



# Office of the City Clerk

City Hall  
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[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: SO2017-3187, 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 the C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:

The public alley next south of West Randolph Street; North Willard Court; a line 200.91 feet north of West Washington Boulevard; the public alley next west of North Willard Court; the public alley next north of West Washington Boulevard; and North Elizabeth Street

to those of a DX-5 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.

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Property Address: 113-27 North Elizabeth Street/120-26 North Willard Court

### **NARRATIVE**

113-27 North Elizabeth Street/120-26 North Willard Court

The subject property consists of a total of approximately 20,906 square feet, which is comprised of two parcels, one fronting on North Elizabeth Street with an address of 113-27 North Elizabeth Street and one fronting on North Willard Court with an address of 120-26 North Willard Court. The property at 113-27 North Elizabeth is improved with a one-story commercial building containing approximately 12,224 square feet. The property at 120-26 North Willard Court is improved surface parking lot containing 22 parking spaces, a portion of which is the subject of a Special Use for off-site parking under Cal No. 360-11-S. The Applicant proposes to rezone the property to DX-5 to allow the building at 113-27 North Elizabeth to be used as an entertainment and spectator sports facility with no on-site parking, and no loading berth.

120-26 North Willard Court

Site Area: FAR:

FLOOR AREA: Commercial Space: Height:

Dwelling Units: Setbacks:

North Property Line: East Property Line: West Property Line: South Property Line:

13,063 square feet .94

12,224 square feet                      0.00 square feet  
None

Approximately 12,224 square feet None 31 feet 3.50 inches (existing) None  
Zero Zero Zero Zero

None

Zero Zero Zero Zero

Automobile Parking Spaces: None Loading Berth: None

22 spaces (existing) None

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robert g. lyon + associates, inc.