



Office of the City Clerk

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

File #: SO2020-1875, Version: 1

FINAL FCI?
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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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

a line 15 feet north of and parallel to West Randolph Street; North Sangamon Street;
West Randolph Street; a line 100 feet west of and parallel to North Sangamon Street; a
line 65 feet north of and parallel to West Randolph Street; a line 125 feet west of and
parallel to North Sangamon Street;

to those of the DX-5 Downtown Mixed-Use District and a corresponding use 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.

932-940 W. Randolph St. & 150-158 N. Sangamon St.

FINAL FOR PUBLICATION

Substitute Narrative and Plans

Project Narrative and Plans - Type 1 Zoning Amendment

L3 932 W Randolph LLC is the property owner of 923-940 West Randolph Street and 150-1 "34 N. Sangamon St. The proposed project will seek a zoning map amendment to change the zoning district from C1 -2 to DX-5 for the subject property in order to renovate and build an addition to an existing three story building to be used for retail and office space.

The existing building is a non-contributing building in a Landmark District. The proposed project will renovate the existing brick building and add an addition to create a three story brick, glass, and steel building on the subject property. The proposed building will be approximately 32,329 square feet with approximately 9,954 square feet of

retail space, approximately 19,413 square feet of office space, and approximately 2,962 square feet of common space. The property owners are currently in discussions with national tenants that are interested in the building. These tenants would enhance the neighborhoods, the block and the historic district.

A. Floor Area Ratio: 2.54 (32,329 SF).

B. Density: No dwelling units.

C. Off-street Parking: 0 parking spaces.

D. Setbacks: Front: 0'-0"

Side: West: 0'-0" East: 0'-0"

Rear: 0'-0" 59 feet.

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