Legislation Details (With Text)

File #:	SO2018-8153		
Type:	Ordinance	**Status:**	Passed
File created:	10/31/2018	**In control:**	City Council
		Final action:	6/12/2019
Title:	Zoning Reclassification Map No. 1-G at 1121-1125 W Randolph St/129-137 N May St - App No. 19863T1		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 1-G		
Attachments:	1. O2018-8153.pdf, 2. SO2018-8153.pdf		

Date	Ver.	Action By	Action	Result
6/12/2019	1	City Council	Passed as Substitute	Pass
10/31/2018	1	City Council	Referred	

Final for Publication

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 DX-3 Downtown Mixed Use District symbols and indications as shown on Map 1-G in the area bounded by:

West Randolph Street; a line 50.00 feet east of and parallel to North May Street; the alley next south of and parallel to West Randolph Street; and North May Street;

to those of DX-5 Downtown Mixed Use District.

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

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

EASTU 56817830.5

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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 Cl-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

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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

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TYPE 1 ZONING APPLICATION

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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

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1123 WEST RANDOLPH STREET

Chicago, IL 60607

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Chicago, IL 60607

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1123 WEST RANDOLPH STREET

Chicago, IL 60607

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TYPE 1 ZONING APPLICATION

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