



City of Chicago



SO2016-6339

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 670-678 N LaSalle St - App No. 18944T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1894471
INTRO DATE
SEPT 14, 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 of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map 1-F in the area bounded by:

North LaSalle Street; West Huron Street; the public alley next west of and parallel to North LaSalle Street and the public alley next south of and parallel to West Huron Street;

to those of DX-7 Downtown Mixed-Use District in accordance with the attached narrative and plans.

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

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

Applicant: LaSalle 676 LLC
Property Location: 676 N. LaSalle
Zoning: DX-7 Downtown Mixed-Use District
Lot Area: 18,381 square feet

LaSalle 676 LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 670-678 North LaSalle from the DX-7 Downtown Mixed-Use District to the DX-7 Downtown Mixed-Use District as a Type 1 zoning map amendment.

The site is bounded by North LaSalle Street to the east, West Huron Street to the north, a 14 foot public alley to the west and an 18 foot public alley to the south. The property is surrounded by properties zoned DX-7 on the east and west, PD 1251 to the south and property zoned DX-5 to the north.

The subject property consists of approximately 18,381 square feet and is currently occupied by an existing 6-story commercial building and a surface parking lot. The Applicant proposes to add a 2-story addition to the existing 6-story building and erect a new 8-story building addition to the east of and connected to the existing building with a rooftop patio. The development will contain 149 dwelling units with ground floor retail/commercial space. A total of 20 off-street parking spaces will be provided. 17 parking spaces will be located in the basement and an additional 3 parking spaces will be provided at ground level.

NARRATIVE ZONING ANALYSIS

- (a) Floor Area Ratio: 7.0
- (b) Building Area: 128,677 square feet
- (c) Loading: 1 (10 feet x 25 feet)
- (d) Density: Lot Area Per Dwelling Unit: 123 square feet (149 dwelling units)
- (e) Amount of off-street parking: 20 spaces (Transit-served Location Parking Reduction Proposed.
880 feet to Chicago brown line CTA Station.)
- (f) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback (west): 0 feet
 - iii. Side setback (east): 0 feet
 - iv. Rear setback: 22 feet 4 inches (subject to approval as an administrative adjustment)
- (g) Building height: 109 feet 7 inches
- (h) Bicycle spaces: 68

NEW ADA
TRANSITIONS
EXISTING
CURB CUT

W. HURON STREET

NEW TREES &
GRATING

NEW ADA
TRANSITIONS

N. LASALLE STREET

100.00'

14' PUBLIC ALLEY

183.86'

EXIST. 6 STORY BUILDING W/
NEW PARTIAL 2 STORY
ADDITION

NEW 8 STORY
BUILDING W/ ROOFTOP
DECK

99.80'

NEW
SIDEWALK

EXIST. BUS
STOP TO
REMAIN

NEW TREE &
GRATE

PROPERTY LINE
MAIN ENTRY

22' - 4"
SETBACK
FOR NEW
CONST.

18' PUBLIC ALLEY

183.86'

15' - 0"

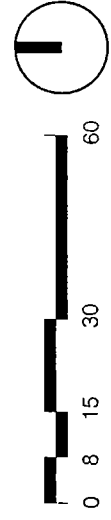
LOADING AREA

16' - 9"

NEW ADA
TRANSITIONS
EXISTING
CURB CUT

EXIST. BUILDING NEW BUILDING

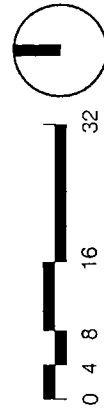
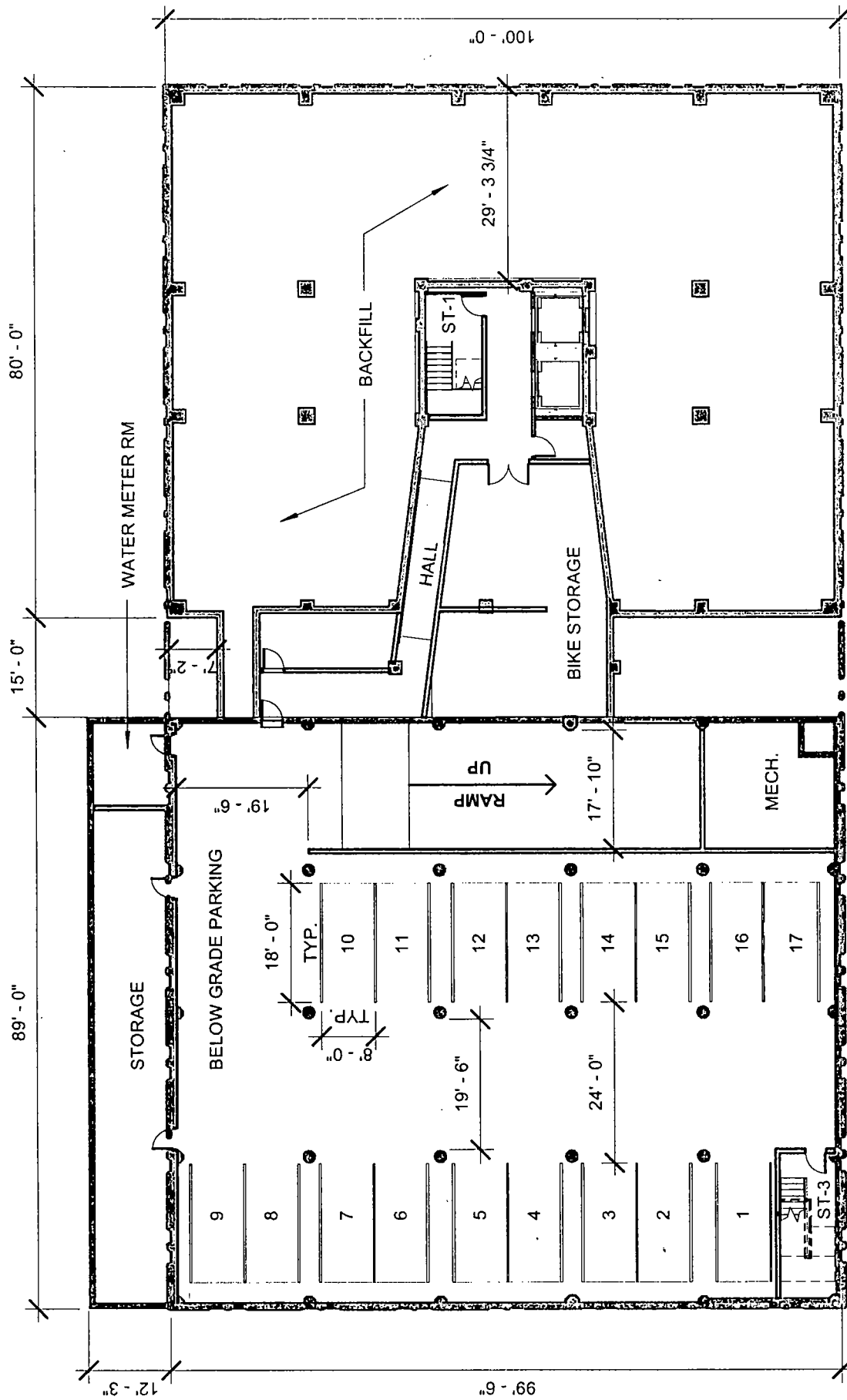
FINAL FOR PUBLICATION



APPLICANT: LASALLE 676 LLC
ARCHITECT: BOOTH HANSEN

676 N. LASALLE
SITE PLAN

1506.00
2016.11.01
1 of 14

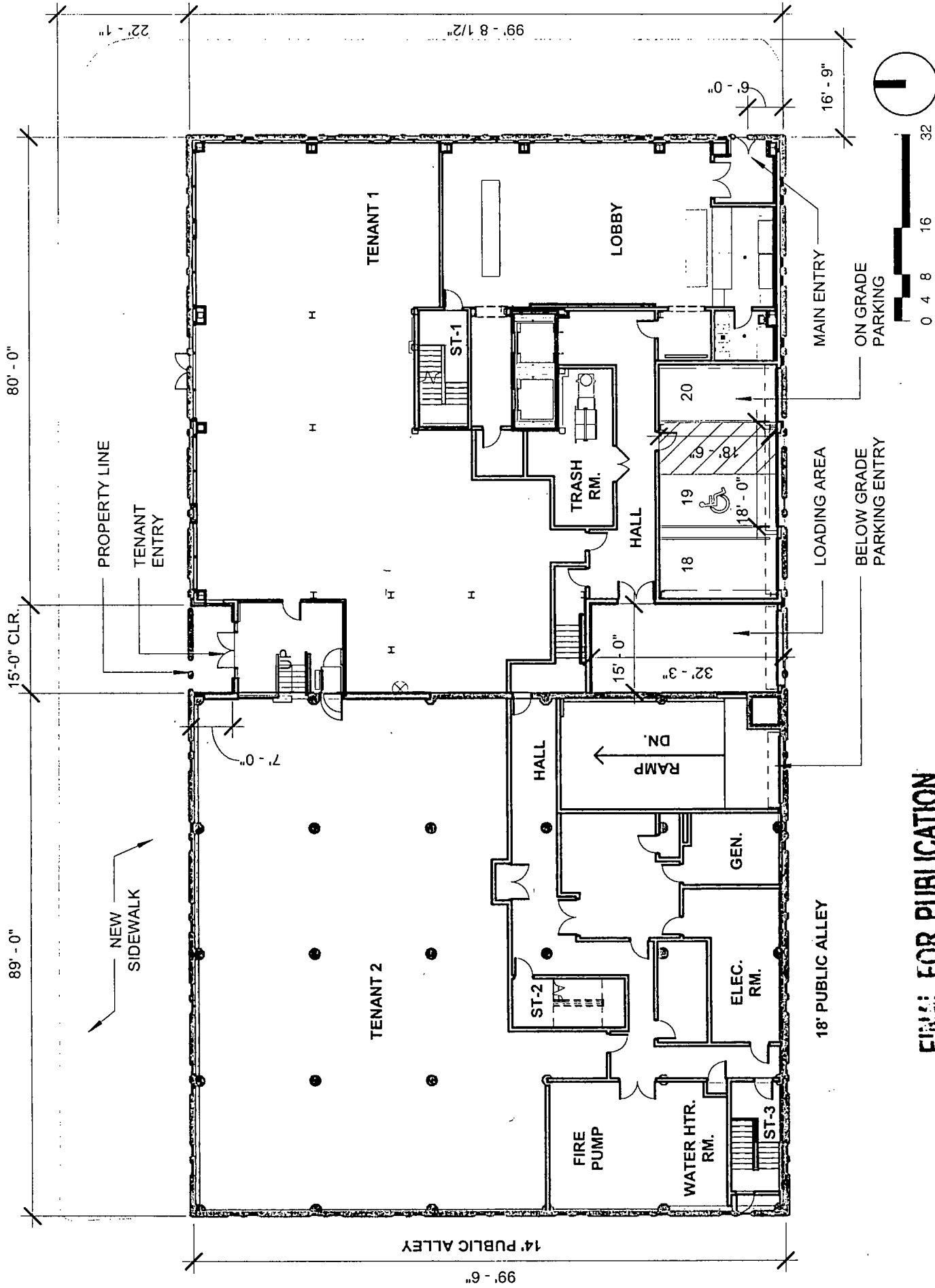


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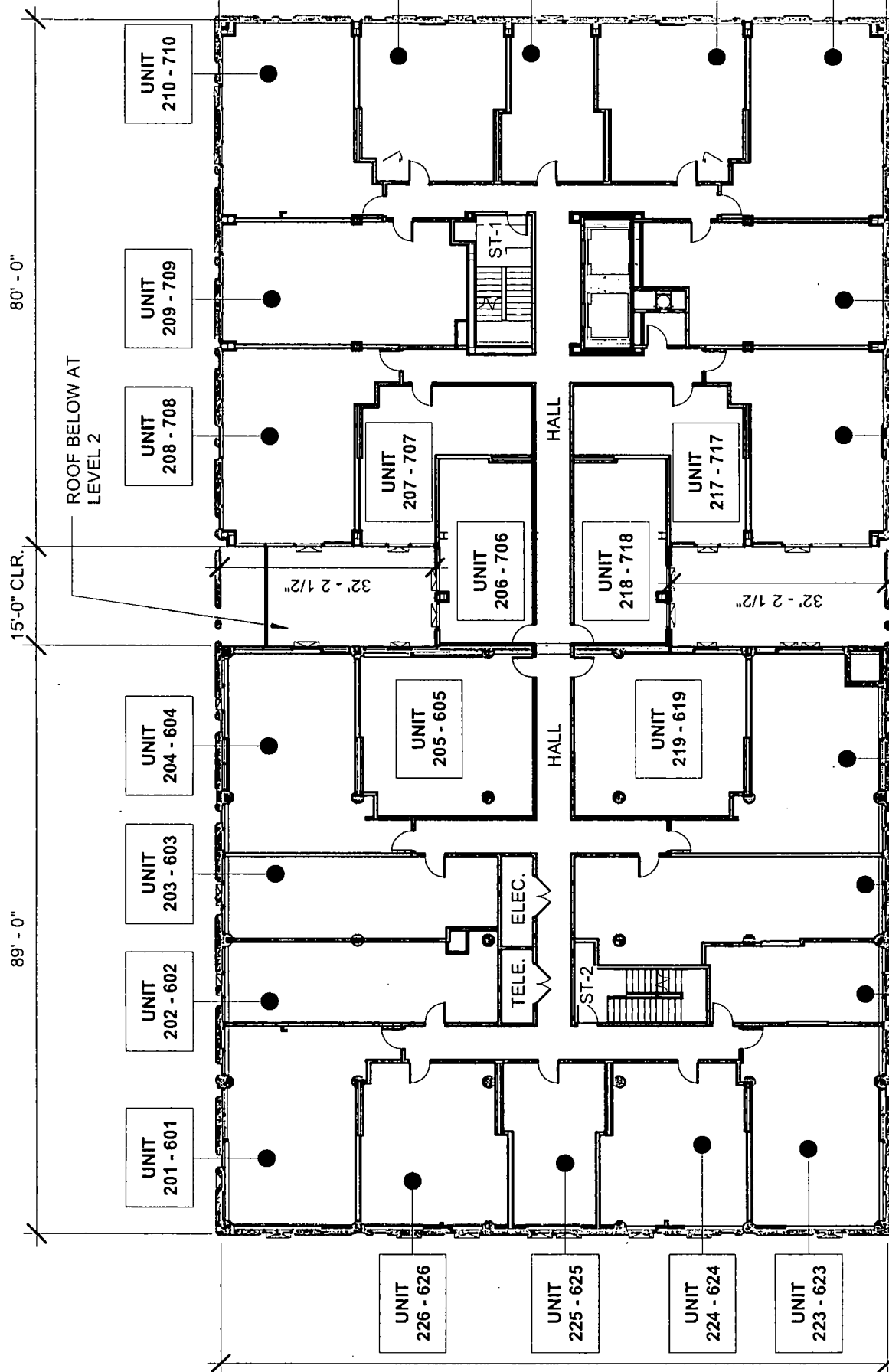
APPLICANT: LASALLE 676 LLC
 ARCHITECT: BOOTH HANSEN

676 N. LASALLE
 BASEMENT PLAN

1506.00
 2016.11.01
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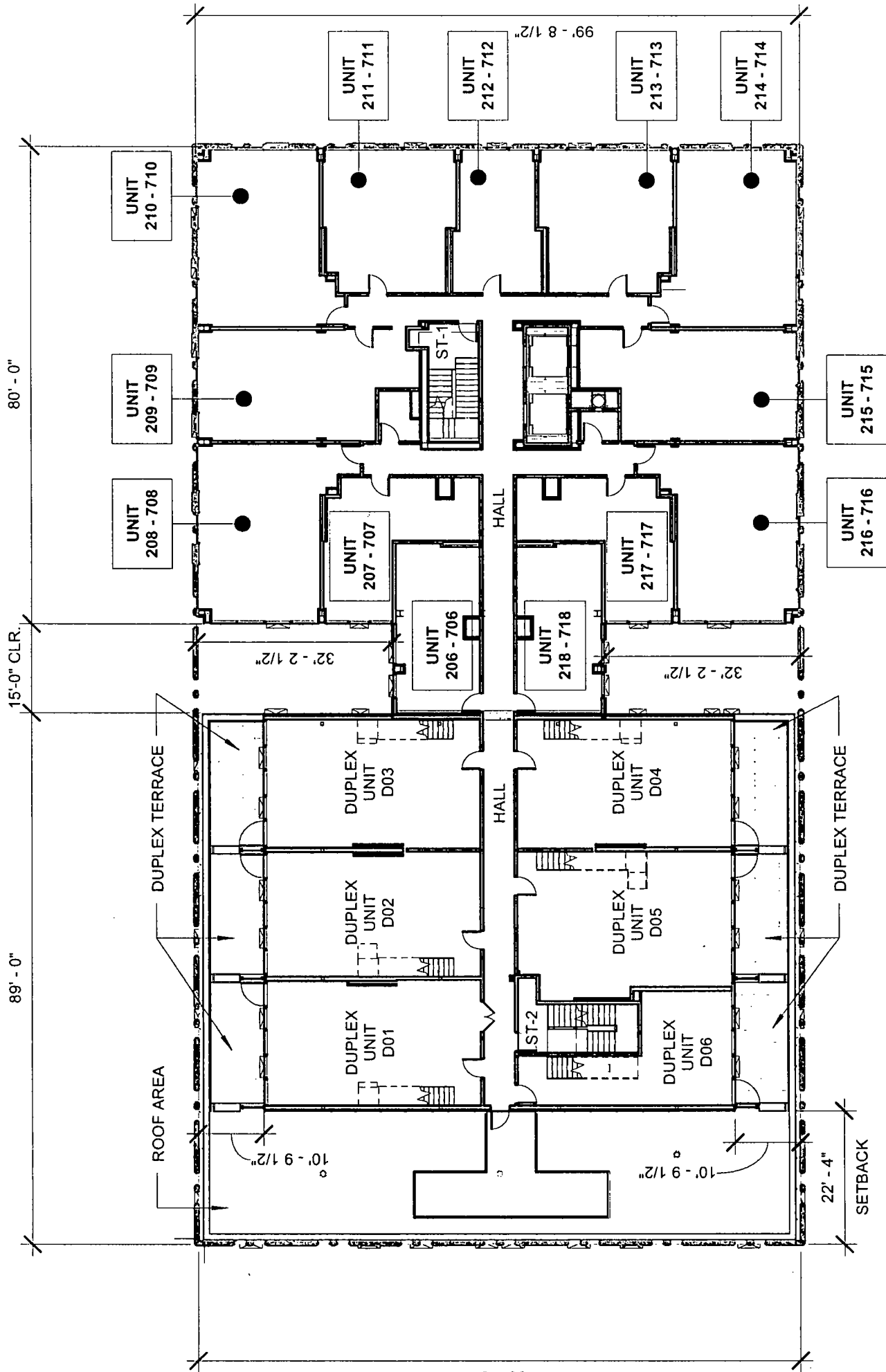
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APPLICANT: LASALLE 676 LLC
 ARCHITECT: BOOTH HANSEN

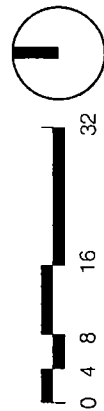
676 N. LASALLE

LEVEL 2-6 PLAN

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 2016.11.01
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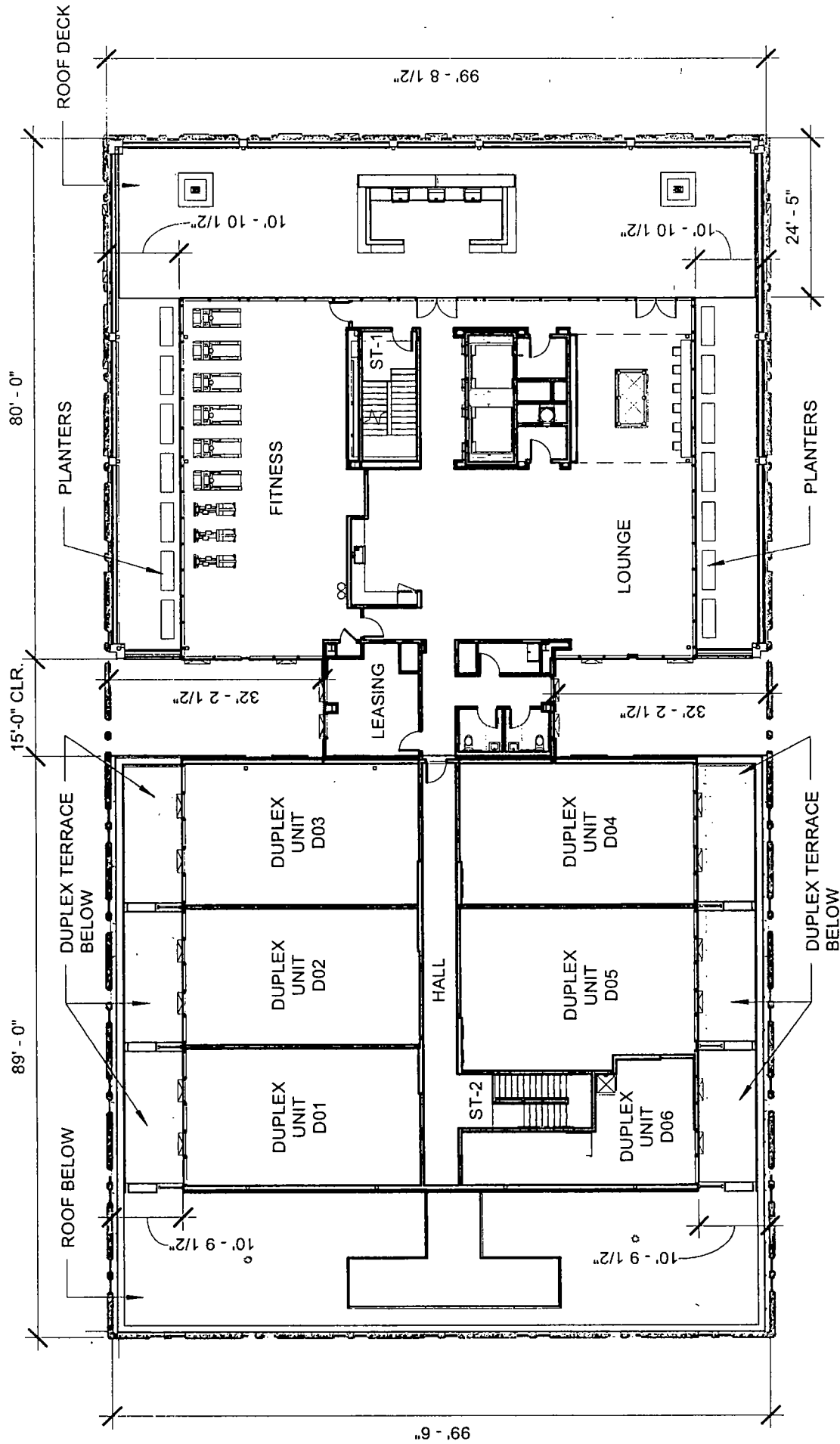
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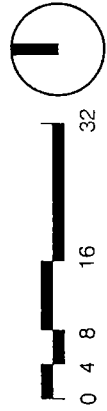
ON-SITE OPEN SPACE

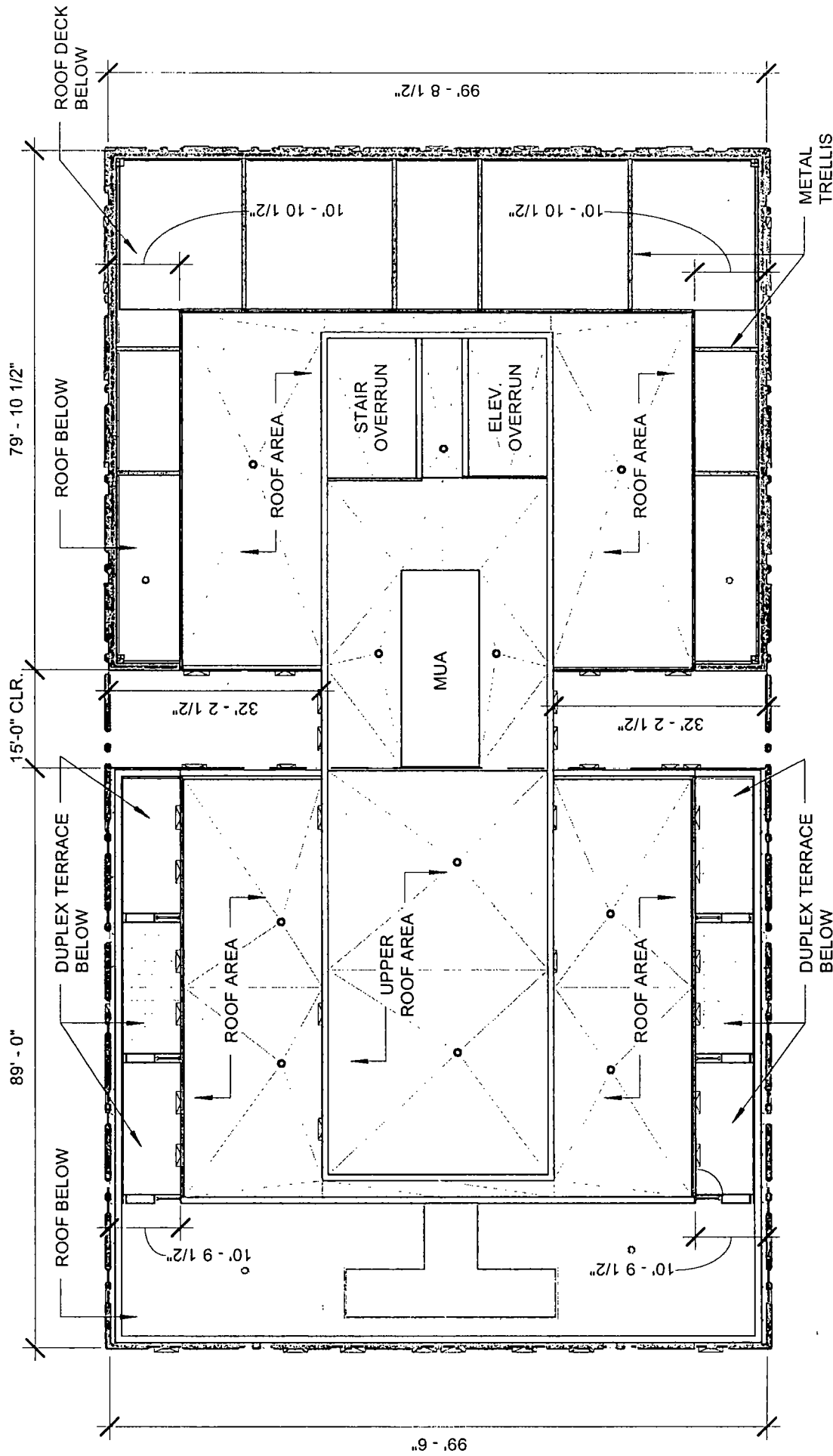
OPEN SPACE REQUIRED: 36 SF PER UNIT x 149 UNITS= 5,364 SF

OPEN SPACE PROVIDED: 5,751 SF

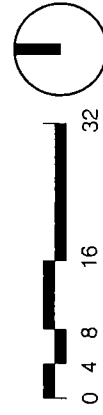


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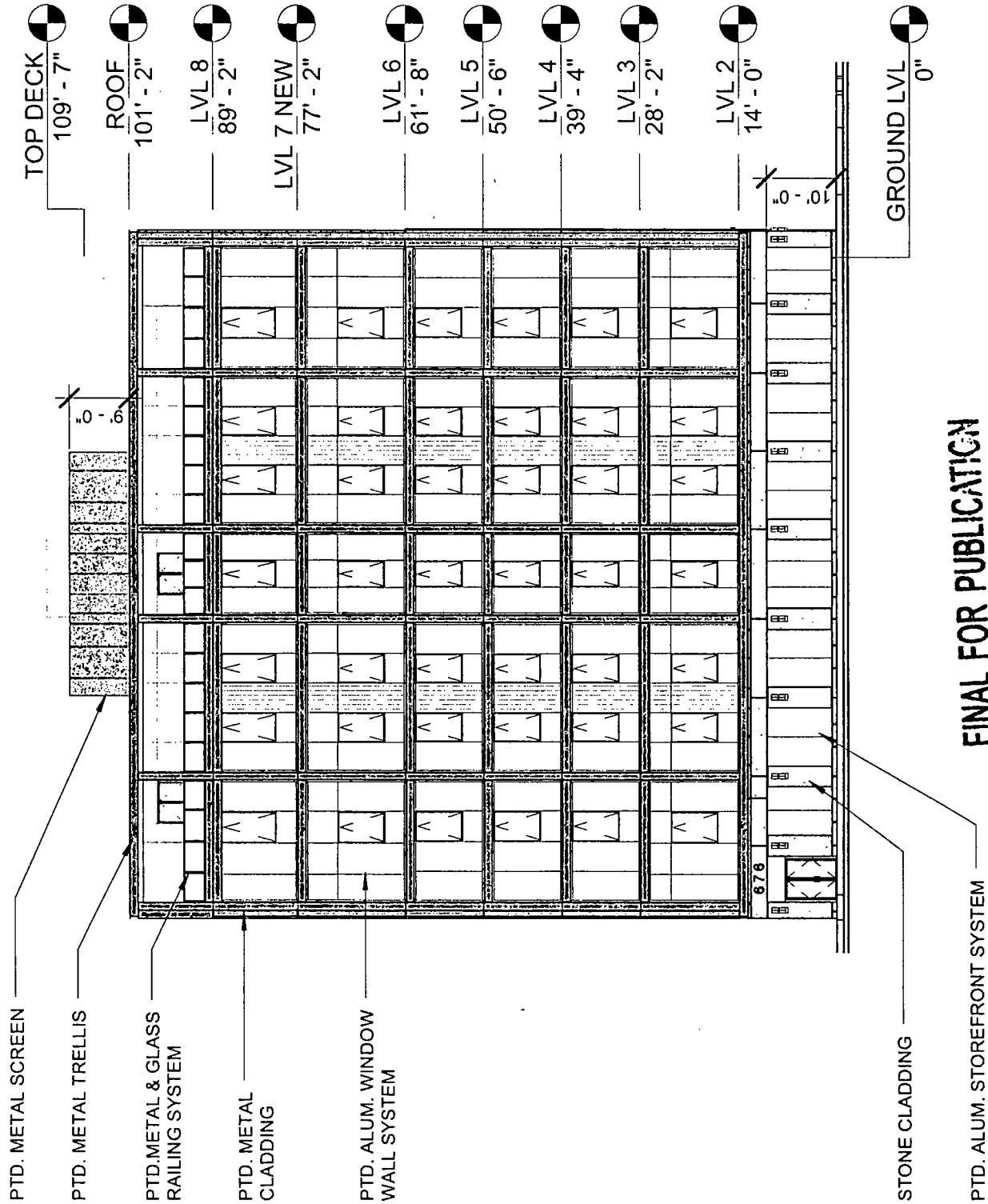


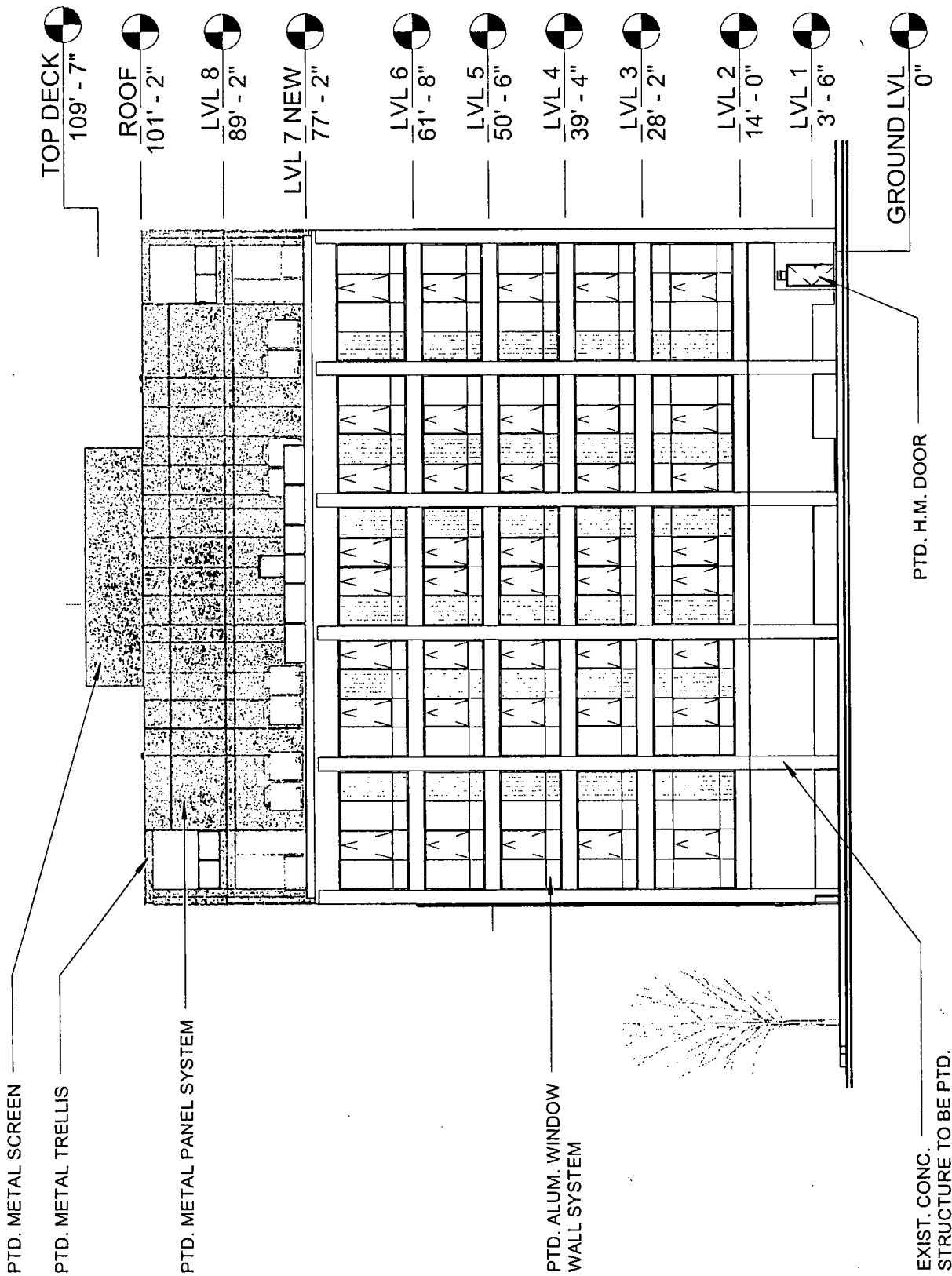


APPLICANT: LASALLE 676 LLC
 ARCHITECT: BOOTH HANSEN

676 N. LASALLE
 EXTERIOR ELEVATION - NORTH

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PTD. ALUM. WINDOW
WALL SYSTEM

PTD. METAL & GLASS
RAILING SYSTEM

PTD. METAL SCREEN

PTD. METAL TRELLIS

PTD. METAL
CLADDING

PTD. ALUM. WINDOW
WALL SYSTEM

PTD. METAL LOUVER

EXIST. CONC.
STRUCTURE TO BE PTD.

PTD. O.H. COILING DOOR FOR
BELOW GRADE PARKING

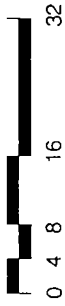
STUCCO

PTD. ALUM. WINDOW
WALL SYSTEM

PTD. O.H. COILING DOOR

PTD. O.H. COILING DOOR
@ LOADING AREA
12'W x 14'H

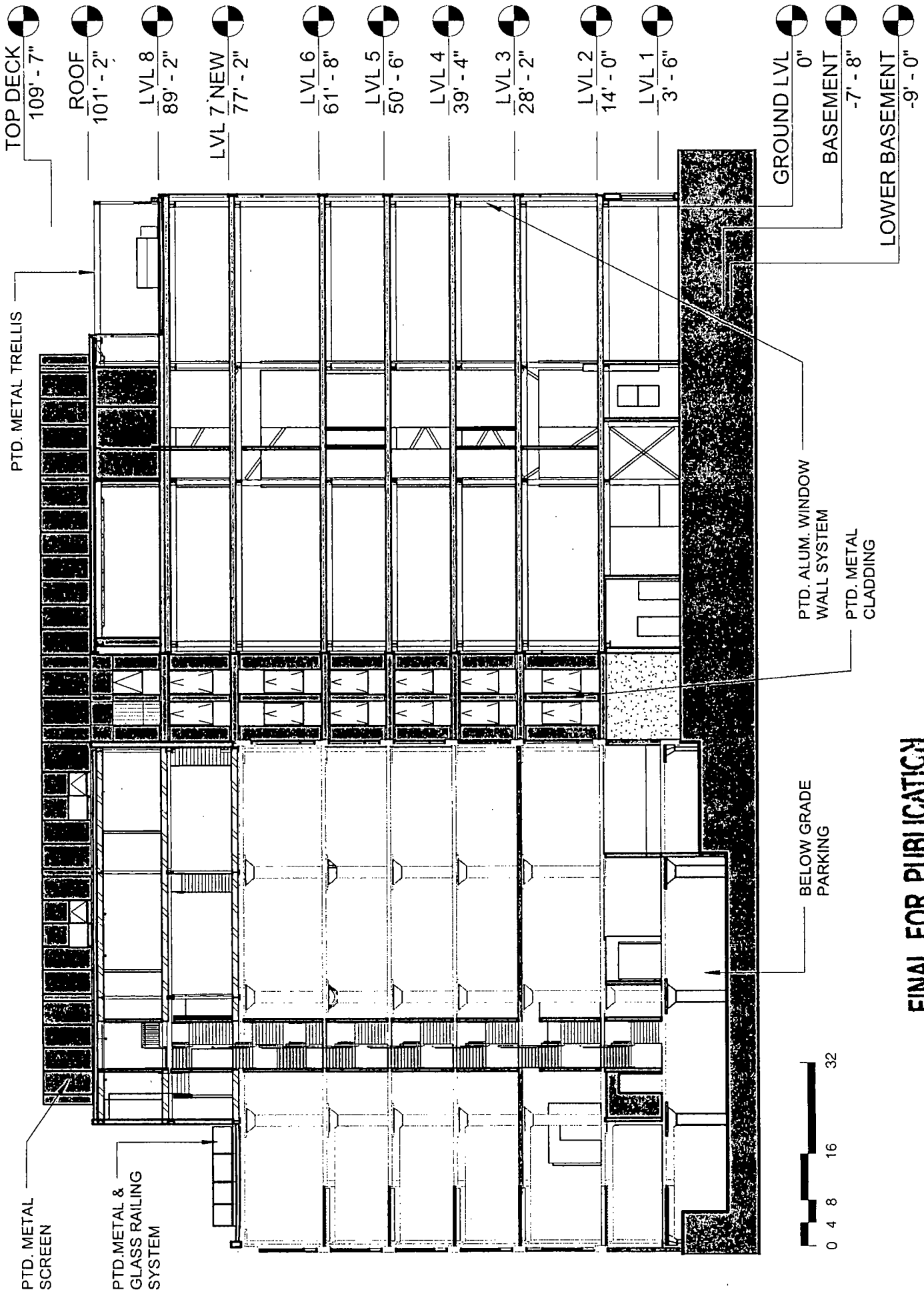
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2016.11.01
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676 N. LASALLE
EXTERIOR ELEVATION - SOUTH

APPLICANT: LASALLE 676 LLC
ARCHITECT: BOOTH HANSEN



TOP DECK 109' - 7"
 ROOF 101' - 2"
 LVL 8 89' - 2"
 LVL 7 NEW 77' - 2"
 LVL 6 61' - 8"
 LVL 5 50' - 6"
 LVL 4 39' - 4"
 LVL 3 28' - 2"
 LVL 2 14' - 0"
 LVL 1 3' - 6"
 GROUND LVL 0"
 BASEMENT -7' - 8"
 LOWER BASEMENT -9' - 0"

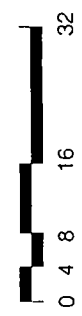
PTD. METAL TRELLIS

PTD. METAL SCREEN

PTD. METAL & GLASS RAILING SYSTEM

PTD. ALUM. WINDOW WALL SYSTEM
PTD. METAL CLADDING

BELOW GRADE PARKING



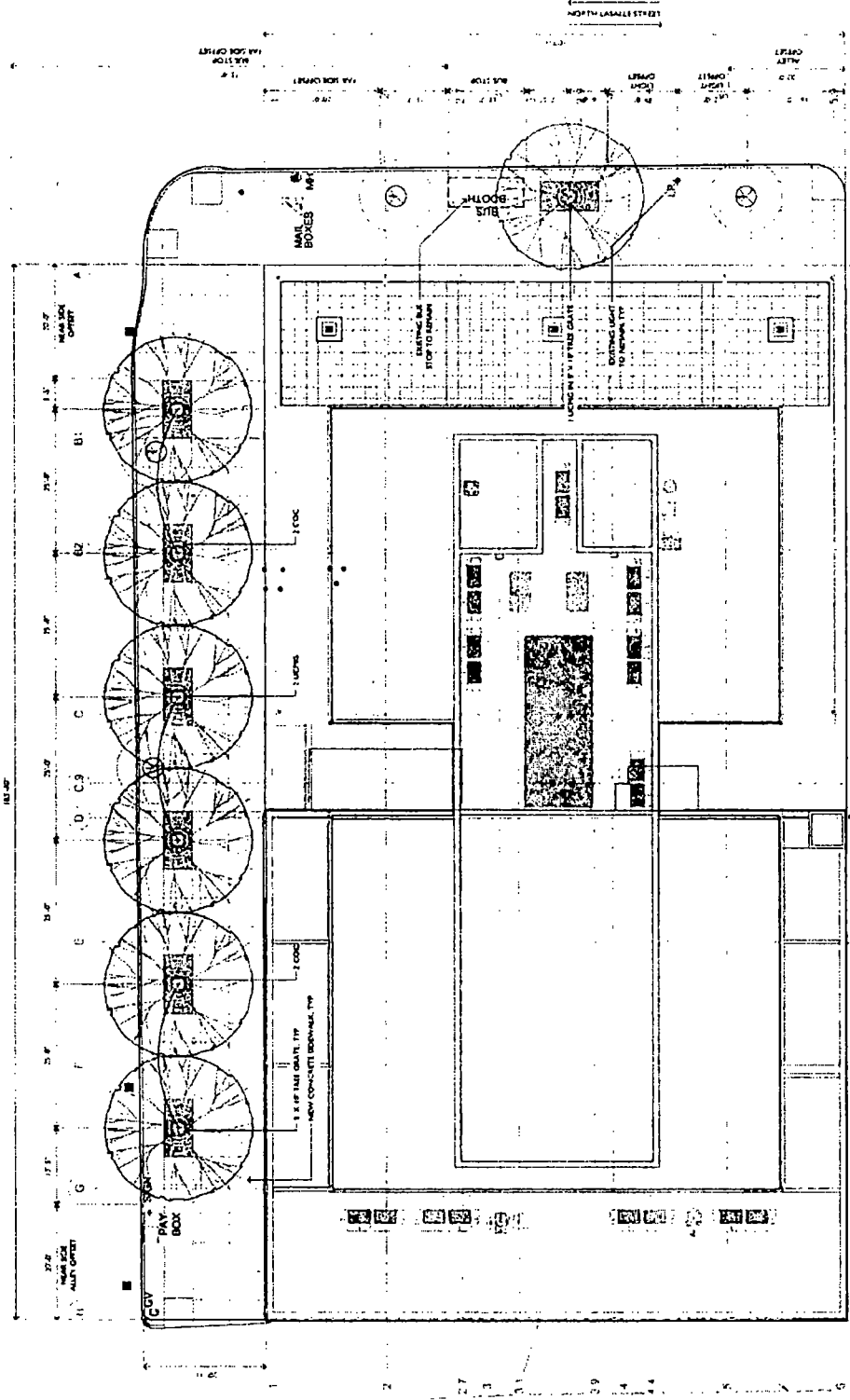
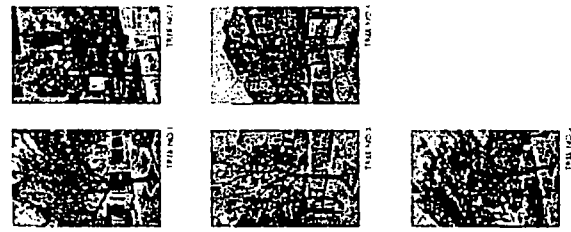
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APPLICANT: LASALLE 676 LLC
 ARCHITECT: BOOTH HANSEN

676 N. LASALLE
 BUILDING SECTION

1506 00
 2016 11 01
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WEST ALABAMA STREET



LANDSCAPE ORDINANCE ANALYSIS

Table with 2 columns: Ordinance Title, Description. Rows include Parkway Planting, Vehicle Use Area Screening, and Vehicle Use Area Internal Planting.

OWNER'S SVOEN STATEMENT

The undersigned acknowledges that the landscape plan is a true and accurate representation of the landscape plan for the property at 676 N. LaSalle Street, Chicago, Illinois.

LANDSCAPE ARCHITECT'S SVOEN STATEMENT

The undersigned landscape architect, registered in the State of Illinois, certifies that the landscape plan is a true and accurate representation of the landscape plan for the property at 676 N. LaSalle Street, Chicago, Illinois.

EXISTING TREE KEY

Table with 5 columns: Tree Name, Height, Spacing, etc. Lists various tree species and their characteristics.

FINAL FOR PUBLICATION

APPLICANT: LASALLE 676 LLC
ARCHITECT: BOOTH HANSEN

676 N. LASALLE
LANDSCAPE PLAN

