

Address: 1121-1125 West Randolph / 129-137 North May Chicago, Illinois

EASTU 56817830.5

Final for Publication

SUBSTITUTE NARRATIVE AND PLANS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 1123 Randolph LLC

Property Location: 1121-1125 West Randolph /129-137 North May Proposed

Zoning: DX-5 Downtown Mixed-Use District Lot Area: 3,250 square feet

1123 Randolph LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1121-1125 West Randolph / 129-137 North May from the DX-3 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District. The Applicant proposes to construct a six-story building on the subject property.

The site is located on the southeast corner of Randolph and May. To the north of the subject property are properties zoned CI-3, to the south is PD 1391 (underlying DX-5) zoning, to the east and west are properties zoned DX-3.

The subject property consists of approximately 3,250 square feet and is currently occupied by a surface parking lot. The Applicant proposes to construct a new mixed-use building for commercial and residential uses.

Parking will not be provided. The subject property is less than 1,320 feet from the Morgan CTA station entrance.

9 bicycle parking spaces will be provided.

NARRATIVE ZONING ANALYSIS

Floor Area and Floor Area Ratio:

3,250 square feet

Total building area:

FAR:

Density (Lot Area Per Dwelling Unit): 363 sf / unit (9 units proposed)

Amount of off-street parking: 0 (Transit-served Location Parking Reduction Proposed.
Approximately 1,011 feet to Morgan CTA Station.)

Setbacks:

- i. Front setback: 4"
- ii. Side setbacks: 4"
- iii. Rear setback: 9'-6.5" feet*

* Applicant will seek approval from the ZBA of a variation to reduce the rear setback requirement for floors containing dwelling units from 30' to 9'-6.5"

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(e) Building height: 70'-0"

(f) Off-street Loading: 0

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ISSUED FOR: TYPE 1 ZONING APPLICATION

1123 WEST RANDOLPH STREET

Chicago, IL 60607

HKS PROJECT NUMBER
XXXXX.XXX
DATE
31 OCTOBER 2018

ISSUED FOR:
TYPE 1 ZONING APPLICATION

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JOB HKS ARCHITECTS, PC

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ONE-WAY TRAFFIC WITH BARRIER

SUMMARY
RETAIL
3,756 SF TOTAL

RESIDENTIAL 9 UNITS
TOTAL (2) 1 BEDROOM (7) 2
BEDROOM

FAR. 5.0

1123 WEST RANDOLPH STREET

Chicago, IL 60607

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ISSUED FOR:
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RETAIL
3,756 SF TOTAL

RESIDENTIAL 9 UNITS TOTAL (2) 1
BEDROOM (7) 2 BEDROOM

FAR 5.0

1123 WEST RANDOLPH STREET

Chicago, IL 60607

HKS PROJECT NUMBER
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DATE
31 OCTOBER 2018

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1123 WEST RANDOLPH STREET
Chicago, IL 60607

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SPANDREL GLASS

1123 WEST RANDOLPH STREET

Chicago, IL 60607

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