



Office of the City Clerk

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Legislation Text

File #: SO2019-4344, Version: 1

Final for Publication

S U B S T I T U T E O R D I N A N C E

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

Final for Publication

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): West Side (North Elizabeth Street): North Side (Rear): East Side:

0 feet 0 feet

50.33 feet 0 feet

* Photo elevations and site plan attached.

OVERALL BUILDING_ 100-0"

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