



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2016-7934, Version: 1

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### 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 C1-2 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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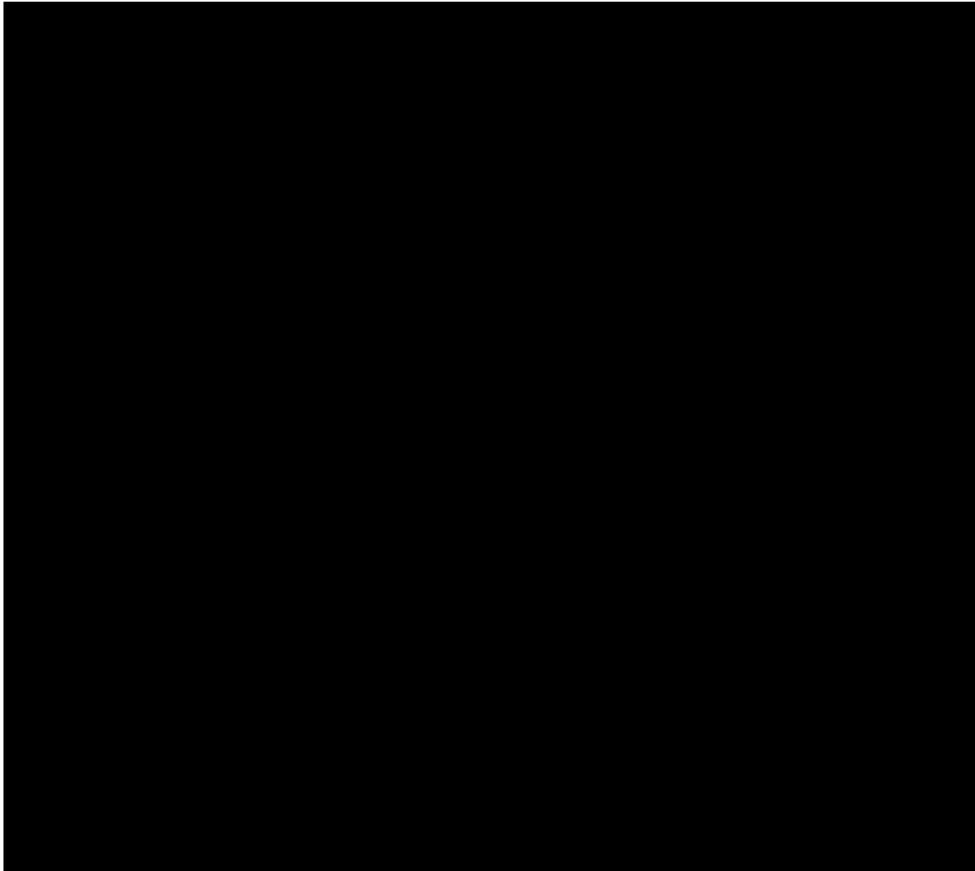
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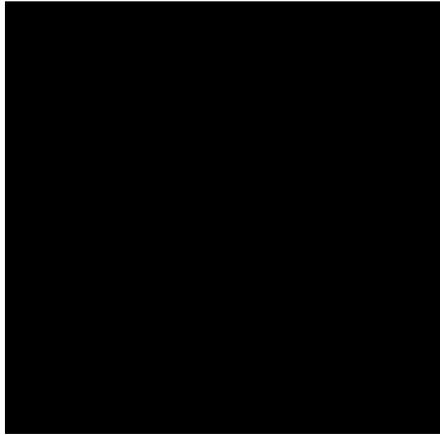
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