



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2016-7934
Type: Ordinance **Status:** Passed
File created: 11/1/2016 **In control:** City Council
Final action: 3/29/2017
Title: Zoning Reclassification Map No. 1-G at 1201 W Lake St - App No. 19021T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2016-7934.pdf, 2. SO2016-7934.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
11/1/2016	1	City Council	Referred	

SUBSTITUTE 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 Cl-2 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

West Lake Street; North Racine Avenue; a line 180.11 feet south of and parallel to West Lake Street, a line 89.08 feet west of and parallel to North Racine Avenue, a line 181.10 feet south of and parallel to West Lake Street, a line 164.08 feet west of and parallel to North Racine Avenue

to those of the DX-5 Downtown Mixed-Use District.

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

FINAL FOR PUBLICATION

Address: 1201 W. Lake Street, Chicago, Illinois

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

Applicant: McCaffery Lake Street LLC Property
Location: 1201 W. Lake Street Zoning: DX-5 Downtown
Mixed-Used District Lot Area: 29,557 square feet

McCaffery Lake Street LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1201 W. Lake Street from the Cl-2 Neighborhood Commercial District to the DX-5 Downtown Mixed-Used District as a Type 1 zoning map amendment.

The subject property consists of 29,557 square feet and is currently occupied by an existing non-conforming commercial building. The Applicant proposes to construct a new 7-story commercial building containing approximately 1,667 square feet of retail and 136,118 square feet of office on floors 2 through 7.

45 parking spaces will be provided. The property is entitled to parking reductions pursuant to the transit-served locations provisions of the Zoning Ordinance, as it is within 1,320 feet from the Morgan CTA entrance.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

29,557 square feet

FAR:

147,785 square feet

Density (Lot Area Per Dwelling Unit)

Amount of off-street parking:

Setbacks:

- i. Front setback: 0 feet
- ii. Side setback (west): 0 feet
- iii. Side setback (east): 0 feet
- iv. Rear setback: 0 feet

Building height: 102 feet

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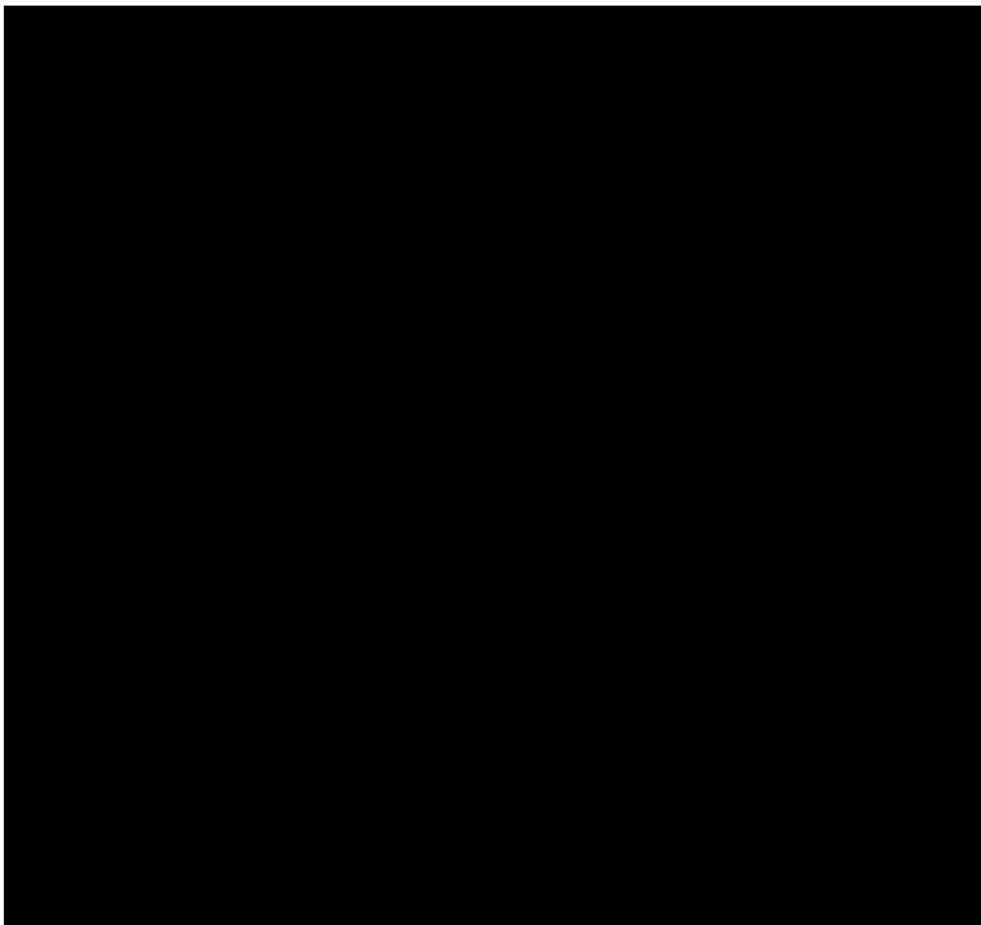
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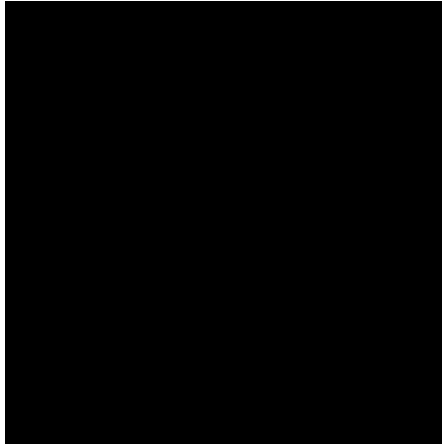
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