



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2019-4101, Version: 1

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 M2-3 Light Industry District symbols and indications as shown on Map 1-G in the area bounded by: ,

' North Morgan Street; a line 230.11' feet north of and parallel to West Kinzie Street;
a line 125.80' east of and parallel to North Morgan Street, a line 234.54' north of
and parallel to West Kinzie Street, North Sangamon Street; West Kinzie Street;

to those of DS-5 Downtown Service District.

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

Address: 401-425 North Morgan / 932-954 West Kinzie / 400-424 North Sangamon, Chicago, Illinois

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NARRATIVE ZONING ANALYSIS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 401 Morgan, LLC

Property Location: 401-425 North Morgan / 932-954 West Kinzie / 400-424 North Sangamon

Proposed Zoning: DS-5 Downtown Service District Lot Area: 58,451 square feet

401 Morgan, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 401-425 North Morgan / 932-954 West Kinzie / 400-424 North Sangamon from M2-3 Light Industry District to the DS-5 Downtown Service District.

The site is located on the northwest corner of North Morgan Street and West Kinzie Street. The site is located within the Kinzie Industrial Corridor and in the Downtown Expansion Area per Section 17-1-1500 of the Zoning Ordinance effective June 1, 2016. To the north of the subject property are properties zoned M2-2 and B3-2, to the south are properties zoned C2-2, to the east are properties zoned M2-3 and DS-5, and west are properties zoned M2-3 and C1-5.

Morgan Manufacturing, an approximately 32,000 square foot indoor special event space, operates at the subject property. The change in zoning will bring the operation of this use into conformity with zoning with respect to parking and will allow the Applicant to reactivate an existing outdoor rooftop patio. No new improvements are proposed.

The subject property consists of approximately 58,451 square feet of site area and is currently occupied by an existing building with height varying from single to four stories and a surface parking lot. In addition to the indoor special event space, the existing building contains commercial uses including office and restaurant uses. The Applicant proposes to re-establish an outdoor rooftop patio to serve the indoor special event space. No new exterior construction or improvements are proposed.

Thirty-nine vehicular parking spaces are provided. The subject property is less than 1,320 feet from the Morgan CTA station entrance.

NARRATIVE ZONING ANALYSIS

- a) Floor Area and Floor Area Ratio:
- i. Lot area: 58,451 square feet
 - iii. Total building area: 74,601 square feet
 - iv. FAR: 1.27
- b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)
- c) Amount of off-street parking: 39
- d) Setbacks:
- i. Front setback: 0'
 - ii. Side setbacks: 0'
 - iii. Rear setback: 0'
- e) Building height: 55'-2
- f) Off-street Loading: 0

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