



# City of Chicago



SO2019-4101

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/12/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 401-425 N Morgan St, 932-954 W Kinzie St and 400-424 N Sangamon St - App No. 20063T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## 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 M2-3 Light Industry District symbols and indications as shown on Map 1-G in the area bounded by:

North Morgan Street; a line 230.11' feet north of and parallel to West Kinzie Street; a line 125.80' east of and parallel to North Morgan Street, a line 234.54' north of and parallel to West Kinzie Street, North Sangamon Street; West Kinzie Street;

to those of DS-5 Downtown Service District.

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

Address: 401-425 North Morgan / 932-954 West Kinzie / 400-424 North Sangamon, Chicago, Illinois

## NARRATIVE ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

**Applicant: 401 Morgan, LLC**

**Property Location: 401-425 North Morgan / 932-954 West Kinzie / 400-424 North Sangamon**

**Proposed Zoning: DS-5 Downtown Service District**

**Lot Area: 58,451 square feet**

401 Morgan, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 401-425 North Morgan / 932-954 West Kinzie / 400-424 North Sangamon from M2-3 Light Industry District to the DS-5 Downtown Service District.

The site is located on the northwest corner of North Morgan Street and West Kinzie Street. The site is located within the Kinzie Industrial Corridor and in the Downtown Expansion Area per Section 17-1-1500 of the Zoning Ordinance effective June 1, 2016. To the north of the subject property are properties zoned M2-2 and B3-2, to the south are properties zoned C2-2, to the east are properties zoned M2-3 and DS-5, and west are properties zoned M2-3 and C1-5.

Morgan Manufacturing, an approximately 32,000 square foot indoor special event space, operates at the subject property. The change in zoning will bring the operation of this use into conformity with zoning with respect to parking and will allow the Applicant to reactivate an existing outdoor rooftop patio. No new improvements are proposed.

The subject property consists of approximately 58,451 square feet of site area and is currently occupied by an existing building with height varying from single to four stories and a surface parking lot. In addition to the indoor special event space, the existing building contains commercial uses including office and restaurant uses. The Applicant proposes to re-establish an outdoor rooftop patio to serve the indoor special event space. No new exterior construction or improvements are proposed.

Thirty-nine vehicular parking spaces are provided. The subject property is less than 1,320 feet from the Morgan CTA station entrance.

### **NARRATIVE ZONING ANALYSIS**

#### **(a) Floor Area and Floor Area Ratio:**

- |      |                      |                    |
|------|----------------------|--------------------|
| i.   | Lot area:            | 58,451 square feet |
| iii. | Total building area: | 74,601 square feet |
| iv.  | FAR:                 | 1.27               |

#### **(b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)**

#### **(c) Amount of off-street parking: 39**

#### **(d) Setbacks:**

- i. Front setback: 0'
- ii. Side setbacks: 0'

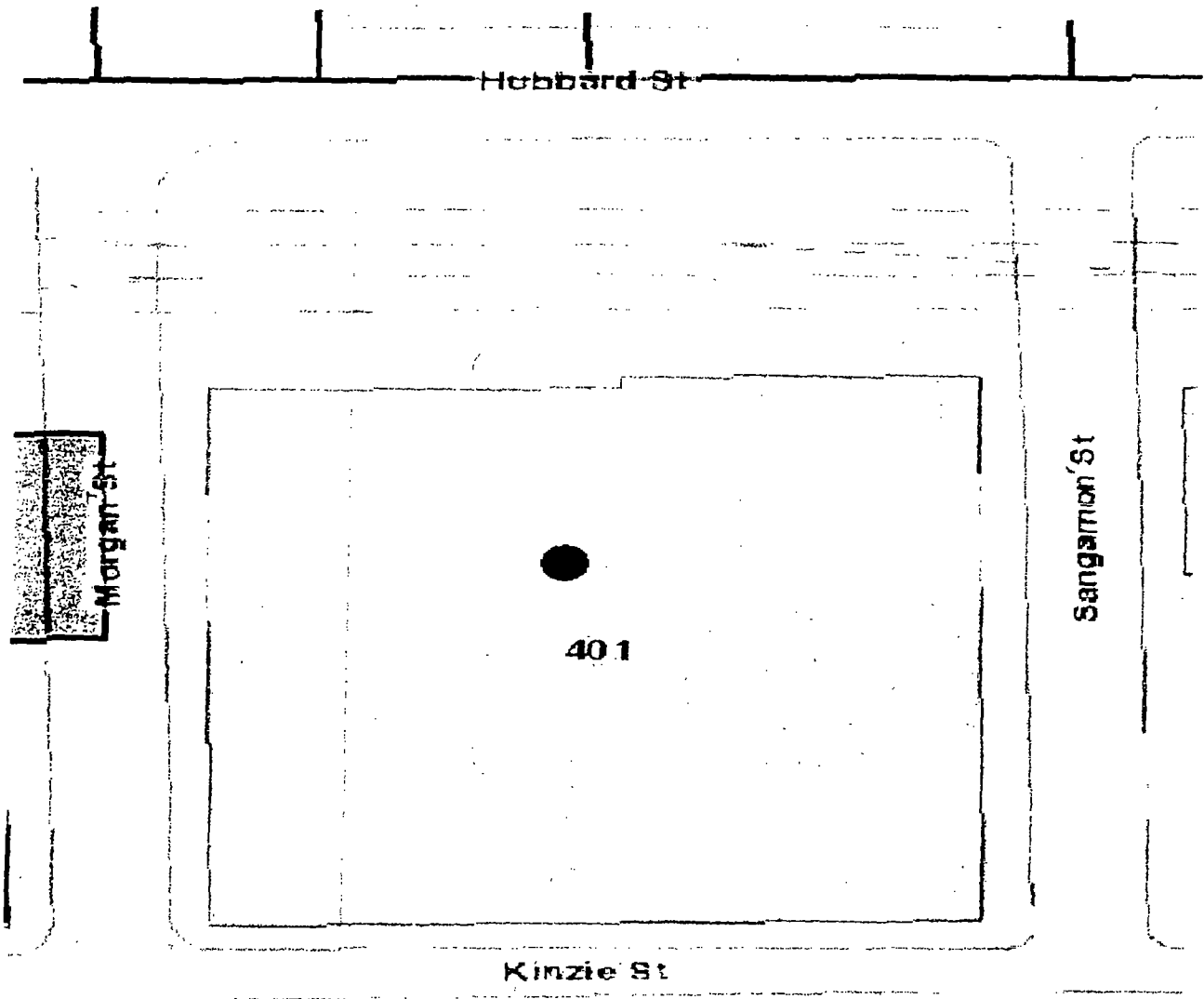
iii. Rear setback: 0'

Final for Publication

(e) Building height: 55'-2

(f) Off-street Loading: 0

MAP



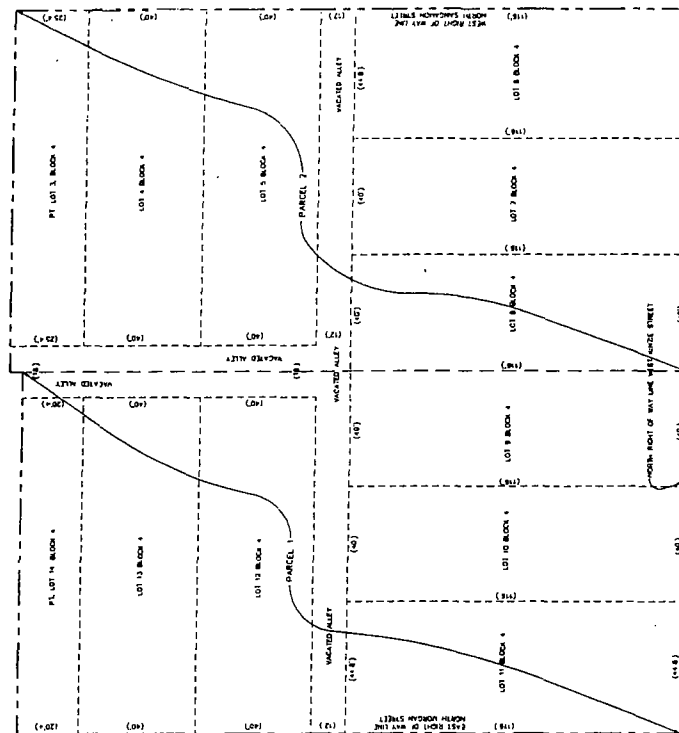
PINS

17-08-258-002, -004 and -005

**Sarkis Engineering Inc.**  
BLANCHARD AND WILSON  
Professional Land Surveyors  
847 County Highway 26  
Mt Hope ON M3S7Z2  
Phone (800) 837-8428  
Fax (800) 648-1459  
E-mail: [sarkis@telus.net](mailto:sarkis@telus.net)

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NETRA  
RAILROAD RIGHT OF WAY MOTH VASES

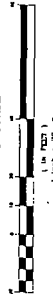


NORTH MORGAN STREET  
(PUBLIC ROAD)  
EAST OF WAY MOTN = 66.0 73  
PREVIOUS PAYMENT MOTN = 37.8 73

NORTH SANGAMON STREET  
(PARKING ONLY)  
WEST OF MAIN - 1000 FT  
SANGAMON PARKWAY - 1000 FT

WEST KINZIE STREET  
(PUBLIC ROAD)  
RIGHT OF WAY WIDTH = 60.0 FT  
@ NUMEROUS PAVEMENT WIDTH = 22.8 FT

GRAPHIC SCALE



SHEET 2 OF 2

MAE CAPITAL MANAGEMENT LLC  
113-119 WEST HUBBARD, 5TH FLOOR  
CHICAGO, IL 60654

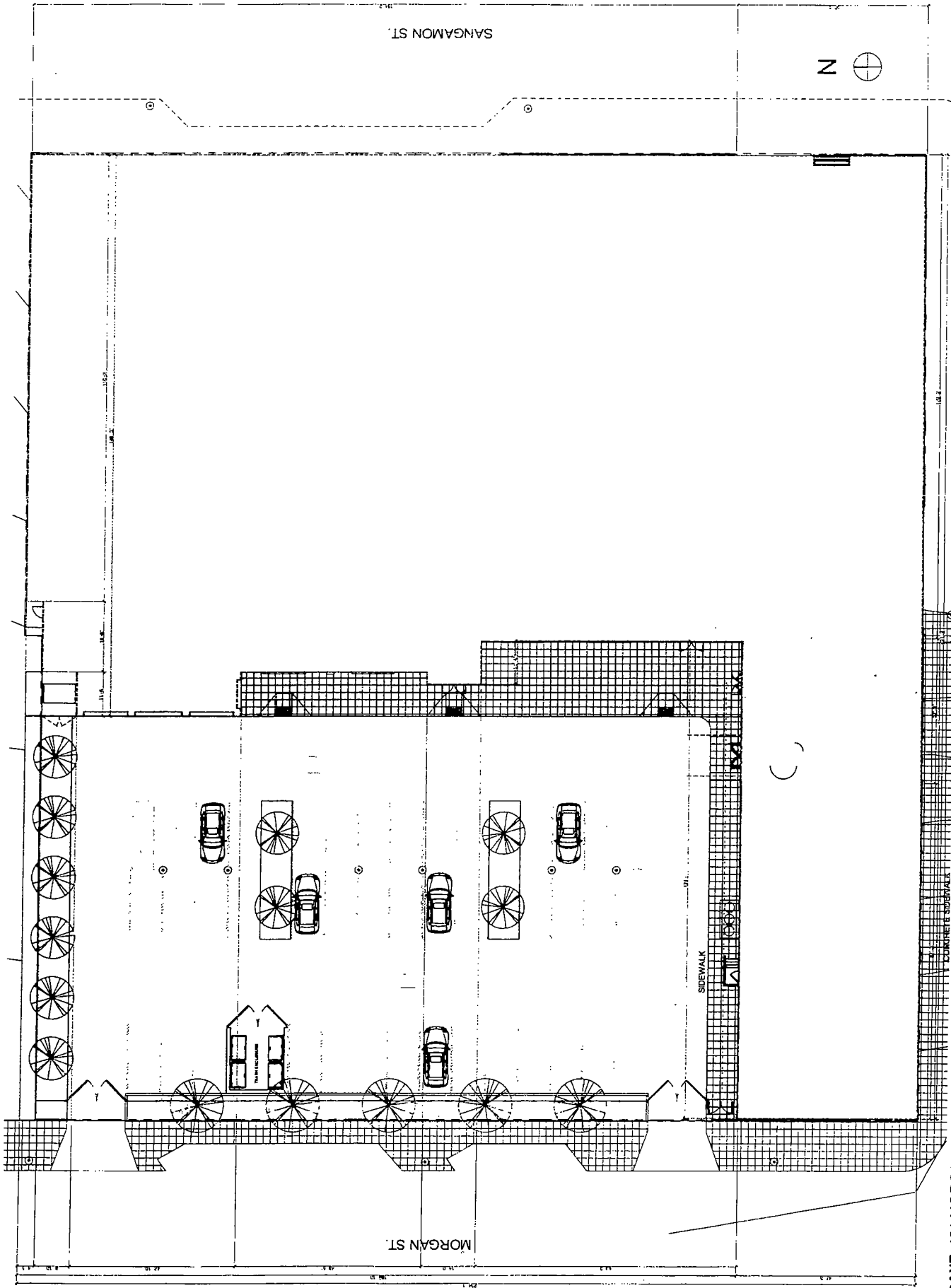
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PROJECT STATUS	PROJECT STATUS
PROJECT DESCRIPTION	PROJECT DESCRIPTION
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PROJECT DATE	PROJECT DATE
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PROJECT COST	PROJECT COST
PROJECT BUDGET	PROJECT BUDGET
PROJECT EXPENSES	PROJECT EXPENSES
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PROJECT REPORTING	PROJECT REPORTING
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PROJECT STAKEHOLDERS	PROJECT STAKEHOLDERS
PROJECT TEAM	PROJECT TEAM
PROJECT SCHEDULE	PROJECT SCHEDULE
PROJECT Gantt Chart	PROJECT Gantt Chart
PROJECT PERT Chart	PROJECT PERT Chart
PROJECT WBS	PROJECT WBS
PROJECT RACI Matrix	PROJECT RACI Matrix
PROJECT Charter	PROJECT Charter
PROJECT Business Case	PROJECT Business Case
PROJECT Feasibility Study	PROJECT Feasibility Study
PROJECT Requirements	PROJECT Requirements
PROJECT Scope	PROJECT Scope
PROJECT Quality	PROJECT Quality
PROJECT Security	PROJECT Security
PROJECT Compliance	PROJECT Compliance
PROJECT Sustainability	PROJECT Sustainability
PROJECT Innovation	PROJECT Innovation
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**SITE PLAN**

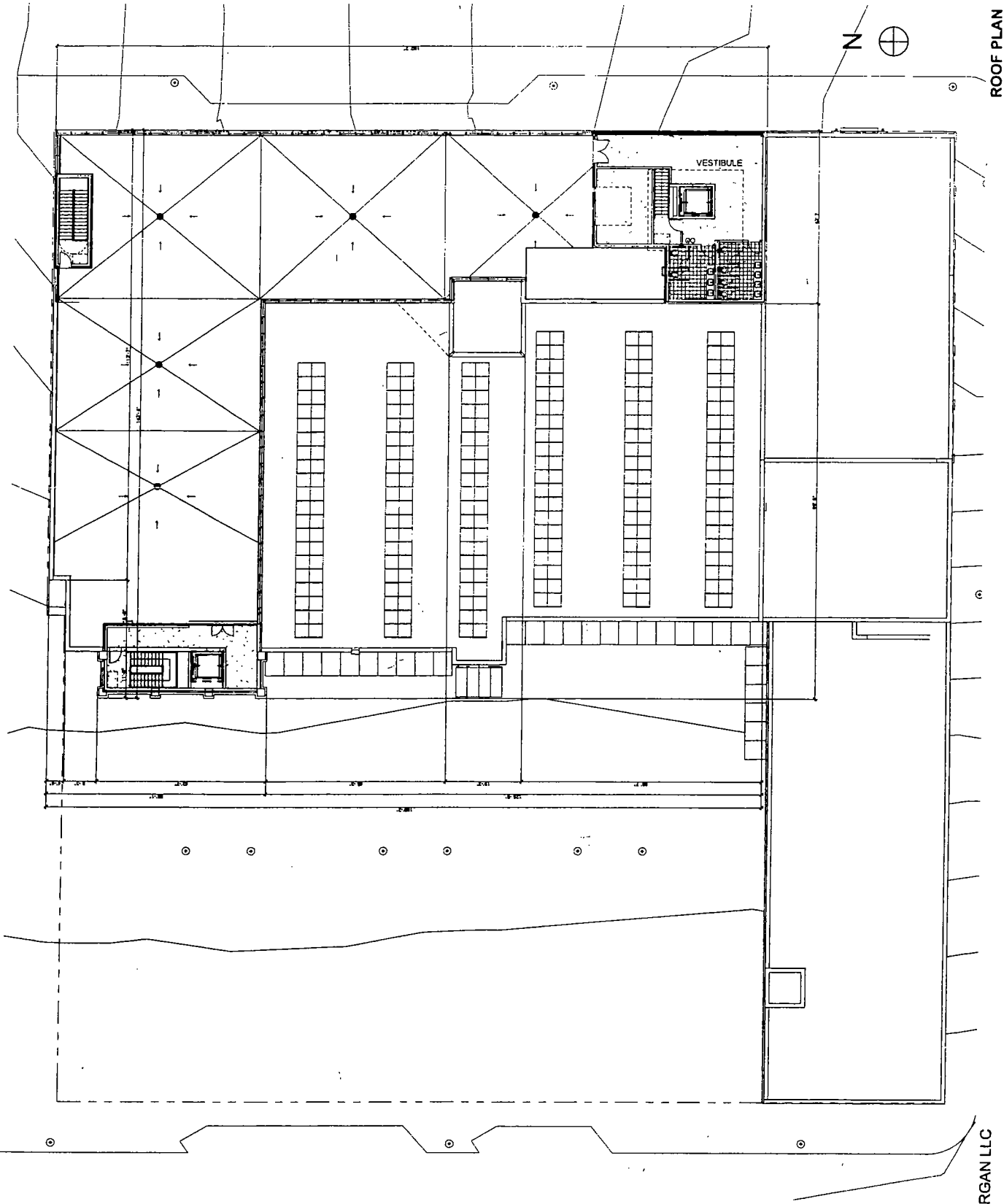


APPLICANT 401 MORGAN LLC  
ADDRESS 401-425 N MORGAN/ 932-954 W KINZIE/ 400-424 N SANGAMON  
DATE JULY 23, 2019



FIRST FLOOR PLAN

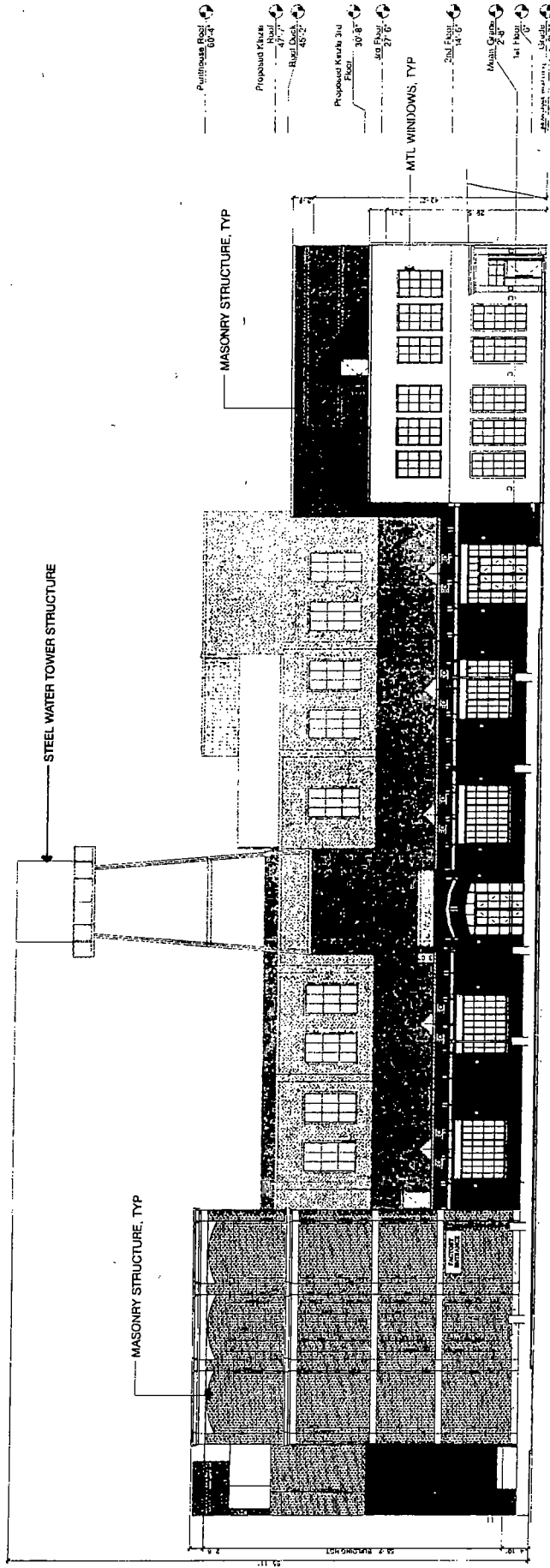
APPLICANT: 401 MORGAN LLC  
 ADDRESS: 401-425 N MORGAN/ 932-954 W KINZIE/ 400-424 N SANGAMON  
 INTRODUCED: JUNE 12, 2019  
 PLAN COMMISSION: TBD



ROOF PLAN

04

APPLICANT: 401 MORGAN LLC  
ADDRESS: 401-425 N MORGAN/ 932-954 W KINZIE/ 400-424 N SANGAMON  
INTRODUCED: JUNE 12, 2019  
PLAN COMMISSION: TBD



WEST ELEVATION

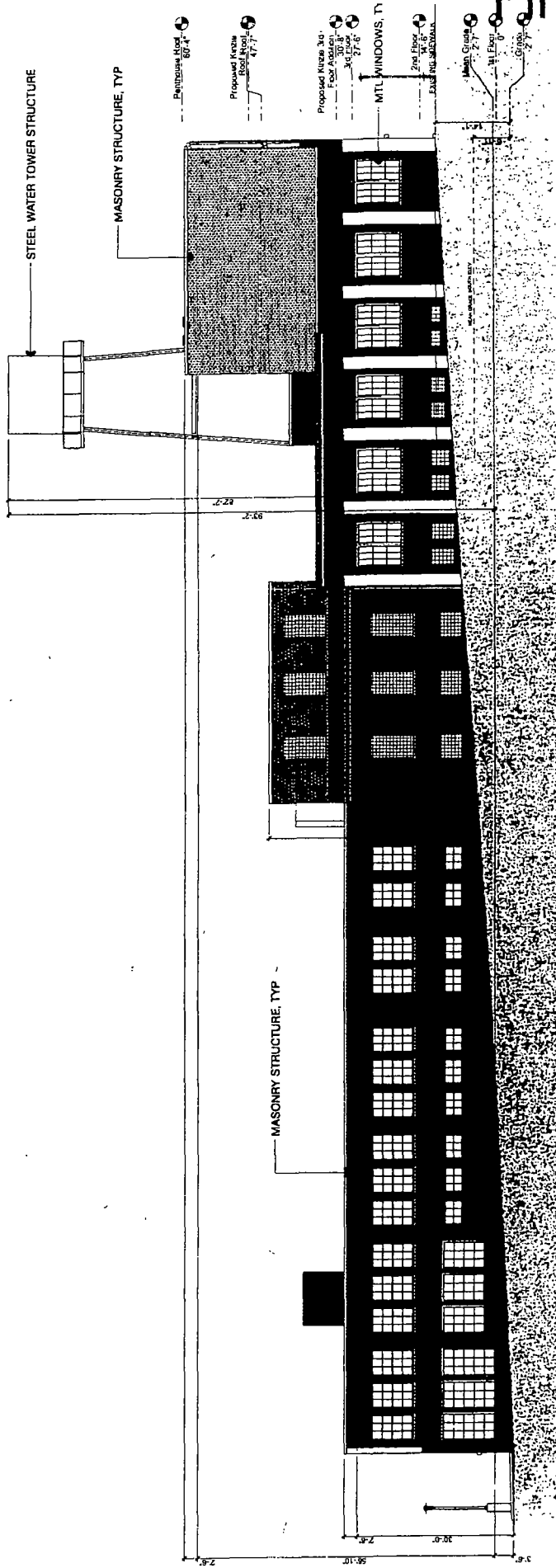
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APPLICANT: 401 MORGAN LLC

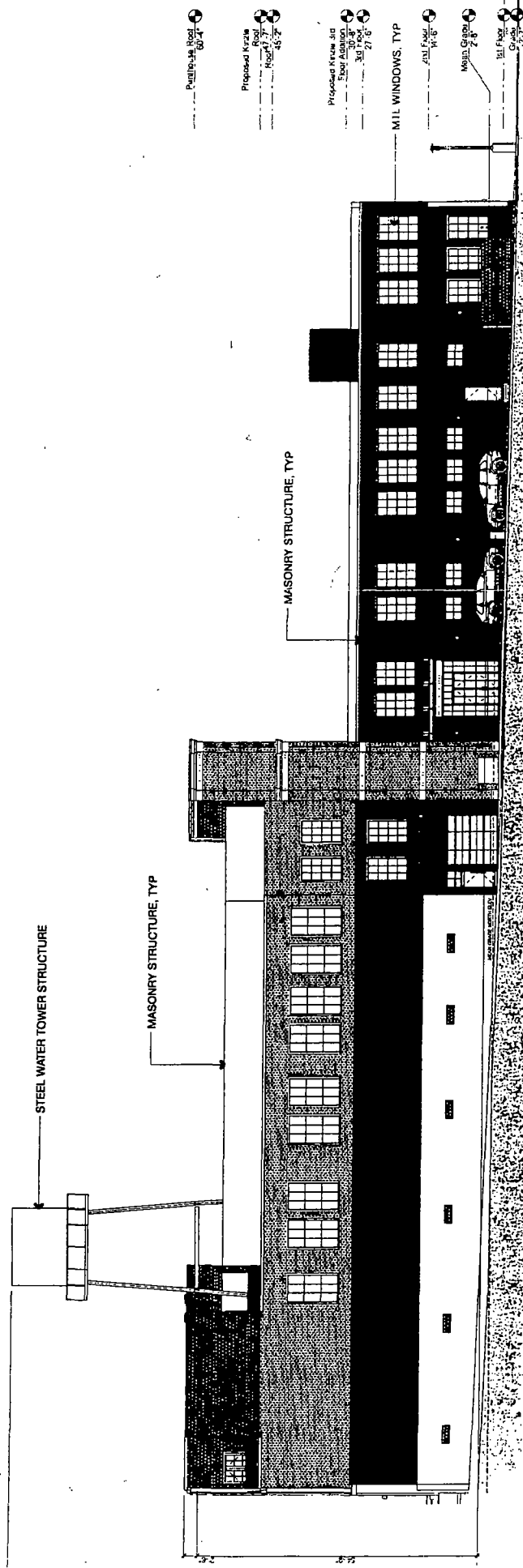
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INTRODUCED: JUNE 12, 2019

PLAN COMMISSION: TBD





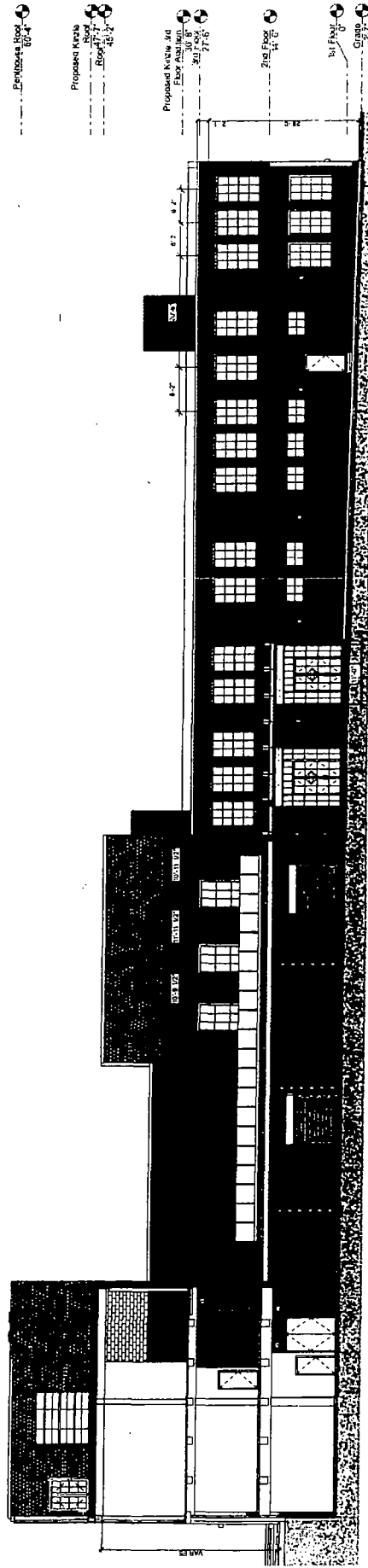


NORTH ELEVATION

08

APPLICANT: 401 MORGAN LLC  
 ADDRESS: 401-425 N MORGAN/ 932-954 W KINZIE/ 400-424 N SANGAMON  
 INTRODUCED: JUNE 12, 2019  
 PLAN COMMISSION: TBD





APPLICANT: 401 MORGAN LLC  
 ADDRESS: 401-425 N MORGAN/ 932-954 W KINZIE/ 400-424 N SANGAMON  
 INTRODUCED: JUNE 12, 2019  
 PLAN COMMISSION: TBD

BUILDING SECTION SOUTH