



# City of Chicago



O2017-3189

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/19/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-G at 812-822 W Jackson Blvd, 219-239 S Green St and 226-228 S Halsted St - App No. 19180T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19180 TI  
Intro. DATE:  
April 19, 2017

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 DS-3 Downtown Service District and DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-G in the area bounded by:

a line 205.00 feet north of West Jackson Boulevard; a line from a point 99.18 feet east of South Green Street running in a northeasterly direction for a distance of 30.79 feet to a point 105.00 feet east of South Green Street; a line 235.00 feet north of West Jackson Boulevard; a line 125.00 feet east of South Green Street; a line 145.00 feet north of West Jackson Boulevard; South Halsted Street; a line 95.00 feet north of West Jackson Boulevard; a line 125.00 feet east of South Green Street; West Jackson Boulevard; and South Green Street

to those of a DX-7 Downtown 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: 812-22 West Jackson Boulevard/219-39 South Green Street/226-28 South Halsted Street

## NARRATIVE

812-22 West Jackson Boulevard/219-39 South Green Street/226-28 South Halsted Street

The subject property contains 33,035 square feet of land, and is improved with a commercial building and parking lot. The Applicant proposes to rezone the property to DX-7 to allow the construction of a new accessory roof-top deck as an amenity space to the existing eight-story, mixed-use building, which currently consists of approximately 10,000 square feet of ground floor retail space, 190,000 square feet of office space, 15 automobile parking spaces, 8 bicycle parking spaces, and one loading berth. With the addition, the new height of the building will be 132 feet.

FAR: 6.17

FLOOR AREA: 203,750

Retail Space: Approximately 10,000 square feet

Office Space: Approximately 190,000 square feet

Height: 132 feet

Setbacks:

Front setback (Jackson Blvd) Line:	Zero
Rear setback Line:	25.76 feet
East setback Line:	Zero
West setback Line:	Zero

Automobile Parking Spaces: 15

Bicycle Parking Spaces: 8

Loading Berth: One

**FINAL FOR PUBLICATION**

WEST ELEVATION



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**SOUTH ELEVATION**



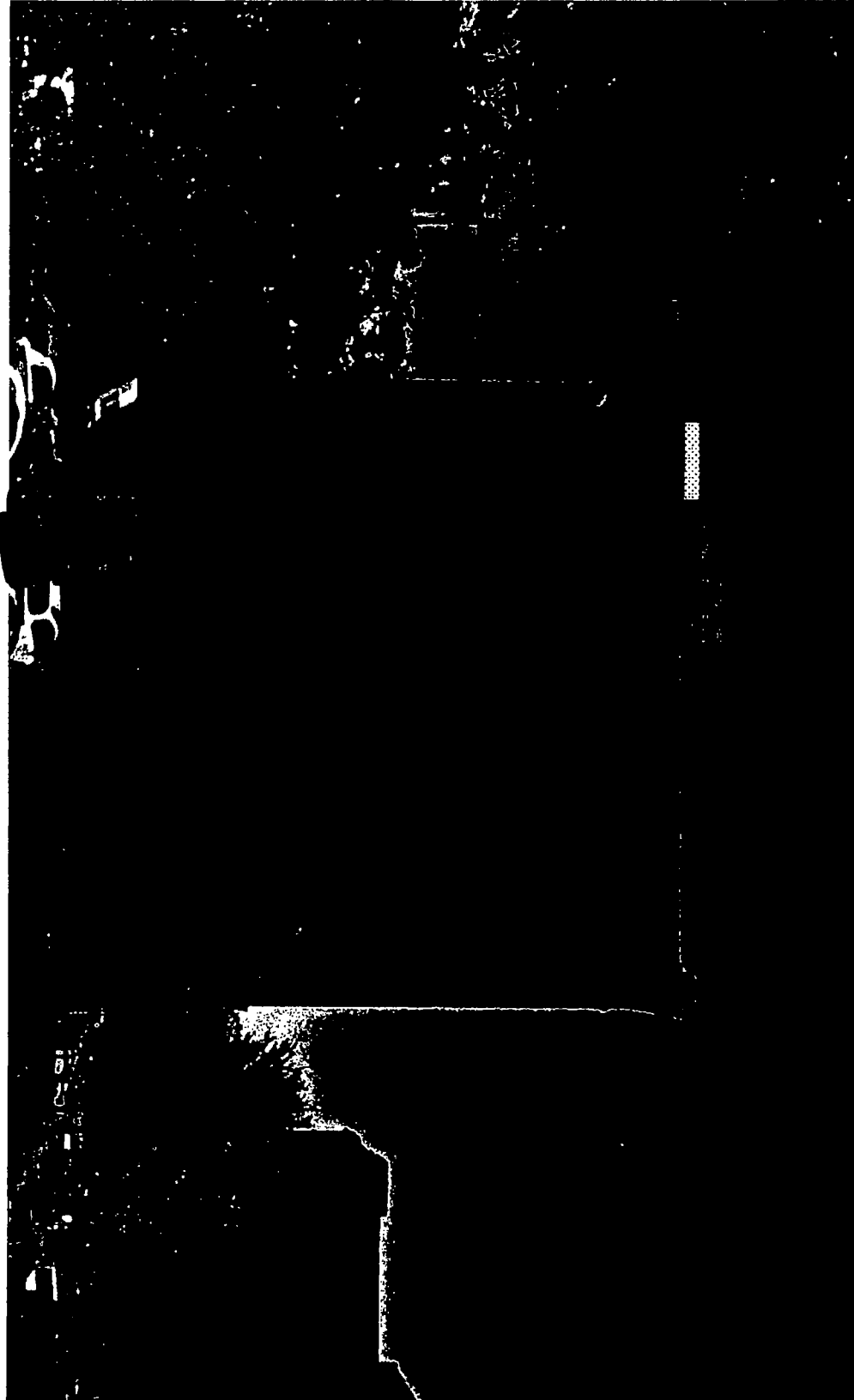
**FINAL FOR PUBLICATION**

**FitzGerald**  
Associates Architects

NORTH ELEVATION

PENTHOUSE & ROOF DECK  
16068  
03/28/17

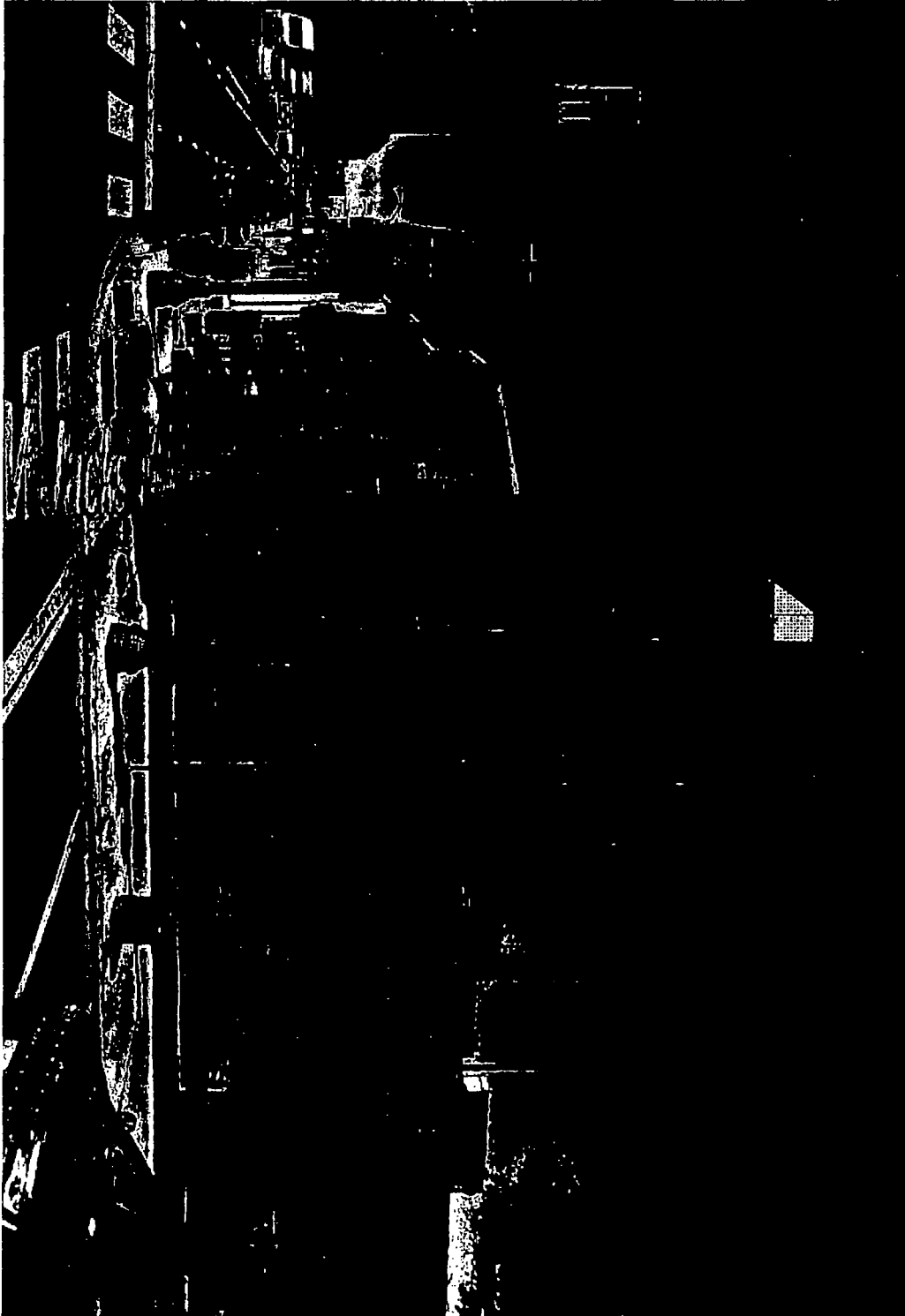
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EAST ELEVATION



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PENTHOUSE & ROOF DECK  
16068  
03/28/17

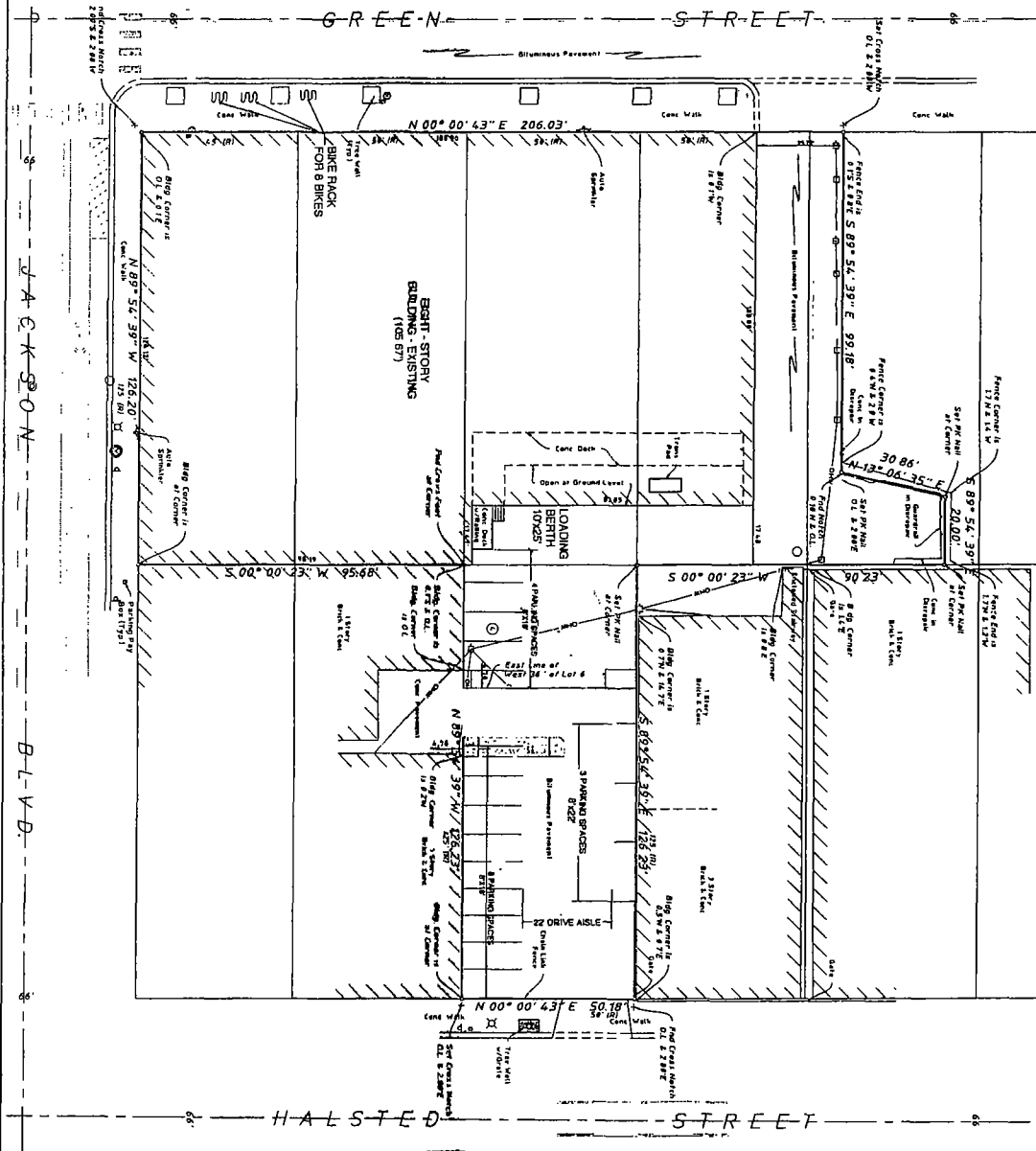
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# SITE PLAN

PENTHOUSE & ROOF DECK  
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03/28/17

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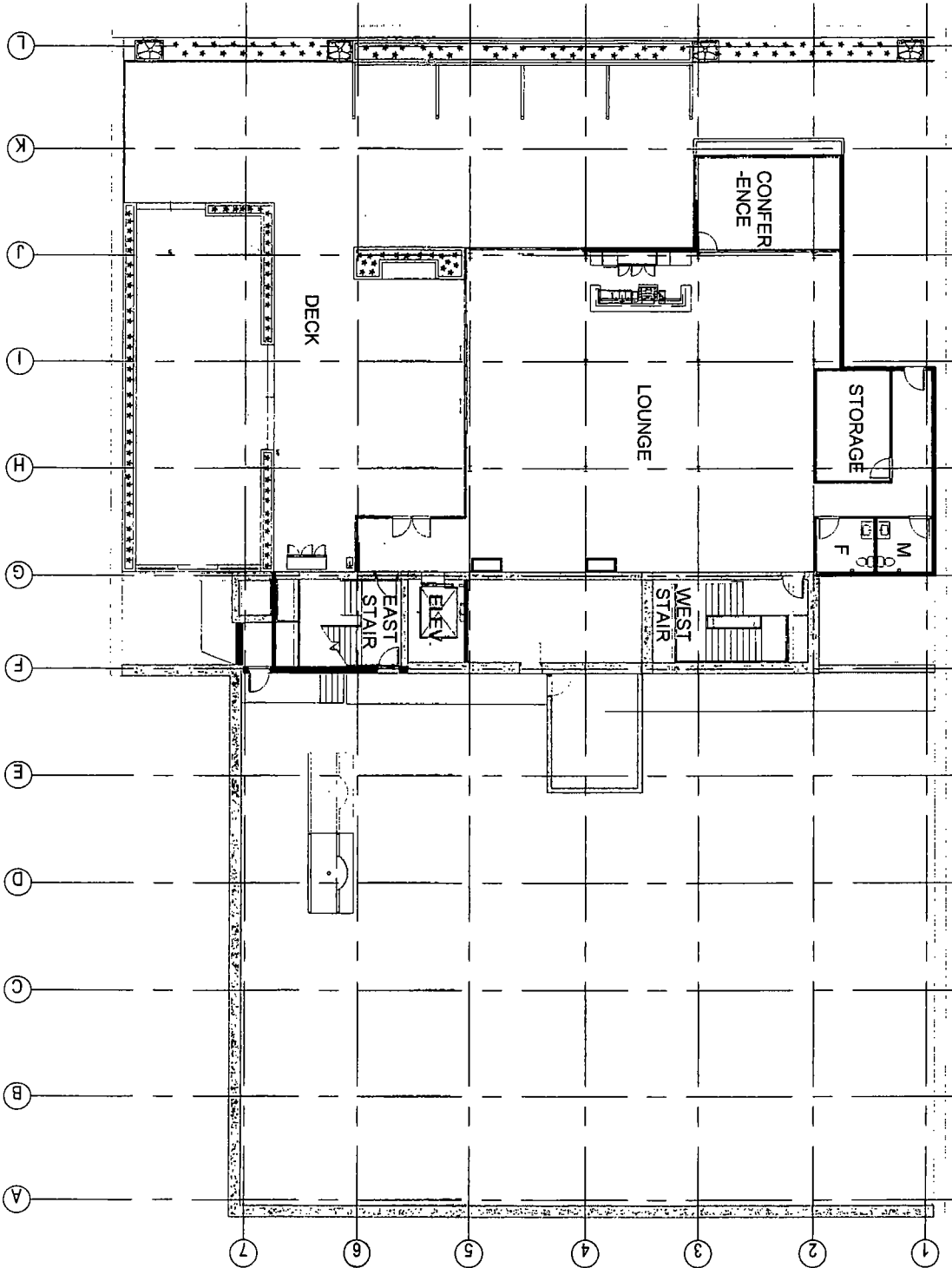


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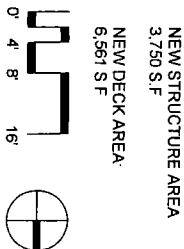


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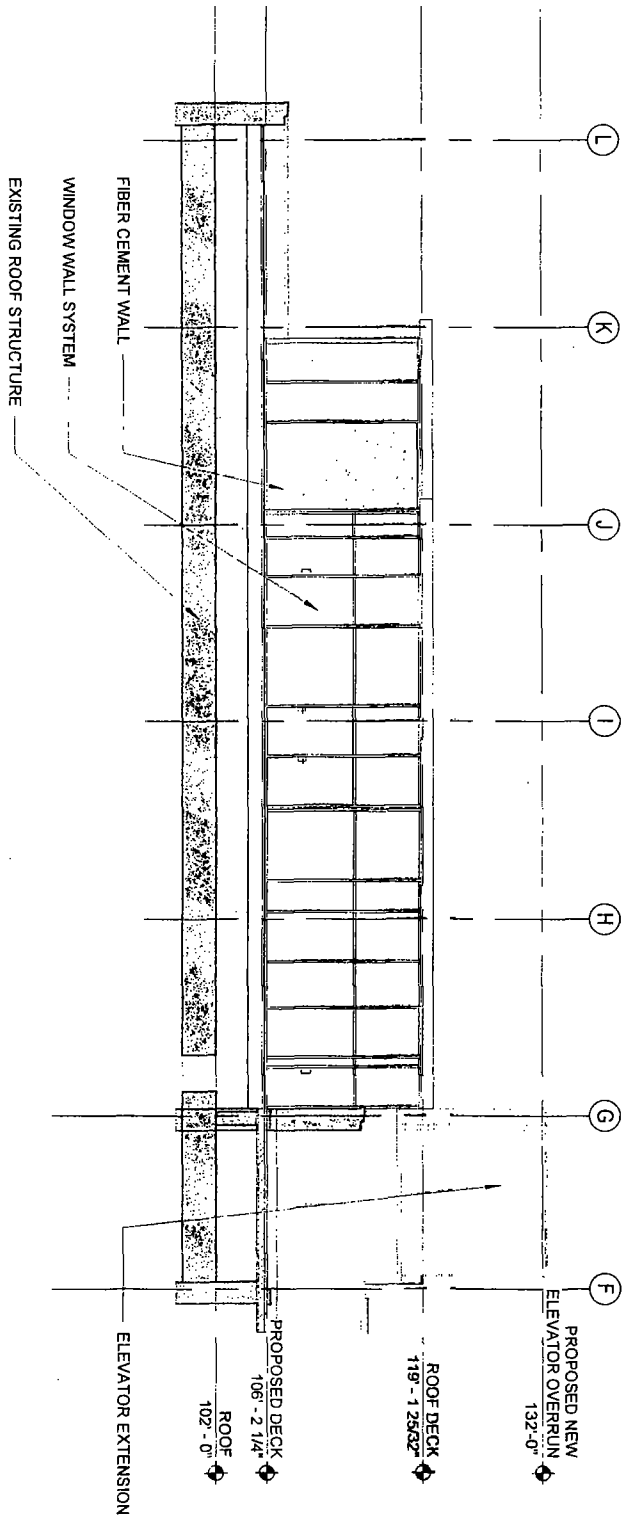
**PROPOSED DECK FLOOR PLAN**



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**EAST ELEVATION**

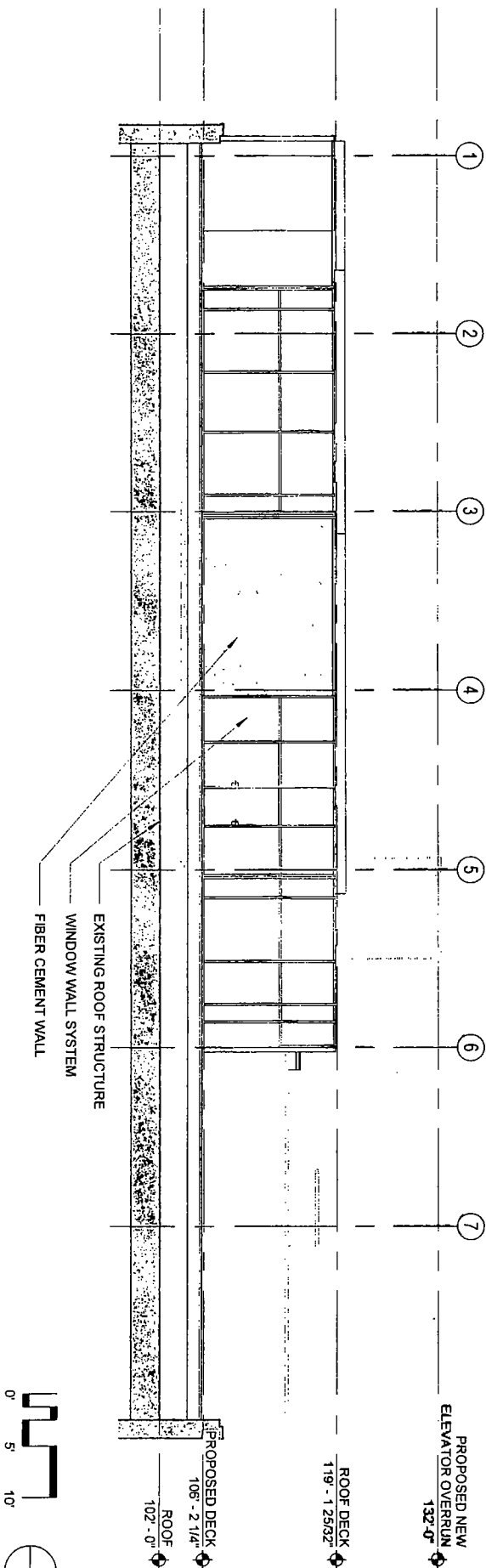


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**SOUTH ELEVATION**

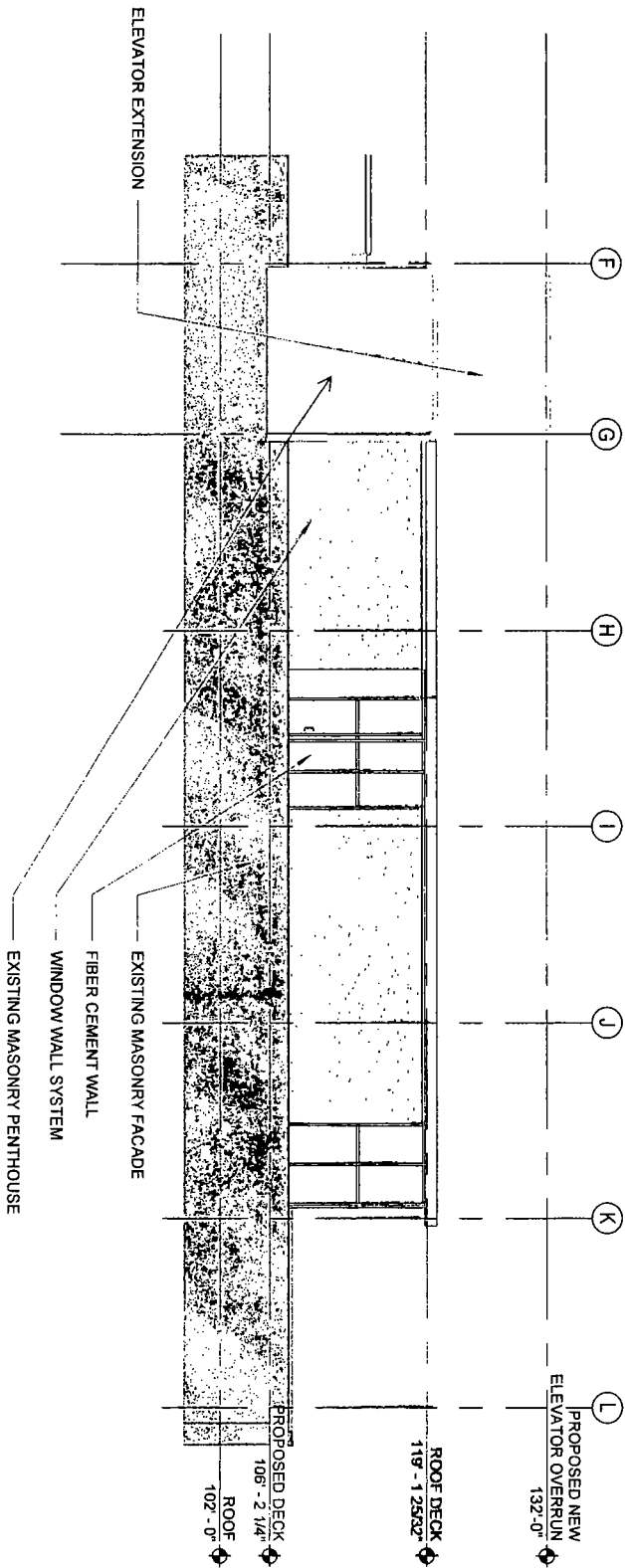
PENTHOUSE & ROOF DECK  
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**WEST ELEVATION**



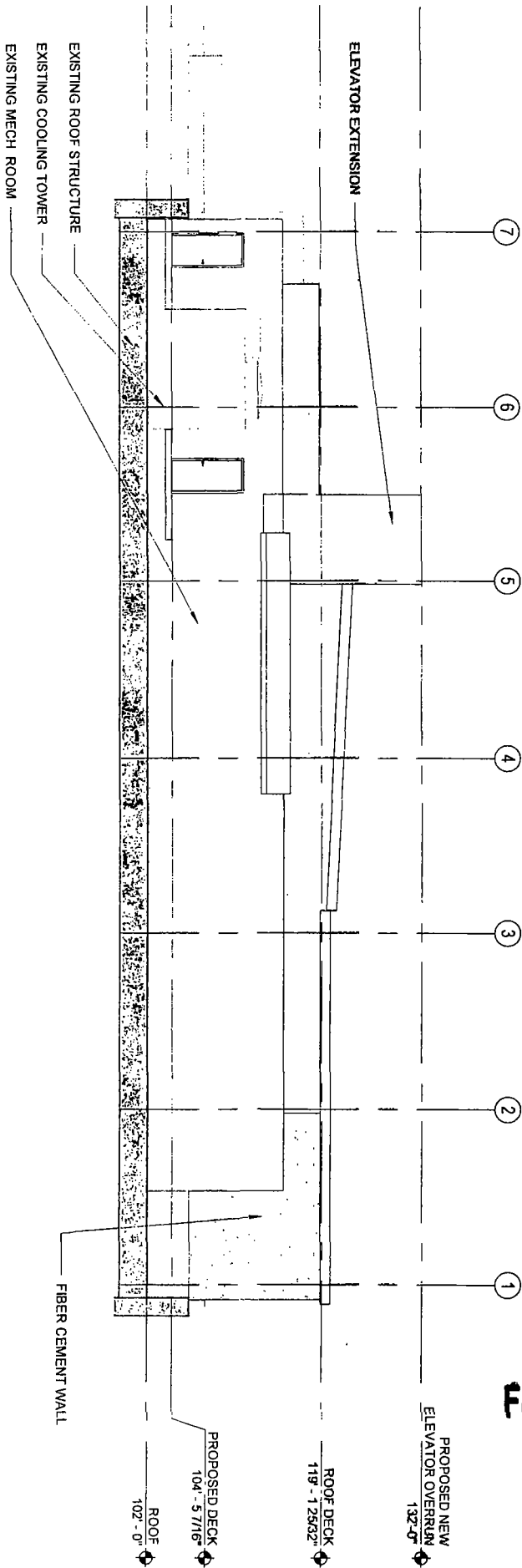
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**NORTH ELEVATION**

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