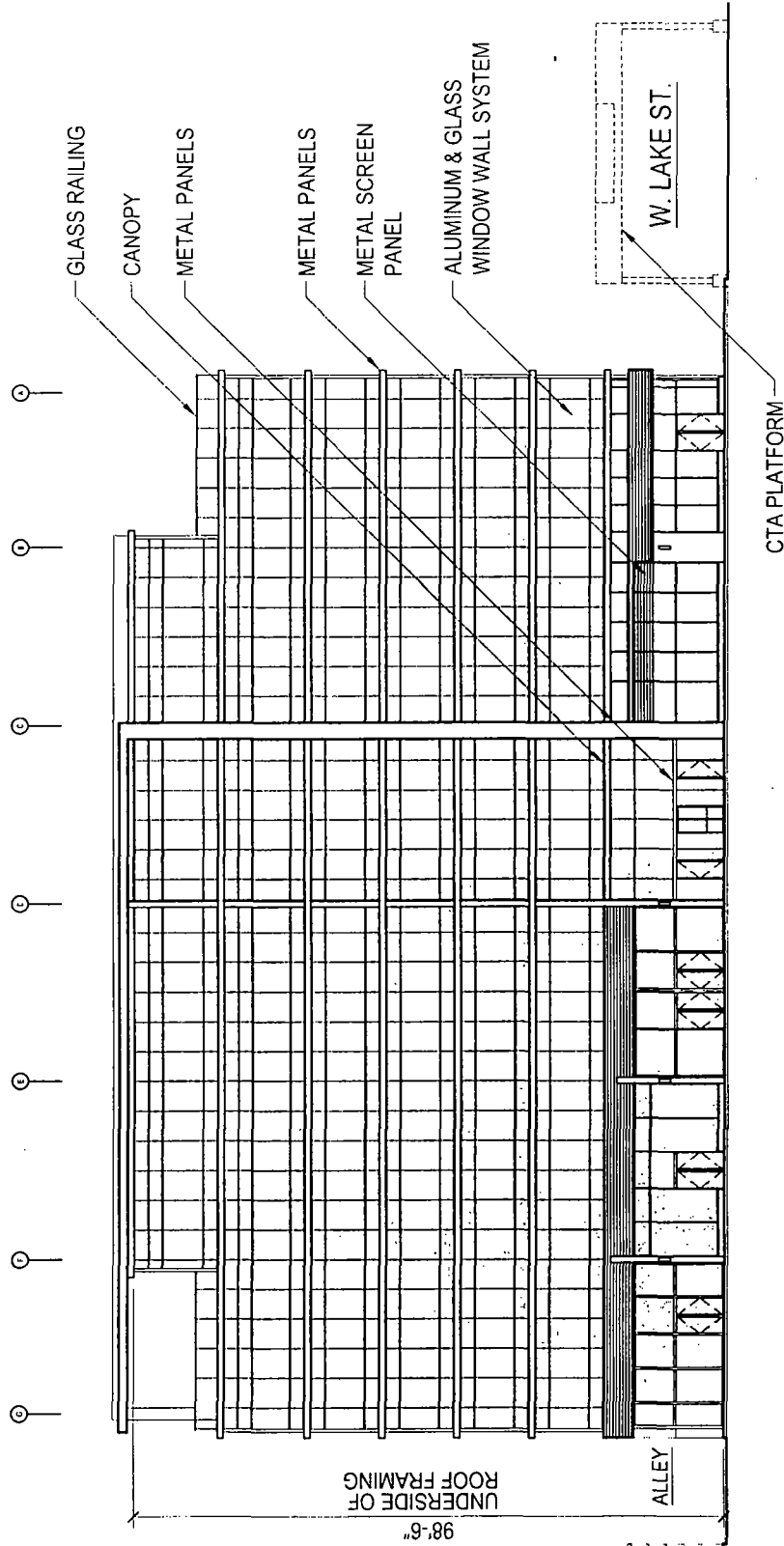
FINAL FOR PUBLICATION

A6. ROOF PLAN



TYPE 1 RE-ZONING EXHIBITS

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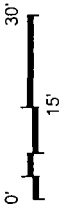
- T/ BUILDING
ELEV: +102' - 0"
- T/ 7TH FLOOR
ELEV: + 84' - 6"
- T/ 6TH FLOOR
ELEV: + 70' - 0"
- T/ 5TH FLOOR
ELEV: + 57' - 6"
- T/ 4TH FLOOR
ELEV: + 45' - 0"
- T/ 3RD FLOOR
ELEV: + 32' - 6"
- T/ 2ND FLOOR
ELEV: + 20' - 0"
- T/ MEZZANINE
ELEV: + 10' - 0"
- T/ FIRST FLOOR
ELEV: + 0' - 0"

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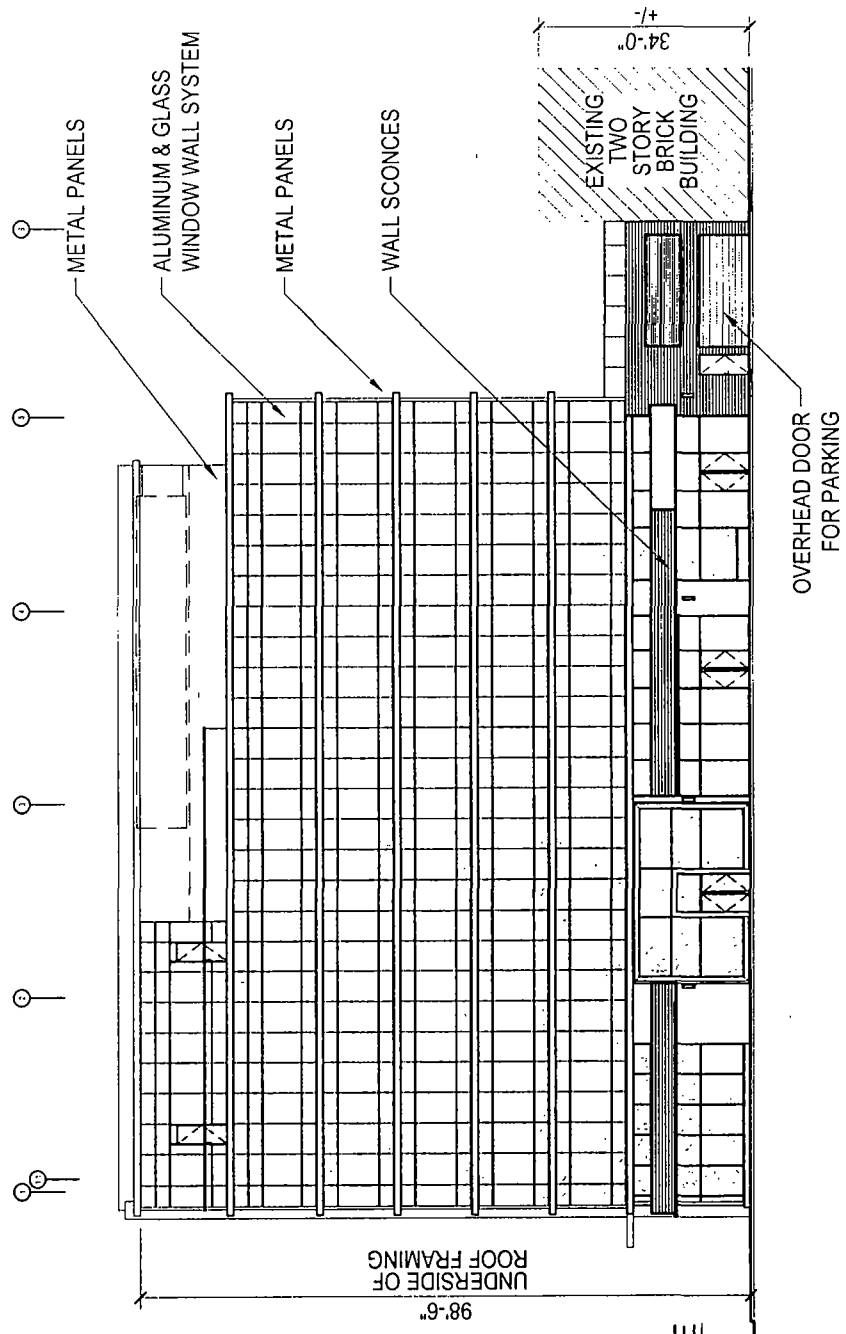
B1. EAST ELEVATION (N. RACINE AVENUE)

TYPE 1 RE-ZONING EXHIBITS

Applicant: McCaffery Lake Street, LLC
 Address: 1201 West Lake Street - Chicago, Illinois
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- T/ BUILDING
ELEV: +102' - 0"
- T/ 7TH FLOOR
ELEV: + 84' - 6"
- T/ 6TH FLOOR
ELEV: + 70' - 0"
- T/ 5TH FLOOR
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ELEV: + 32' - 6"
- T/ 2ND FLOOR
ELEV: + 20' - 0"
- T/ MEZZANINE
ELEV: + 10' - 0"
- T/ FIRST FLOOR
ELEV: + 0' - 0"



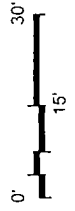
N. RACINE
AVE.

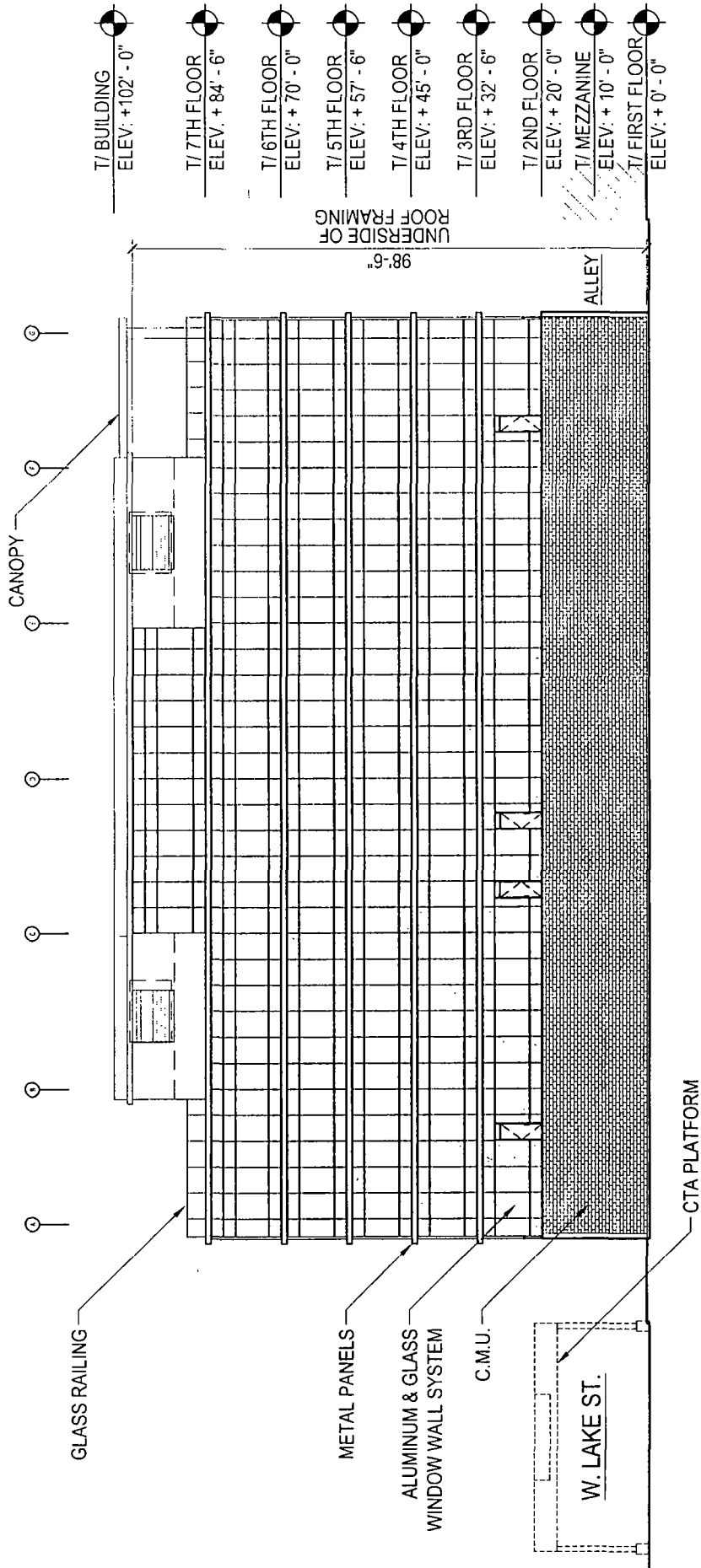
PANEL FOR PUBLICATION

TYPE 1 RE-ZONING EXHIBITS

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B2. NORTH ELEVATION (W. LAKE STREET)



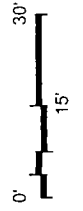


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TYPE 1 RE-ZONING EXHIBITS

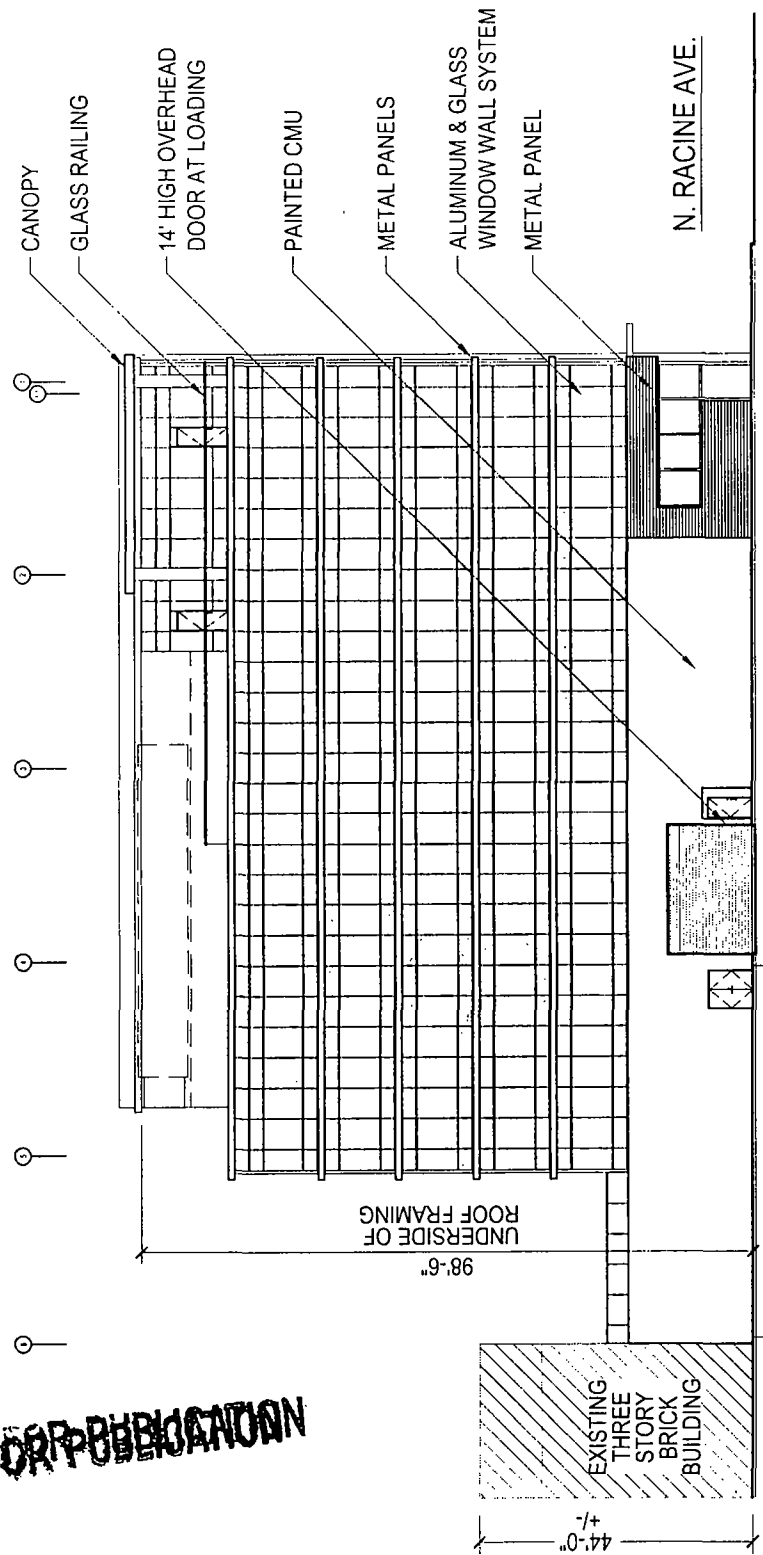
Applicant: McCaffery Lake Street, LLC
 Address: 1201 West Lake Street - Chicago, Illinois
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B3. WEST ELEVATION



NOT FOR PUBLICATION

- T/ BUILDING
ELEV: +102' - 0"
- T/ 7TH FLOOR
ELEV: + 84' - 6"
- T/ 6TH FLOOR
ELEV: + 70' - 0"
- T/ 5TH FLOOR
ELEV: + 57' - 6"
- T/ 4TH FLOOR
ELEV: + 45' - 0"
- T/ 3RD FLOOR
ELEV: + 32' - 6"
- T/ 2ND FLOOR
ELEV: + 20' - 0"
- T/ MEZZANINE
ELEV: + 10' - 0"
- T/ FIRST FLOOR
ELEV: + 0' - 0"



TYPE 1 RE-ZONING EXHIBITS

Applicant: McCaffrey Lake Street, LLC
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B4. SOUTH ELEVATION

