



City of Chicago



SO2019-6847

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 308-338 S Green St and 832-842 W Van Buren St - App No. 20179T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-G in the area bounded by:

a line 320.00 feet north of and parallel to West Van Buren Street; South Green Street; West Van Buren Street; and the public alley next west of and parallel to South Green Street

to those of a DX-7 Downtown Mixed-Use District.

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

Address: 308-38 South Green Street / 832-42 West Van Buren Street

**AMENDED TO BE A TYPE 1
ZONING AMENDMENT APPLICATION
NARRATIVE AND PLANS**

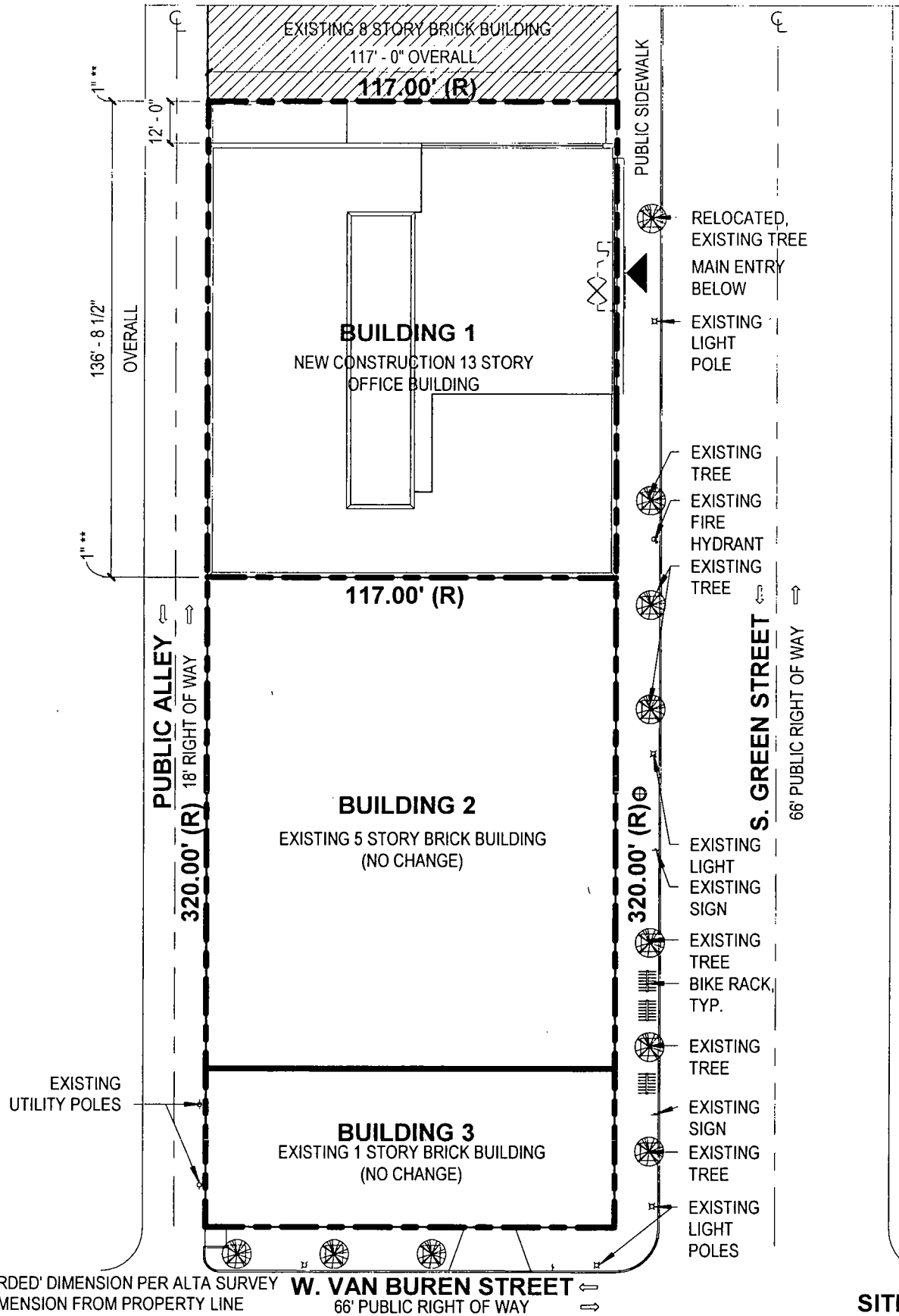
308-38 South Green Street/832-42 West Van Buren Street

Narrative: The subject property is improved with a one-story commercial building with approximately 5,000 square feet of commercial space, a five-story commercial building with approximately 5,500 square feet of ground floor commercial space and 75,400 square feet of office space on the upper floors, and a surface parking lot with 54 automobile parking spaces. The Applicant proposes to rezone the property from a DX-5 Downtown Mixed-Use District to a DX-7 Downtown Mixed-Use District to construct a thirteen-story commercial building on the surface parking lot. The new building will contain approximately 3,000 square feet of ground-floor commercial space, 156,950 square feet of office space on the upper floors, 3 loading berths, and 102 automobile parking spaces. In total there will be 13,500 square feet of commercial space, 232,350 square feet of office space, 3 loading berths and 102 automobile parking spaces. The proposed height of the building will be 167 feet 6 inches. The Applicant proposes no changes to the two existing buildings.

Lot Area:	37,440 square feet
FAR:	6.60
Gross Floor Area:	245,850 square feet
Height:	167 feet 6 inches
Automobile Parking:	102
Loading:	3

Setbacks:	
Front (North Green):	None
East Side:	None
West Side:	None
Rear (alley):	None

A set of plans is included.



SITE PLAN

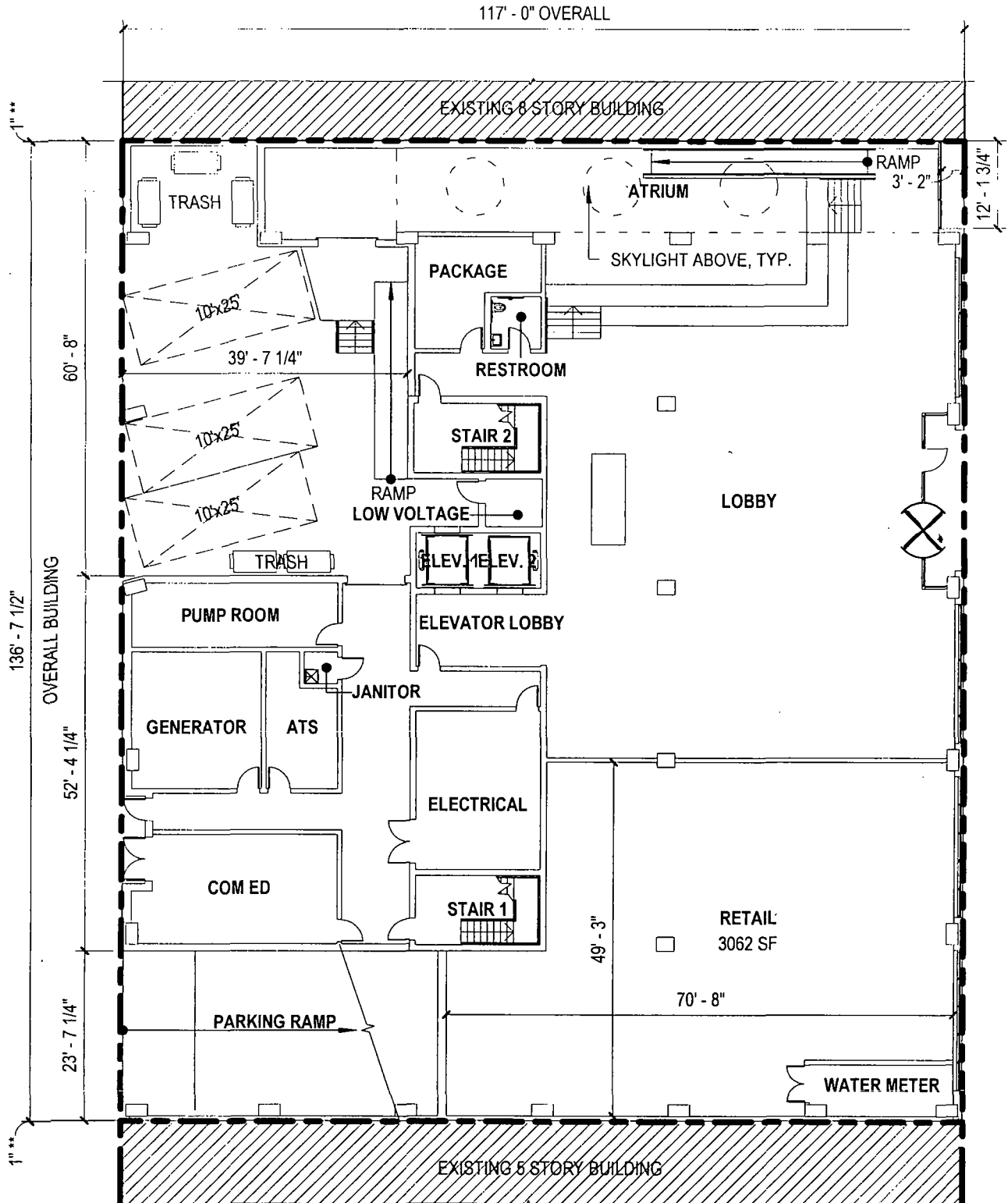
FitzGerald Associates
Architects

308-38 S. Green St. / 832-42 W. Van Buren St.



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A1.0



** DIMENSION FROM PROPERTY LINE

BUILDING 1 : GROUND FLOOR PLAN

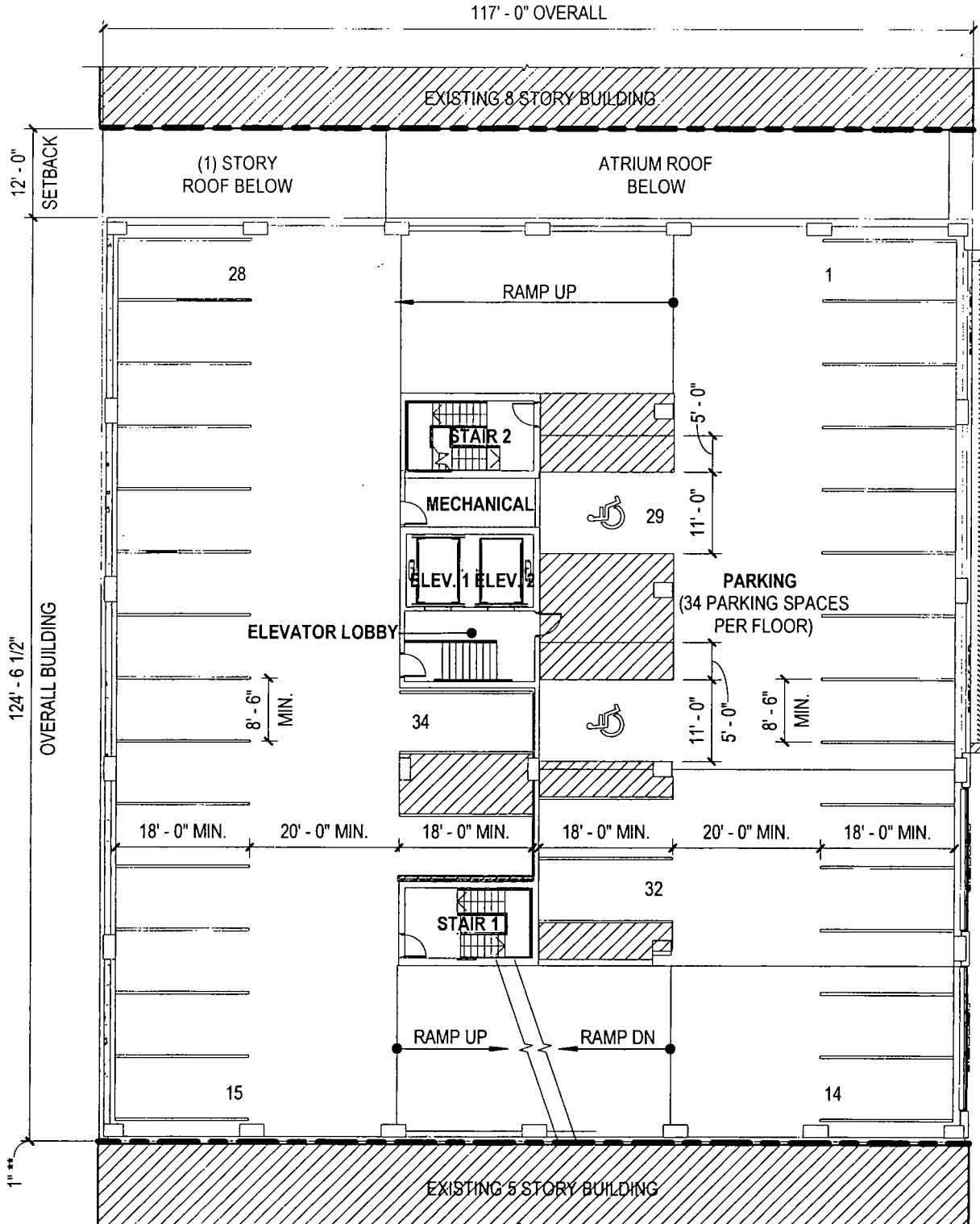
FitzGerald Associates
Architects

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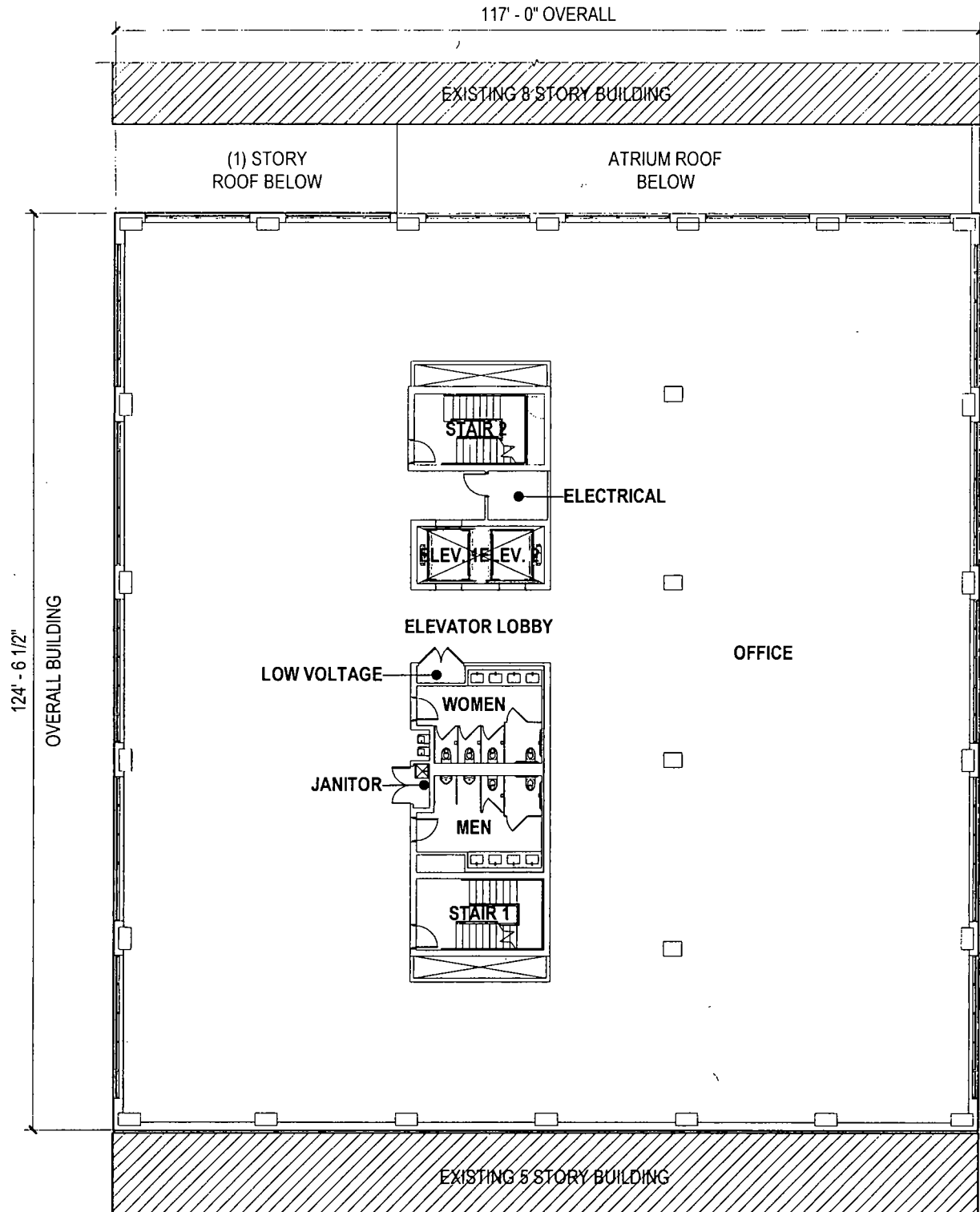


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BUILDING 1 : TYPICAL PARKING FLOOR PLAN | FLOORS 2-4



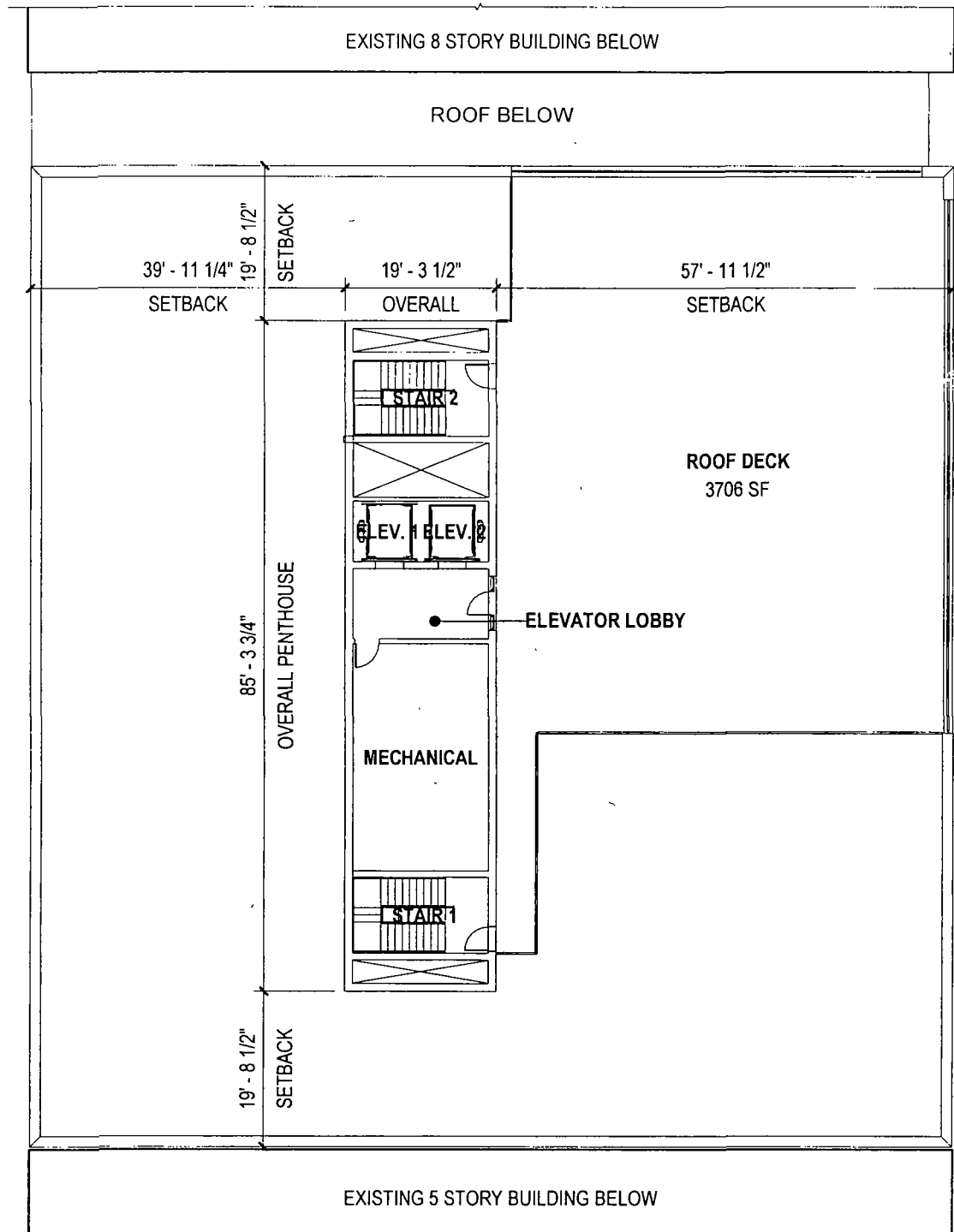
BUILDING 1 : TYPICAL OFFICE FLOOR PLAN | FLOORS 5-12

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Architects

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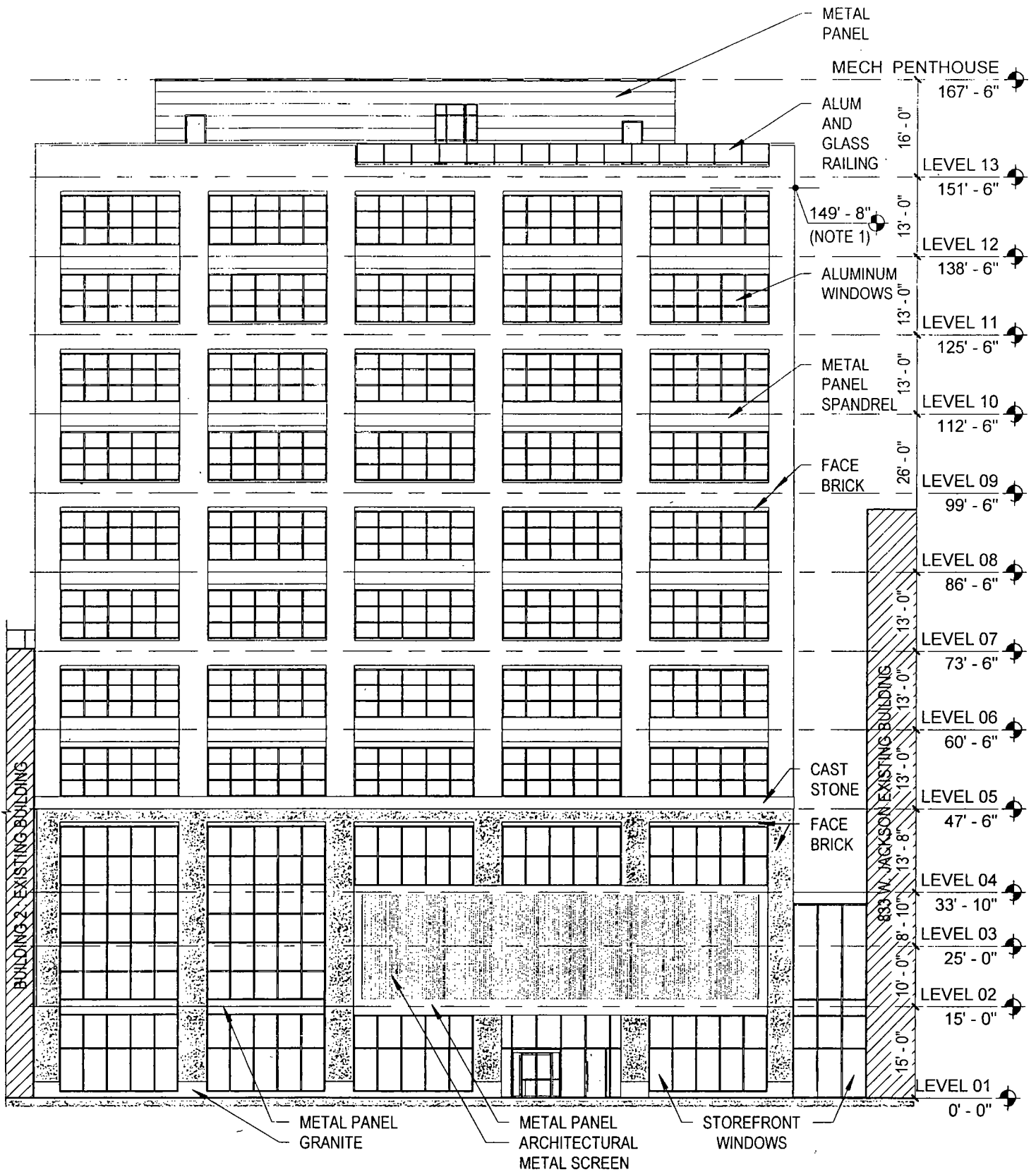
BUILDING 1 : PENTHOUSE/ROOF PLAN

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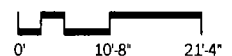


NOTE 1: 149' - 8" ELEVATION MEASURED TO BOTTOM OF ROOF STRUCTURE

BUILDING 1: EAST ELEVATION

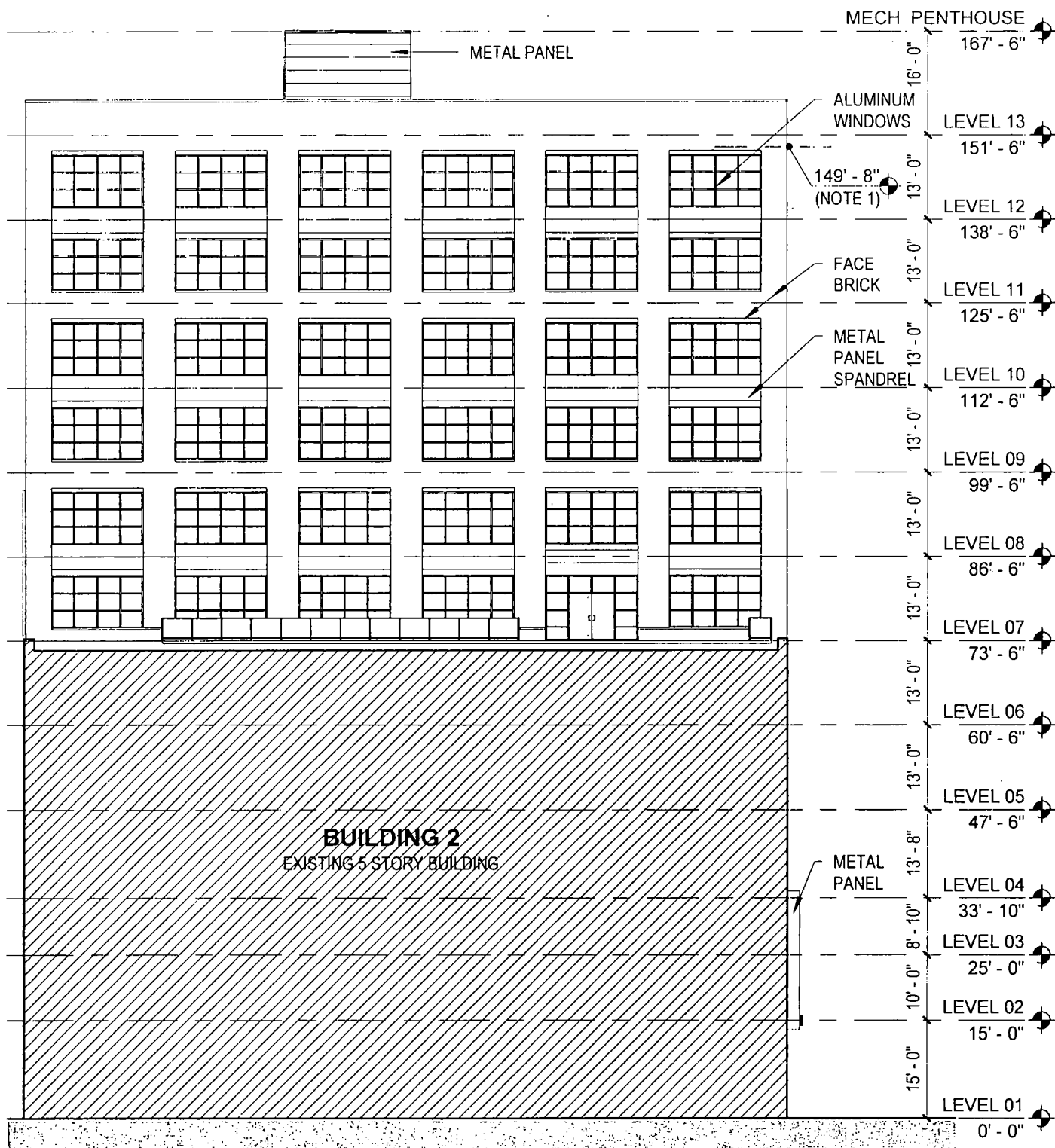
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Architects

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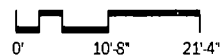


NOTE 1: 149' - 8" ELEVATION MEASURED TO BOTTOM OF ROOF STRUCTURE

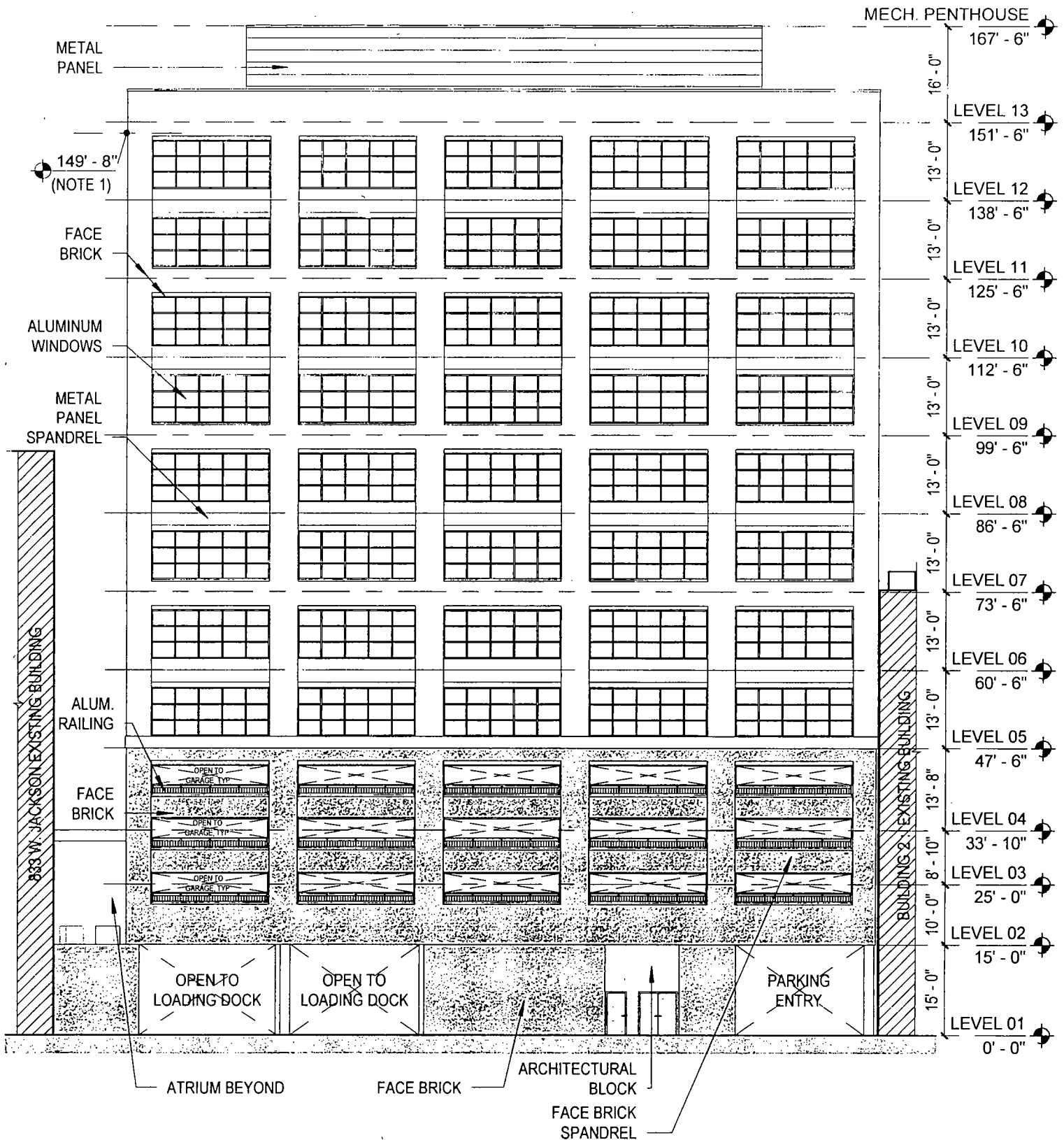
BUILDING 1 : SOUTH ELEVATION

FitzGerald Associates
Architects

308-38 S. Green St. / 832-42 W. Van Buren St.



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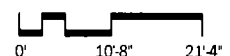


NOTE 1: 149' - 8" ELEVATION MEASURED TO BOTTOM OF ROOF STRUCTURE

BUILDING 1: WEST ELEVATION

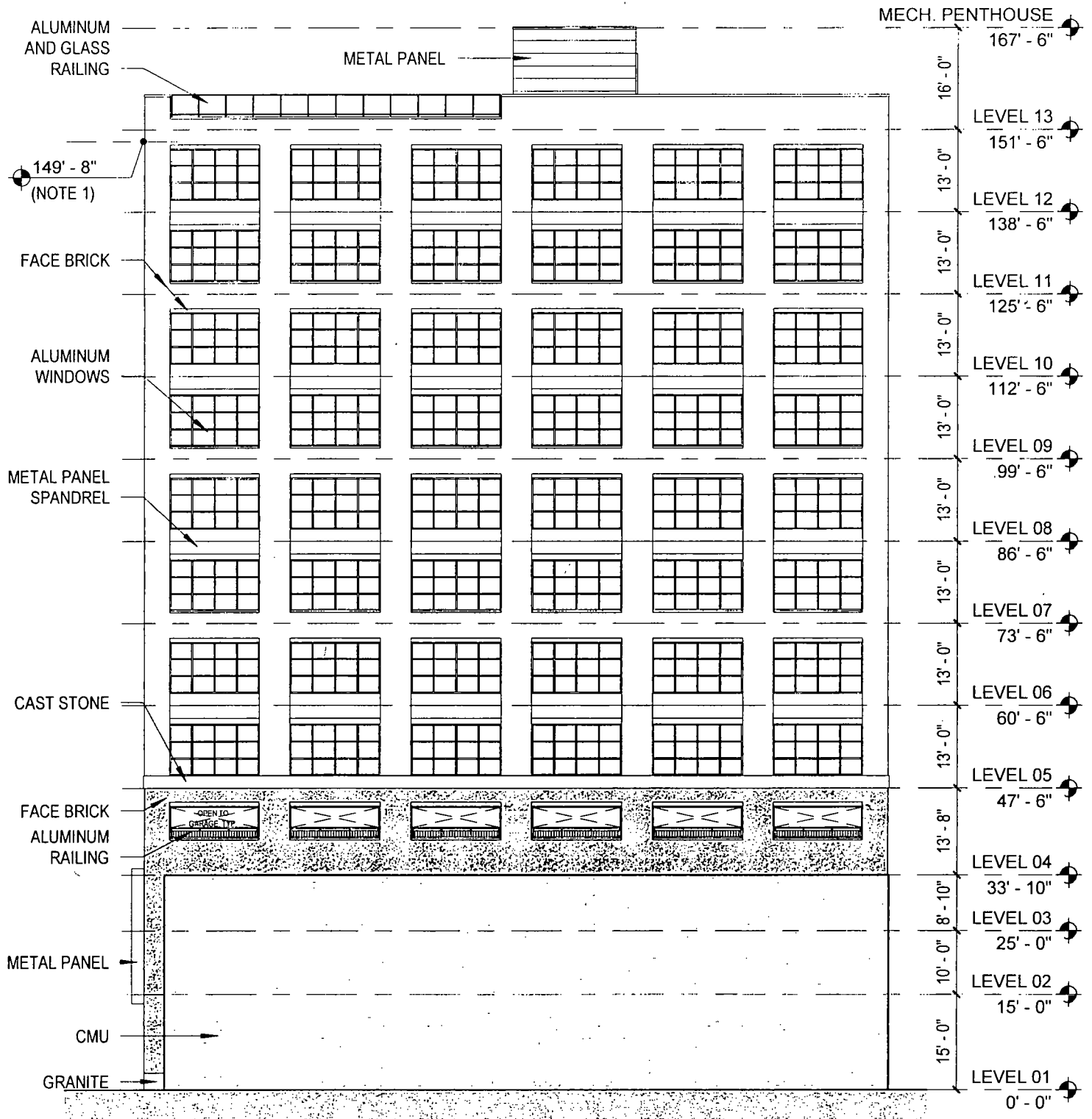
FitzGerald Associates
Architects

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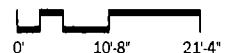


NOTE 1: 149' - 8" ELEVATION MEASURED TO BOTTOM OF ROOF STRUCTURE

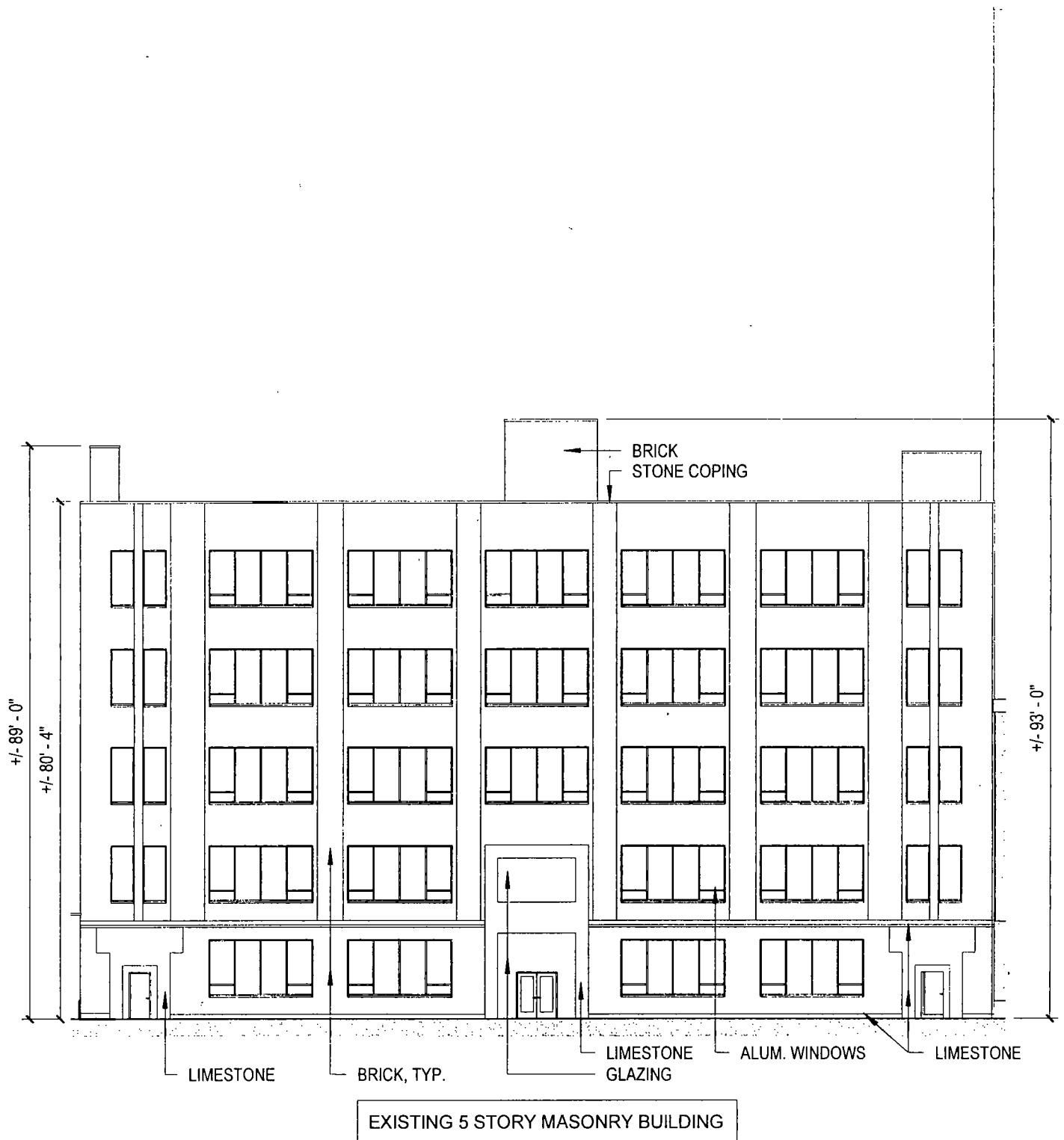
BUILDING 1: NORTH ELEVATION

FitzGerald Associates
Architects

308-38 S. Green St. / 832-42 W. Van Buren St.



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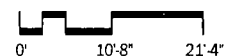


* ALL EXTERIOR MATERIALS ARE EXISTING TO REMAIN

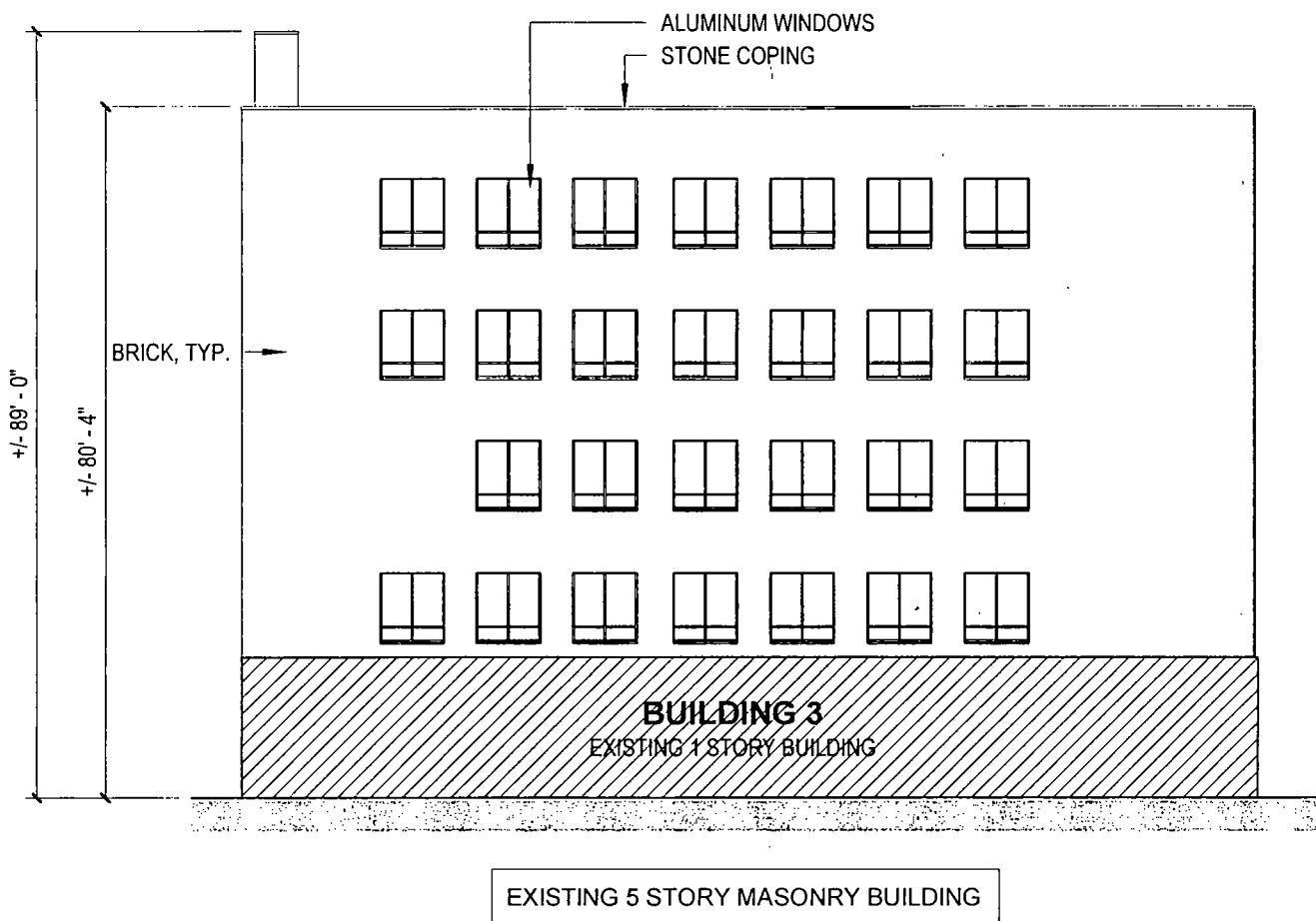
BUILDING 2 (EXISTING) : EAST ELEVATION

FitzGerald Associates
Architects

308-38 S. Green St. / 832-42 W. Van Buren St.



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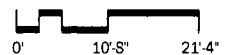


* ALL EXTERIOR MATERIALS ARE EXISTING TO REMAIN

BUILDING 2 (EXISTING) : SOUTH ELEVATION

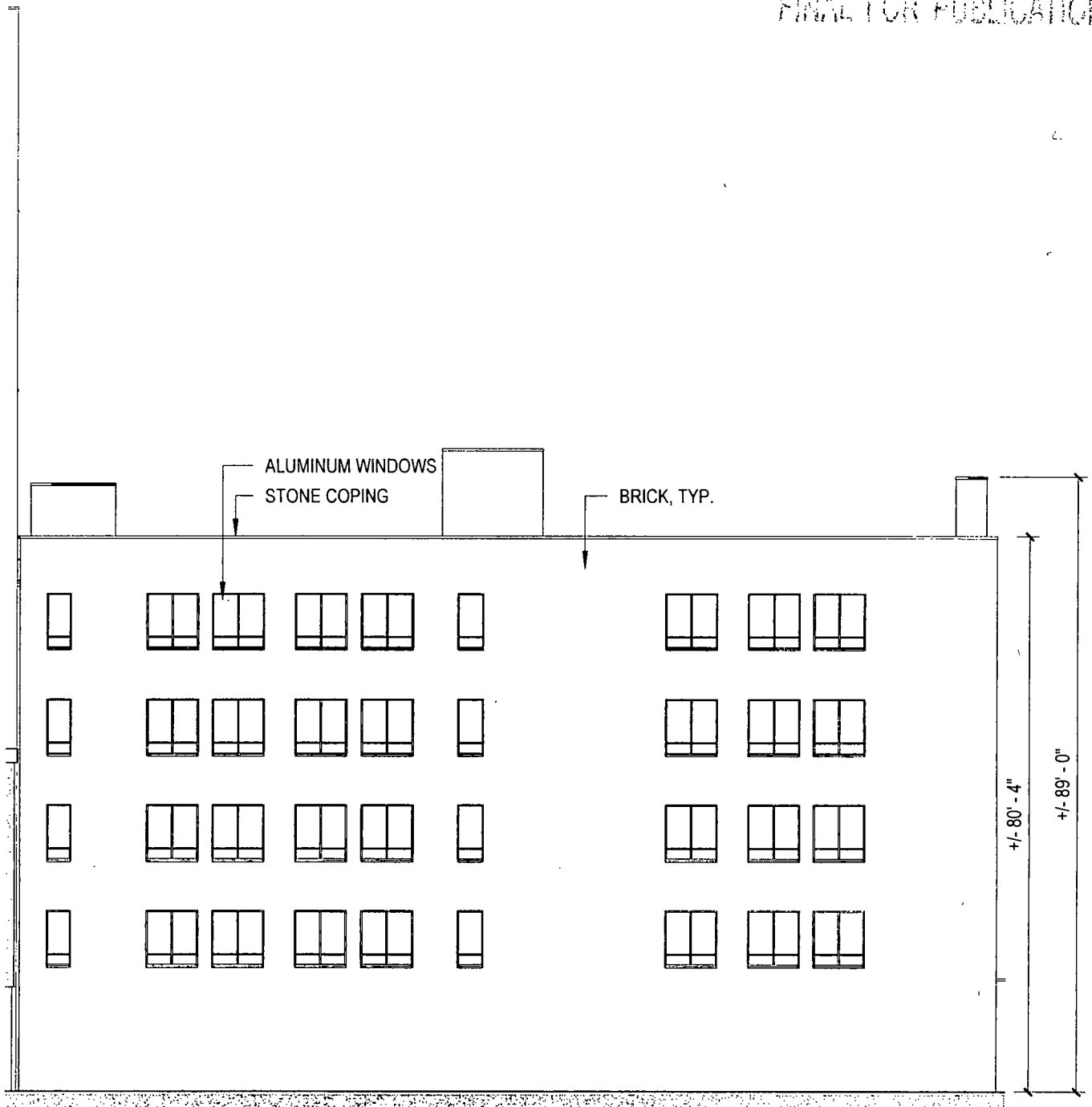
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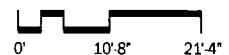
EXISTING 5 STORY MASONRY BUILDING

* ALL EXTERIOR MATERIALS ARE EXISTING TO REMAIN

BUILDING 2 (EXISTING) : WEST ELEVATION

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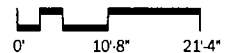
FINAL FOR PUBLICATION



BUILDING 2 (EXISTING) : NORTH ELEVATION

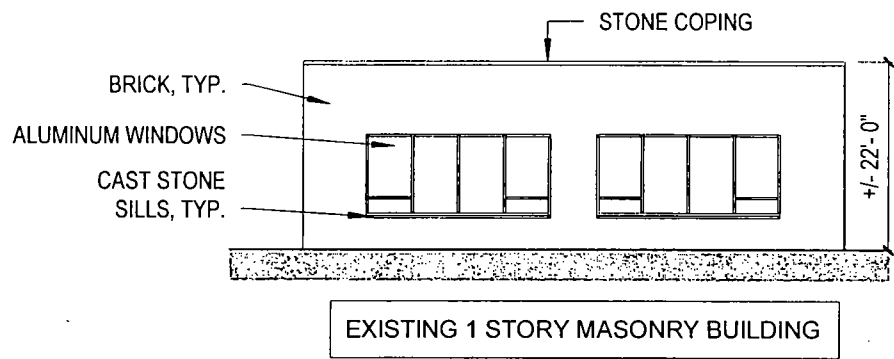
FitzGerald Associates
Architects

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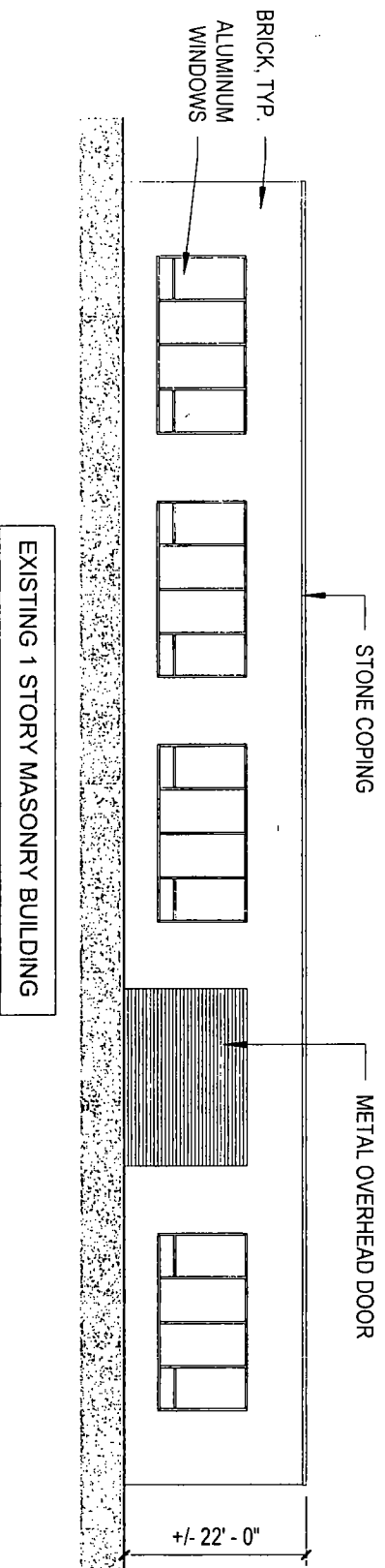
BUILDING 3 (EXISTING) : EAST ELEVATION

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* ALL EXTERIOR MATERIALS ARE EXISTING TO REMAIN

BUILDING 3 (EXISTING) : SOUTH ELEVATION

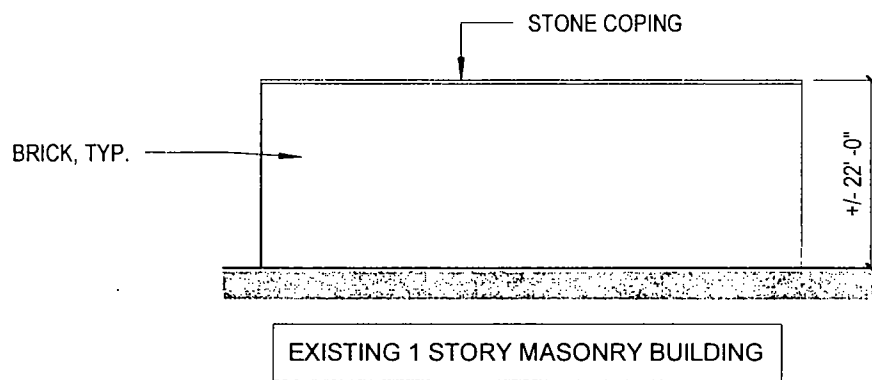
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Architects

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* ALL EXTERIOR MATERIALS ARE EXISTING TO REMAIN

BUILDING 3 (EXISTING) : WEST ELEVATION

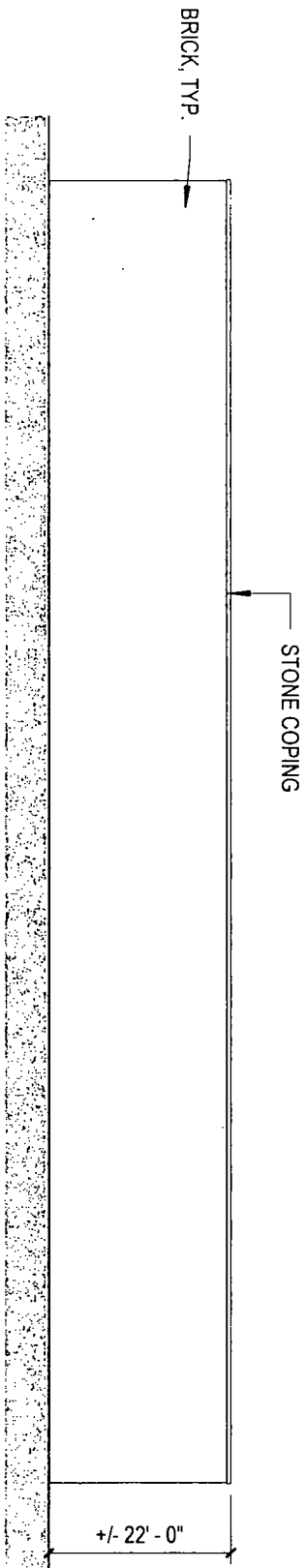
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EXISTING 1 STORY MASONRY BUILDING

BUILDING 3 (EXISTING) : NORTH ELEVATION

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