



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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**File #:** O2016-5595, **Version:** 1

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### ORDINANCE

#### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No.2-G in the area bounded by

West Jackson Boulevard; South Green Street; a line 75 feet south of and parallel to West Jackson Boulevard; and the alley next west of and parallel to South Green Street,

**to those of a DX-10 Downtown Mixed-Use District and a corresponding uses district is hereby established in the area above described.**

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

Common addresses of property: 833 West Jackson Boulevard  
17-13-0303-C (1) Narrative Zoning Analysis  
833 West Jackson Street, Chicago, Illinois

Proposed Zoning: DX-10 Downtown Mixed-Use District

Lot Area: 8,793.01 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the erection of a roof deck, with penthouse addition, above the 8<sup>th</sup> Floor of the existing office and retail building. The existing eight-story building is non-conforming under the current Zoning Ordinance and designation. Therefore, a zoning change is required to permit the rooftop buildout and addition. The existing eight-story office and retail (62,430 square feet) building will remain unchanged, but/for the erection of the proposed roof deck (4,300 square feet) and

penthouse addition (3,597.18 square feet). The new proposed rooftop space will be accessible by and for the exclusive use of the tenants of the existing building. No onsite parking is required or intended for the existing building, with new rooftop addition. The existing building, with rooftop addition, will be masonry in construction and measure 96 feet-0 inches in height.

A) The Project's Floor Area Ratio:  
73,797.18 square feet (8.39 FAR) .

B) The Project's Density (Lot Area Per Dwelling Unit):  
No residential units

(C) The amount of off-street parking: Zero (0)

(D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 0 feet-0 inches

c. Side Setbacks:

West: 0 feet-0 inches East: 0 feet-0 inches

(E) Building Height:  
96 feet-0 inches

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