



Office of the City Clerk

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

File #: SO2016-6339, Version: 1

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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 of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map 1-F in the area bounded by:

North LaSalle Street; West Huron Street; the public alley next west of and parallel to North LaSalle Street and the public alley next south of and parallel to West Huron Street;

to those of DX-7 Downtown Mixed-Use District in accordance with the attached narrative and plans.

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

Address: 670-67S North LaSalle, Chicago, Illinois
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SUBSTITUTE NARRATIVE ZONING ANALYSIS AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: LaSalle 676 LLC **Property Location:** 676 N.
LaSalle Zoning: DX-7 Downtown Mixed-Use District
Lot Area: 18,381 square feet

LaSalle 676 LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 670-678 North LaSalle from the DX-7 Downtown Mixed-Use District to the DX-7 Downtown Mixed-Use District as a Type 1 zoning map amendment.

The site is bounded by North LaSalle Street to the east, West Huron Street to the north, a 14 foot public alley to the west and an 18 foot public alley to the south. The property is surrounded by properties zoned DX-7 on the east and west, PD 1251 to the south and property zoned DX-5 to the north.

The subject property consists of approximately 18,381 square feet and is currently occupied by an existing 6-story commercial building and a surface parking lot. The Applicant proposes to add a 2-story addition to the existing 6-story building and erect a new 8-story building addition to the east of and connected to the existing building with a rooftop patio. The development will contain 149 dwelling units with ground floor retail/commercial space. A total of 20 off-street parking spaces will be provided. 17 parking spaces will be located in the basement and an additional 3 parking spaces will be provided at ground level.

NARRATIVE ZONING ANALYSIS

- a) Floor Area Ratio: 7.0
- b) Building Area: 128,677 square feet
- c) Loading: 1 (10 feet x 25 feet)
- d) Density: Lot Area Per Dwelling Unit: 123 square feet (149 dwelling units)
- e) Amount of off-street parking: 20 spaces (Transit-served Location Parking Reduction Proposed.
880 feet to Chicago brown line CTA Station.)
- f) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback (west): 0 feet
 - iii. Side setback (east): 0 feet
 - iv. Rear setback: 22 feet 4 inches (subject to approval as an administrative adjustment)
- g) Building height: 109 feet 7 inches

h) Bicycle spaces: 68 pi

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