



City of Chicago



SO2019-4344

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/12/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1234-1248 W Fulton Market/301-315 N Elizabeth St - App No. 20059T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current M2-3 Light Industry District symbols and indications as shown on Map No. 1-G in the area bounded by:

a line 150.50 feet north of West Fulton Market Street; a line 131.60 feet east of North Elizabeth Street; West Fulton Market; and North Elizabeth Street

to those of a DS-3 Downtown Service District.

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

Address: 1234-48 West Fulton Market/301-15 North Elizabeth Street

SUBSTITUTE NARRATIVE AND PLANS
1234-48 West Fulton Market Street/301-15 North Elizabeth Street
TYPE I REGULATIONS
AMENDED TO BE A TYPE I ZONING AMENDMENT APPLICATION

Narrative: The subject property consists of 19,825 square feet and is currently improved with a one-story commercial building with eight parking spaces and one loading space. The Applicant proposes to rezone the property from a M2-3 Light Industry District to a DS-3 Downtown Service District to convert the existing building into a general office, consisting of approximately 14,000 square feet, with eight parking spaces and one loading space. There will be no residential use and no change to the existing height of 25 feet.

Lot Area: 19,825 square feet

FAR: 0.71

FLOOR AREA: 14,000 square feet

Height: 25.00 feet

Automobile Parking: 8

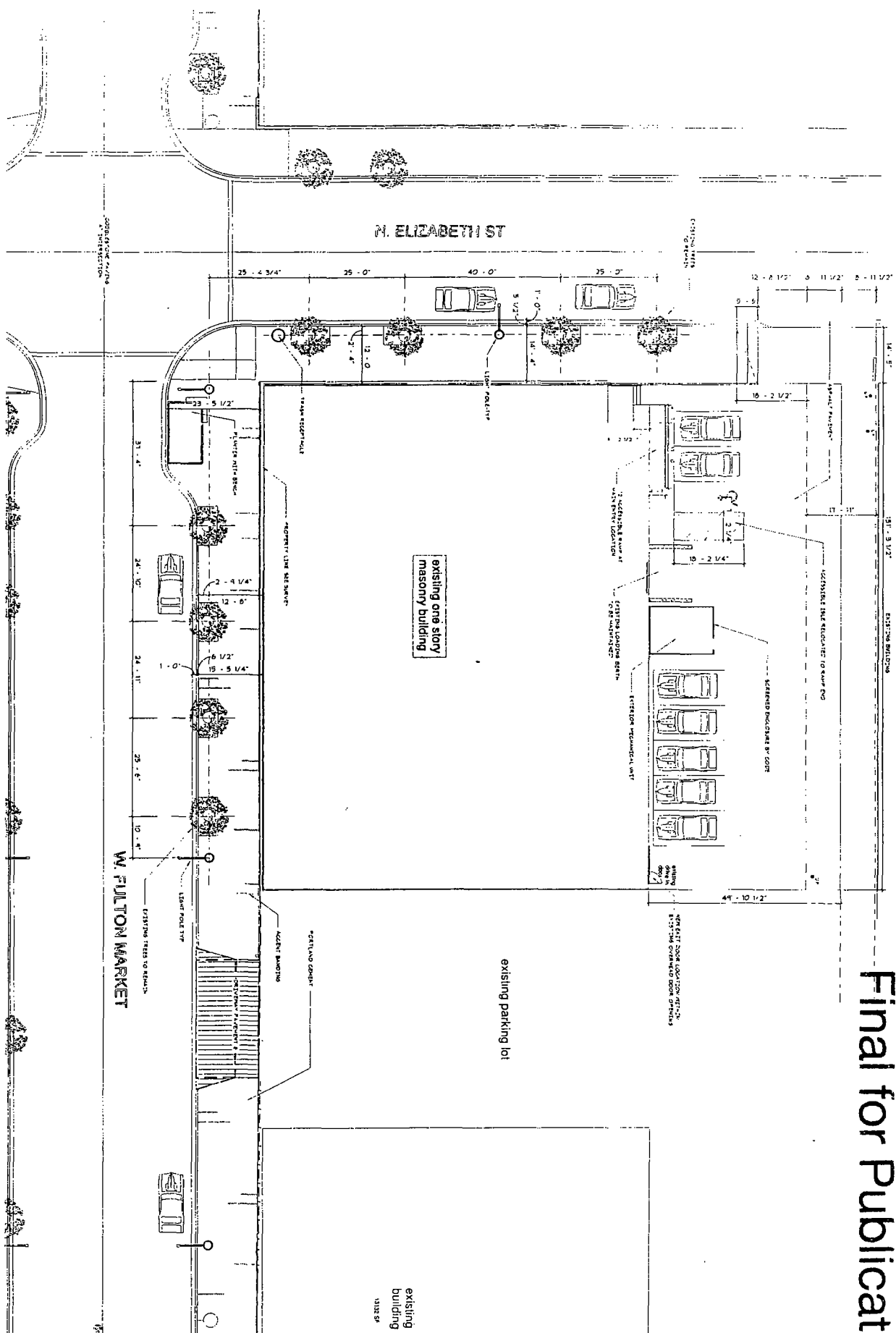
Loading: 1

Setbacks:

Front (West Fulton Market Street):	0 feet
West Side (North Elizabeth Street):	0 feet
North Side (Rear):	50.33 feet
East Side:	0 feet

*Photo elevations and site plan attached.

Final for Publication



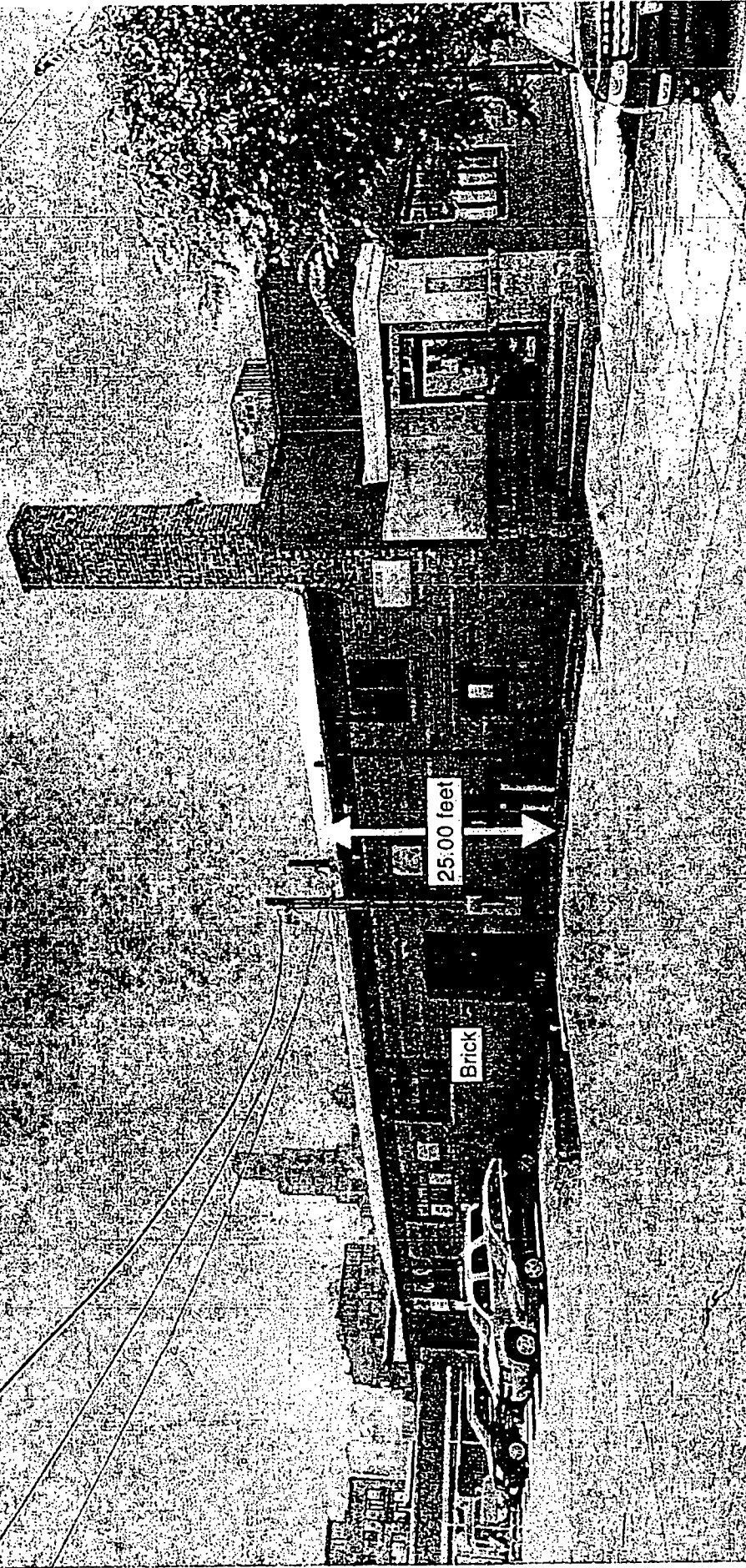
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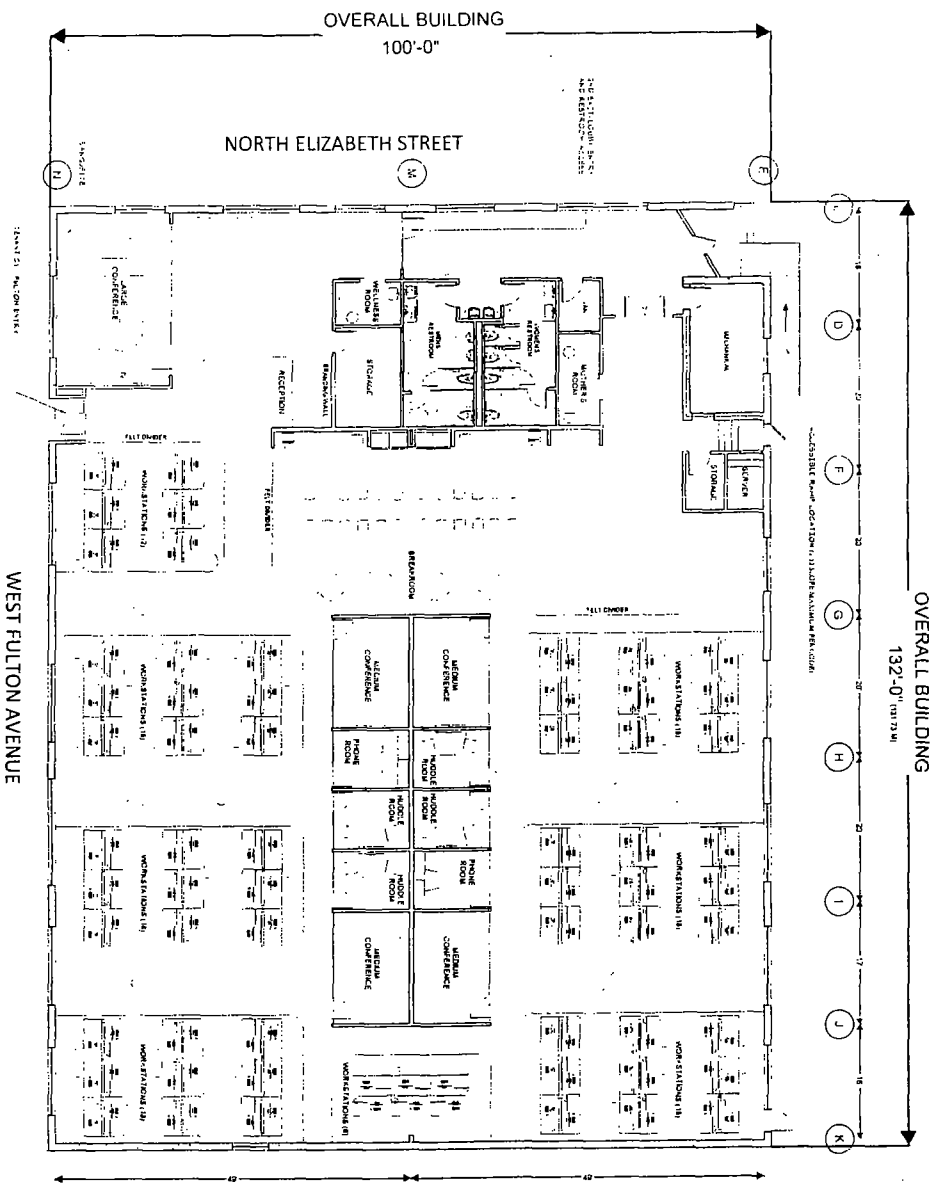
1234 FULTON OFFICE
CHICAGO, IL 60607

SITE PLAN

Final for Publication

North Elevation





OFFICE TENANT
APPROX. 12,984 RSF
101 RSF/PERSON
126 WORKSTATIONS
002 RECEPTION
001 LARGE CONFERENCE
005 MEDIUM CONFERENCE
004 HUDDLE ROOMS
002 PHONE ROOMS
002 MOTHER'S / WELLNESS RM

08/02/2019

1234 WEST FULTON OFFICE

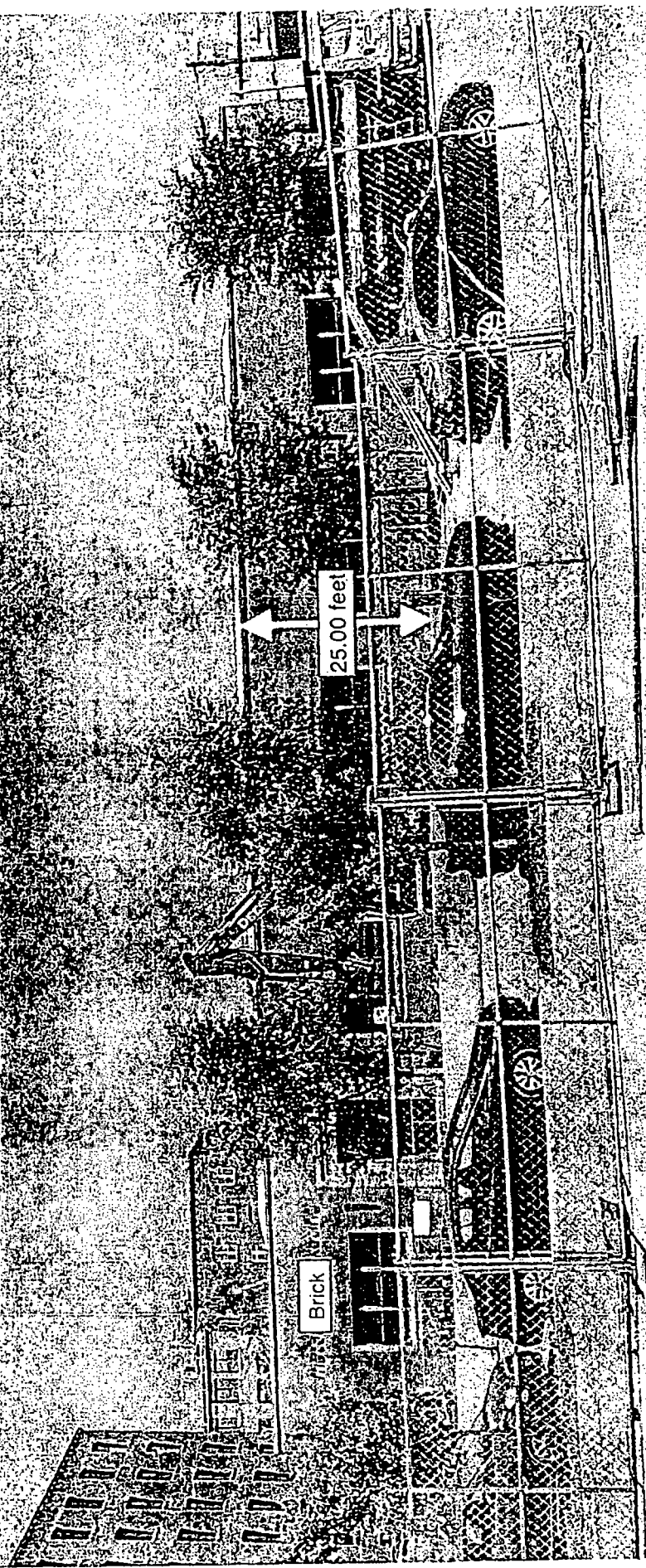
Floor Plan

Scale: 1/8" = 1'-0"

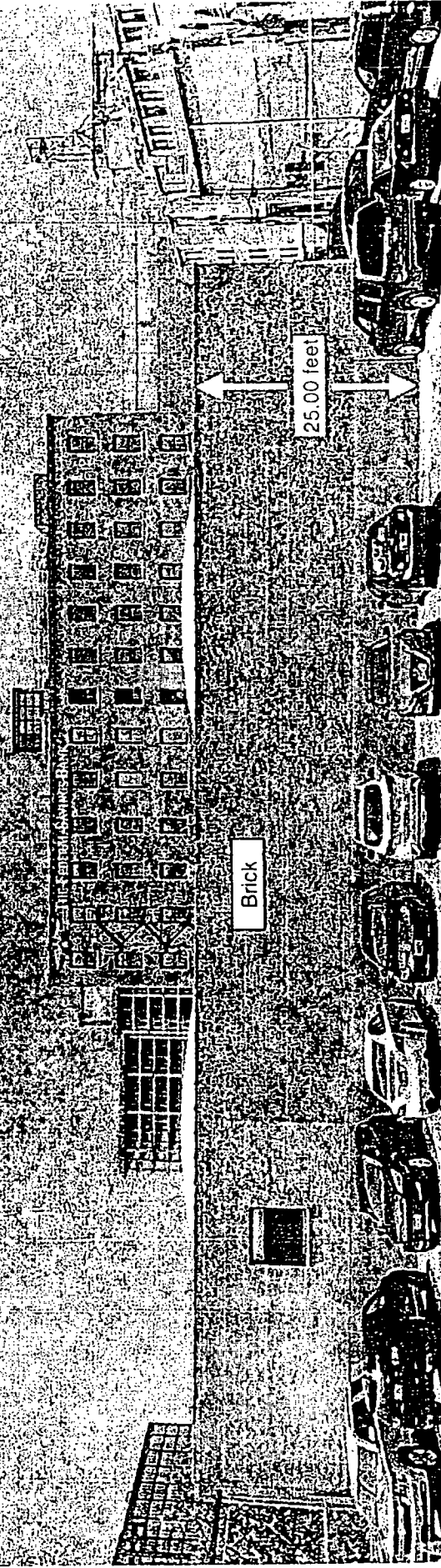
FLOORPLAN

South Elevation

Final for Publication



East Elevation



Final for Publication

West Elevation

