



City of Chicago



O2021-1635

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 952 W Lake St and 209 N Morgan St - App No. 20678T1
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 the current C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:

the public alley next north of West Lake Street; a line 50.00 feet east of and parallel to North Morgan Street; West Lake Street; and North Morgan Street

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.

Address: 952 West Lake Street/209 North Morgan Street

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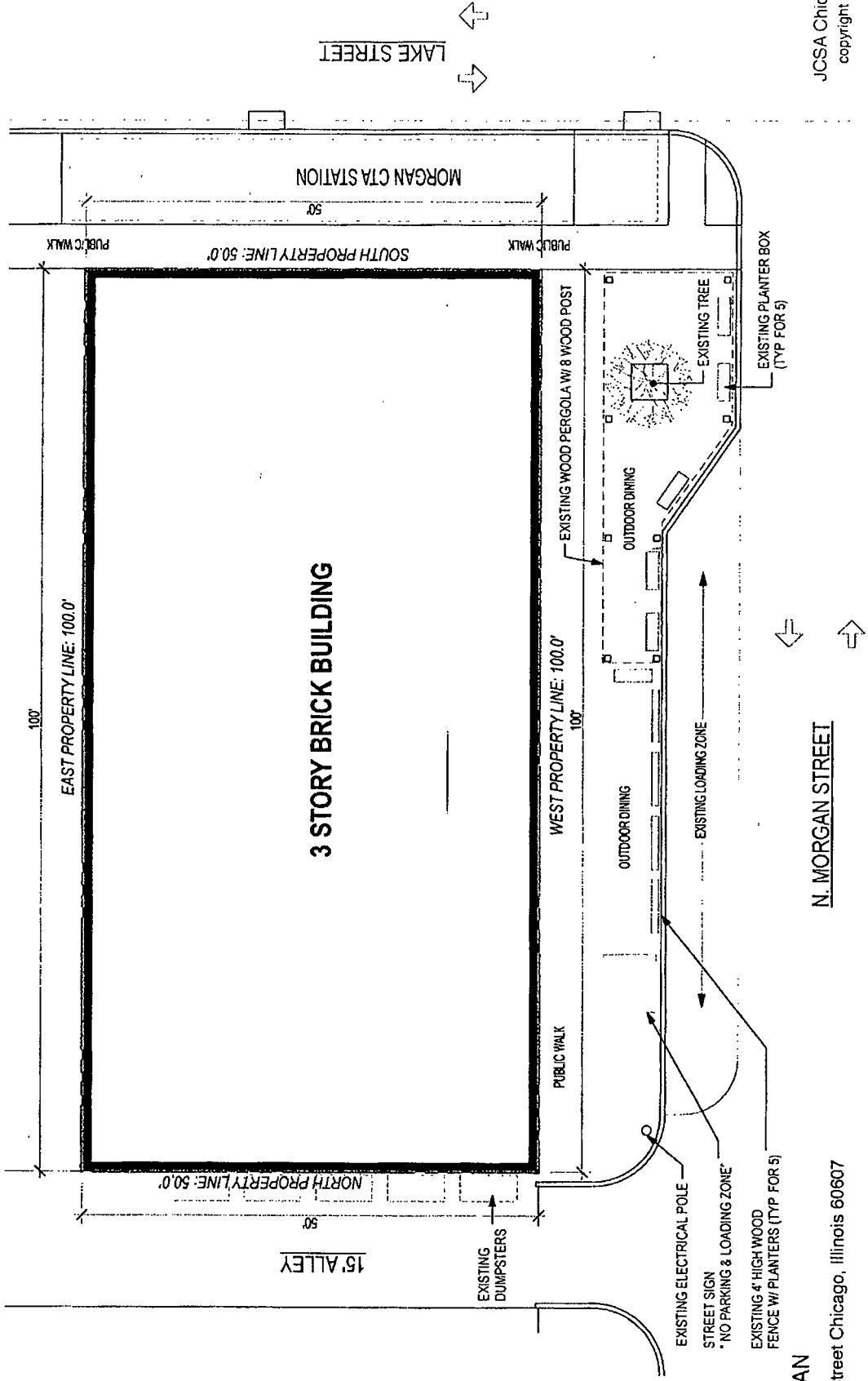
NARRATIVE AND PLANS
 952 West Lake Street/209 North Morgan Street
 TYPE I REGULATIONS

Narrative: The subject property measures 5,000.00 square feet and is improved with three-story commercial/office building with no parking and no on-site loading. The Applicant proposes to rezone the property from a C1-2 Neighborhood Commercial District to a DX-3 Downtown Mixed-Use District to allow for a conversion of the upper floors to construct nine residential dwelling units and the ground floor will be 4,927.00 square feet of commercial space. There will be no vehicular parking spaces, nine bicycle parking spaces, and no loading berth. No other changes to the exterior of the current building are proposed. The height of the building will remain at 48.00 feet. The property is located in a Transit Served Location under the Chicago Zoning Ordinance.*

Lot Area:	5,000.00 square feet
FAR (existing):	3.0
Gross Floor Area:	15,000.00 square feet
Residential Dwelling Units:	9
MLA:	555.60
Height:	48.00 feet
Bicycle Parking:	9
Automobile Parking:	0*
Loading:	0
Setbacks:	
Front (Lake Street):	0 feet
East Side:	0 feet
West Side (Morgan Street):	0 feet
Rear Side (alley):	0 feet

A set of drawings is attached with this Application.

* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance the property is approximately 10 feet to the entrance of the Morgan/Lake Street CTA station.



3 STORY BRICK BUILDING

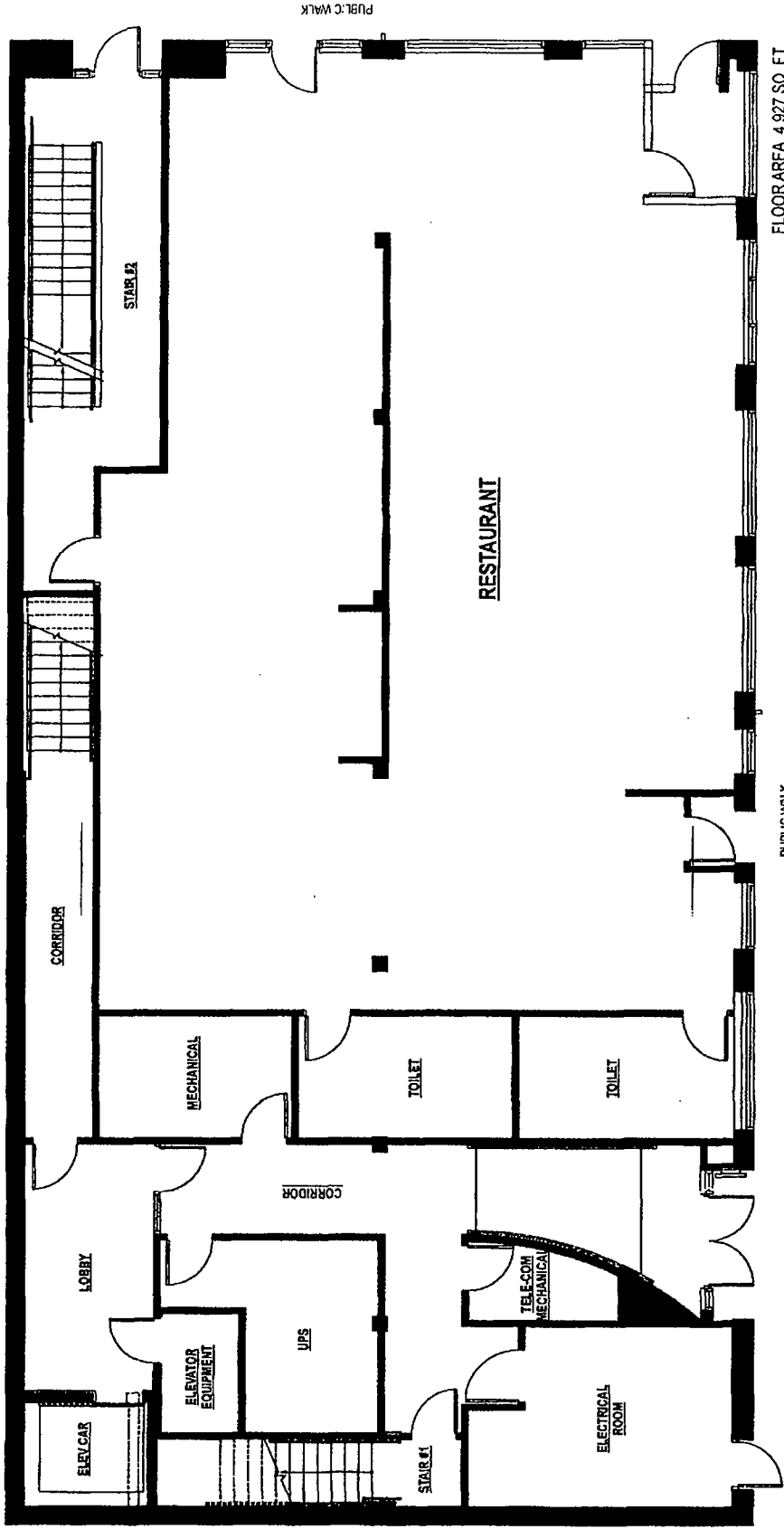
SITE PLAN

952 Lake Street Chicago, Illinois 60607

N. MORGAN STREET

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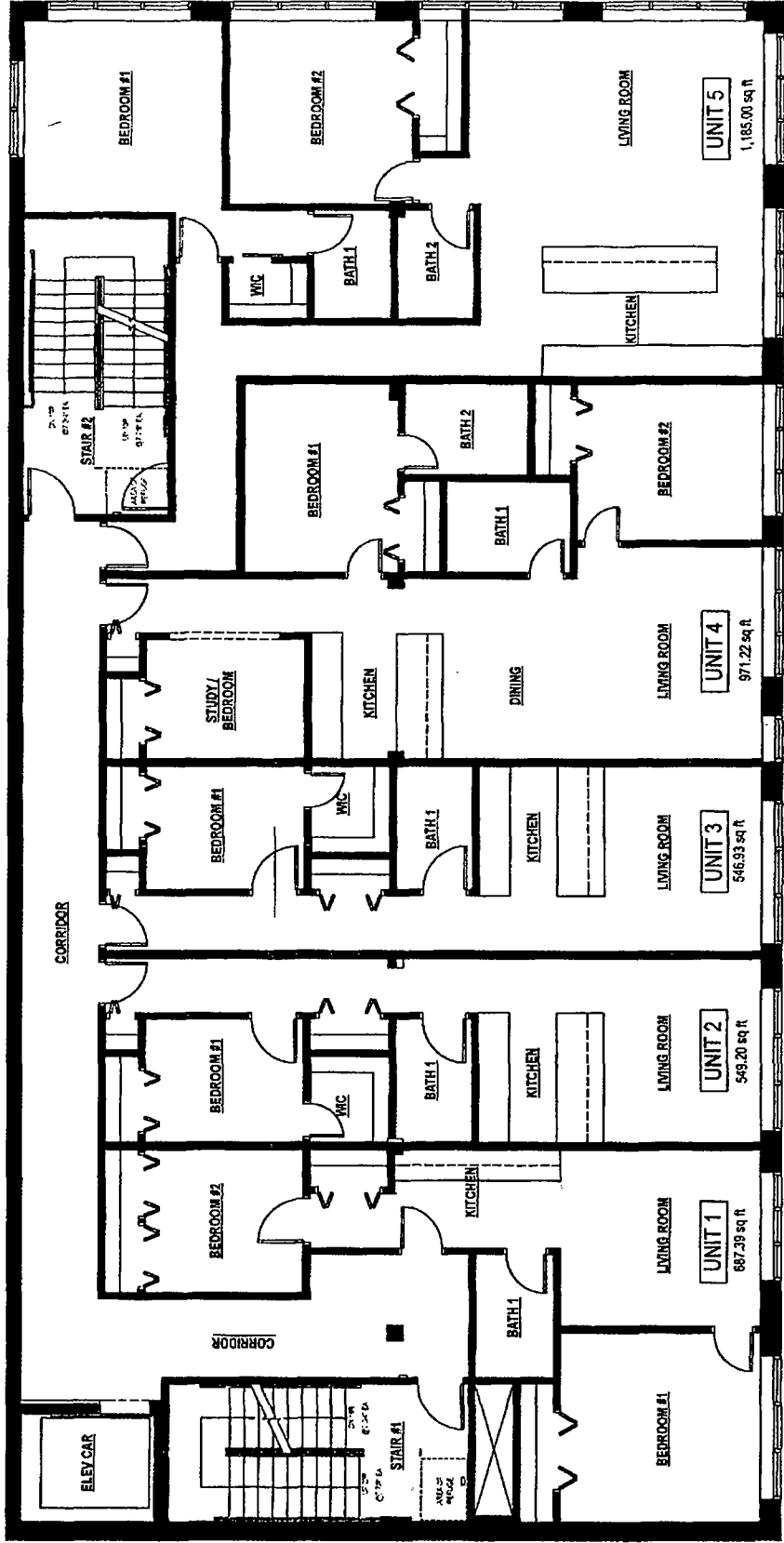
FIRST FLOOR PLAN - existing to remain



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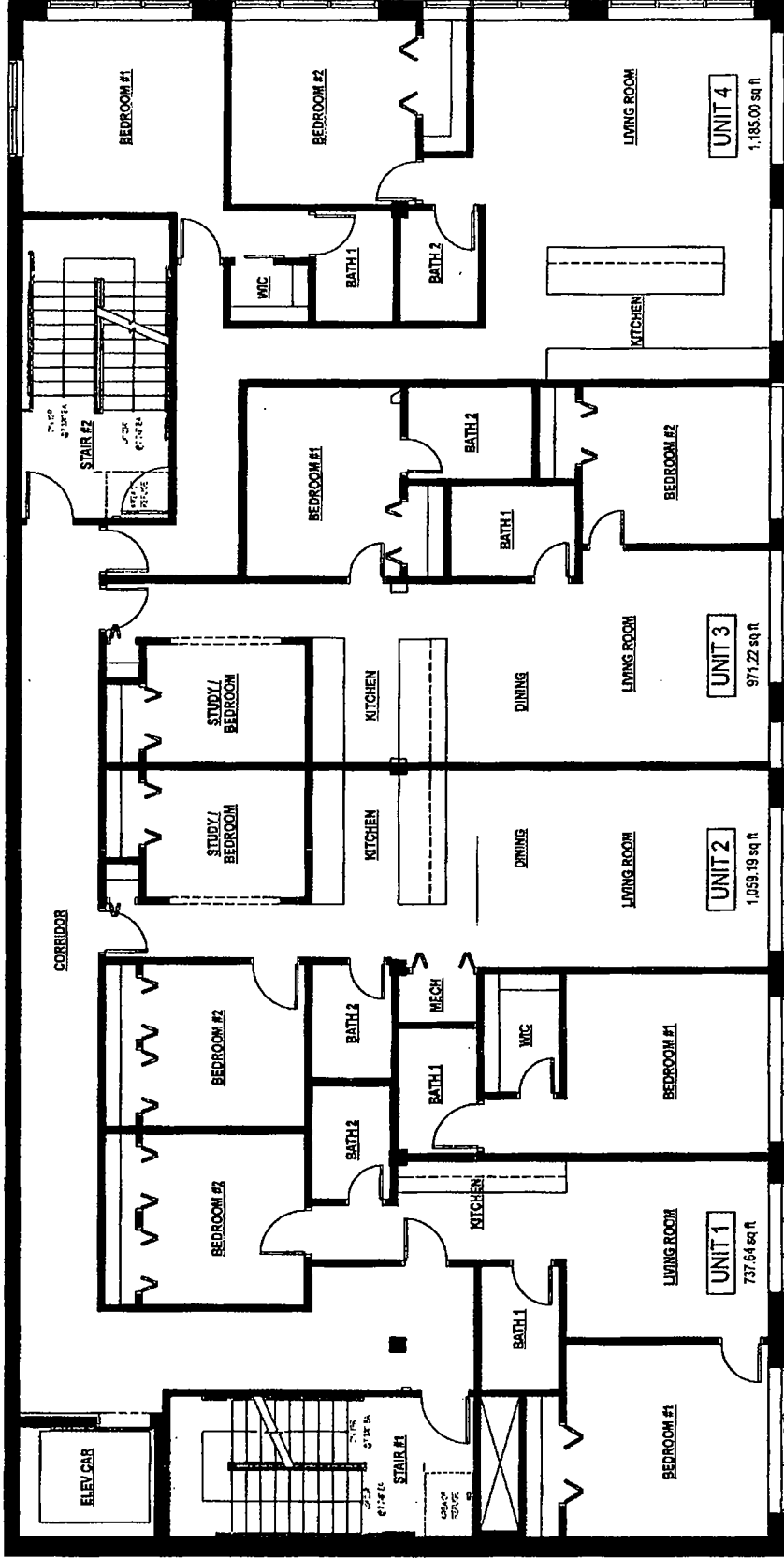
FLOOR AREA, 5,000 SQ FT

PROPOSED SECOND FLOOR PLANS

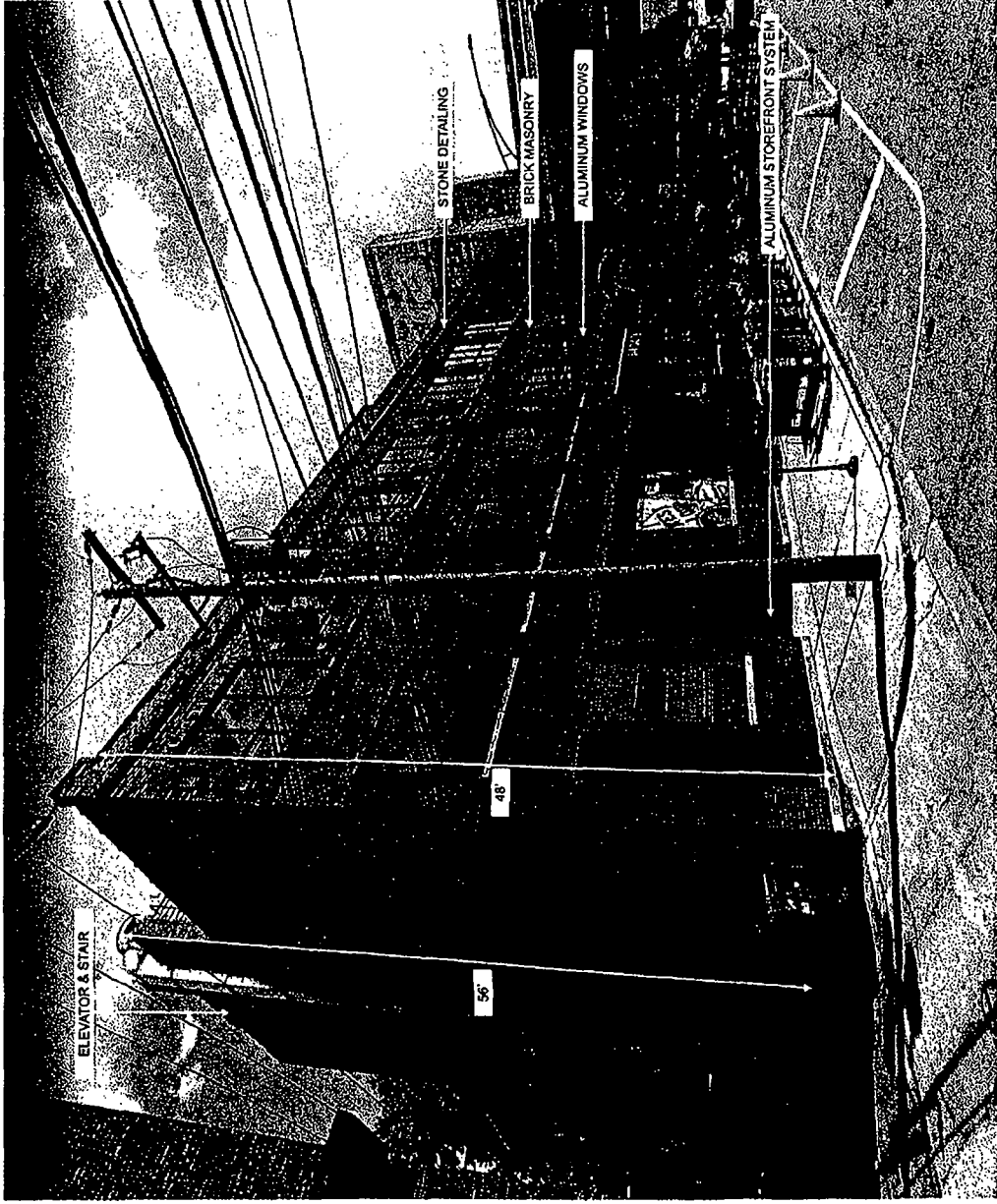


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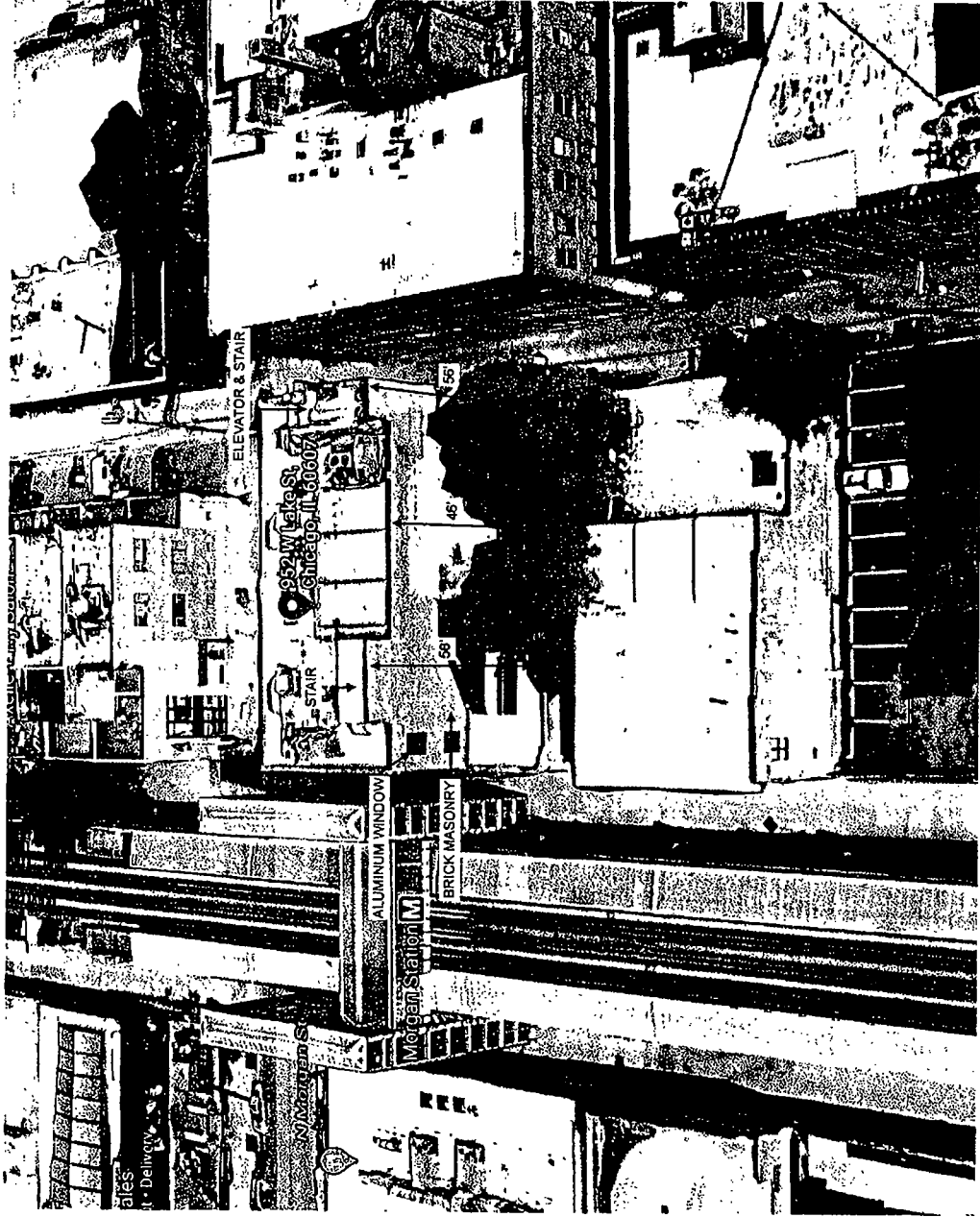


 PROPOSED THIRD FLOOR PLANS



WEST + NORTH
ELEVATION

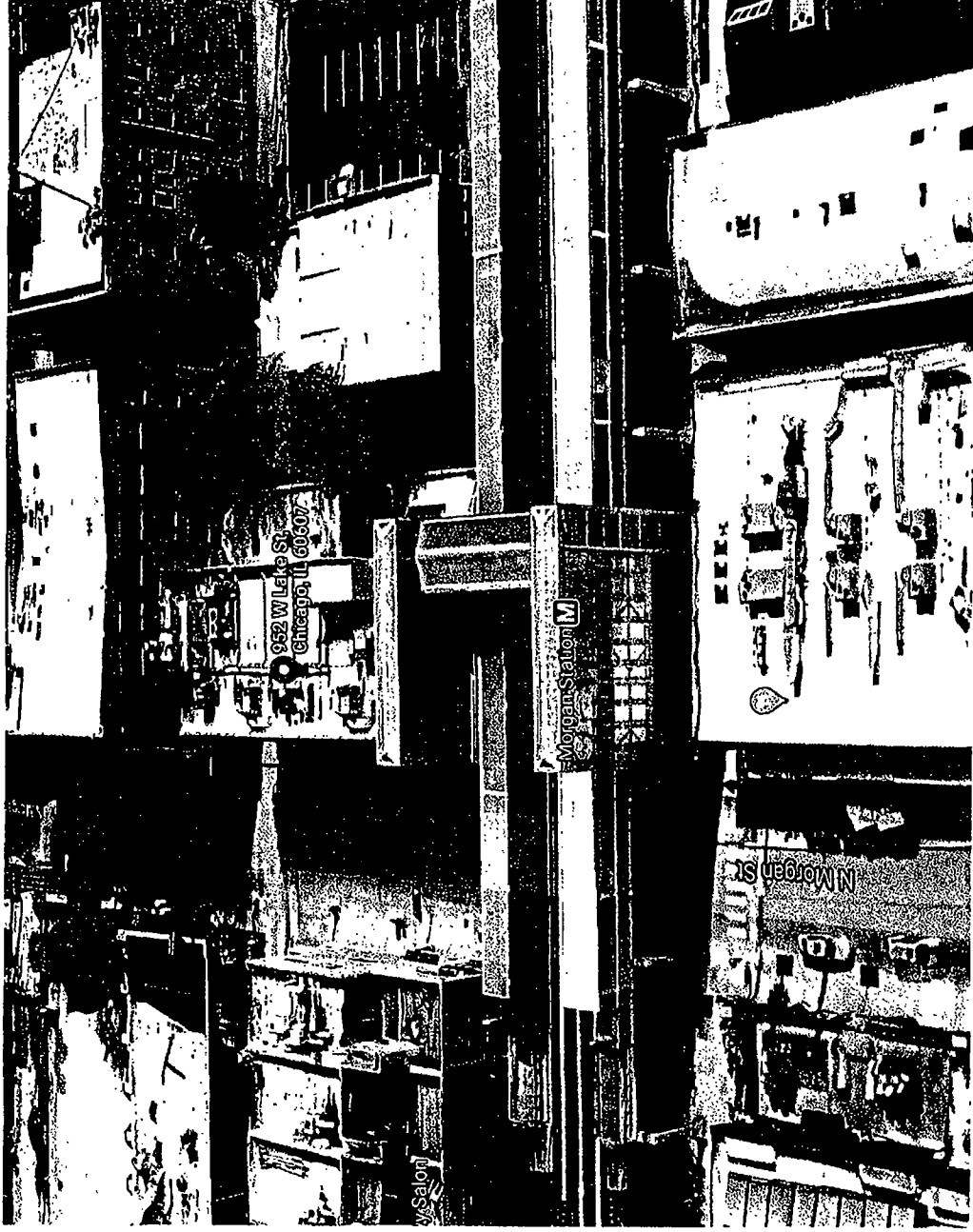
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EAST ELEVATION

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SOUTH ELEVATION

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