



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-3189
Type: Ordinance
Status: Passed
File created: 4/19/2017
In control: City Council
Final action: 5/24/2017
Title: 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
Sponsors: Misc. Transmittal
Indexes: Map No. 2-G
Attachments: 1. O2017-3189 (V1).pdf, 2. O2017-3189.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|---------------------|--------|
| 5/24/2017 | 1 | City Council | Passed | Pass |
| 5/22/2017 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | Pass |
| 4/19/2017 | 1 | City Council | Referred | |

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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:

FLOOR AREA:

Approximately 10,000 square feet

Approximately 190,000 square feet

132 feet

Setbacks:

Front setback (Jackson Blvd) Line:

Rear setback Line: East setback Line: West setback Line:

Zero

25.76 feet

Zero Zero

Automobile Parking Spaces:

Bicycle Parking Spaces:

Loading Berth:

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