

# Legislation Details (With Text)

File #:	SO2	2019-4344					
Туре:	Ordi	nance	Status:	Passed			
File created:	6/12	6/12/2019 In contr		City Council			
			Final action:	10/16/2019			
Title:	Zoning Reclassification Map No. 1-G at 1234-1248 W Fulton Market/301-315 N Elizabeth St - App No. 20059T1						
Sponsors:	Misc. Transmittal						
Indexes:	Map No. 1-G						
Attachments:	1. O2019-4344.pdf, 2. SO2019-4344.pdf						
Date	Ver.	Action By	Ac	tion	Result		
10/16/2019	1	City Council	Pa	ssed as Substitute	Pass		
6/12/2019	1	City Council	Re	eferred			

# **Final for Publication**

### <u>S U B ST n UT E 0 R D IN AN CE</u>

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

# <sup>p</sup>inal 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 1 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"

NJ

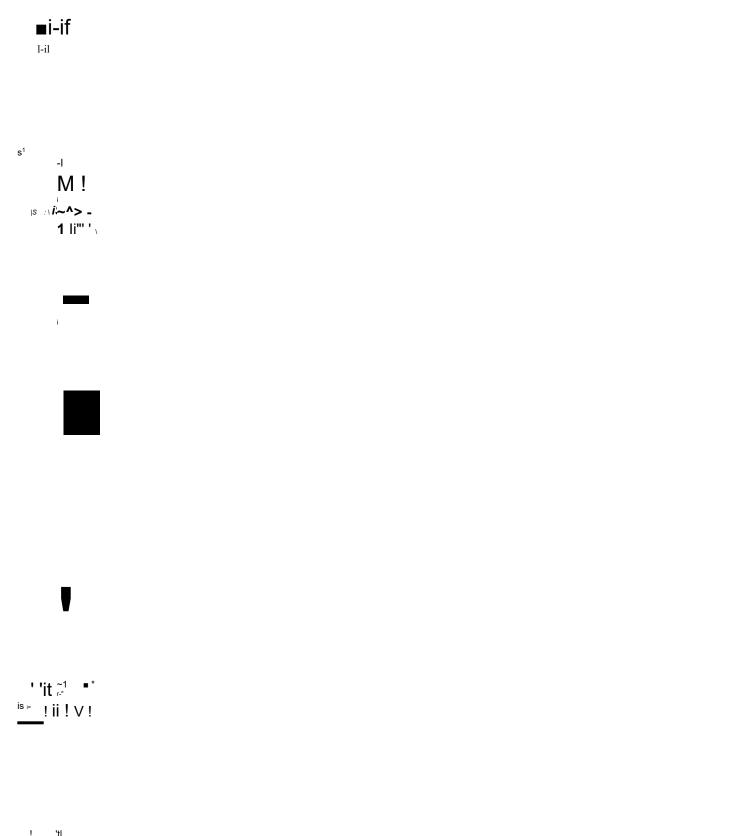
m

c r- -1 o > < 0\*

**rx** t*i*f

tit

: Mr



!...'tl rii!

""It. i I Otii [1		
-i- i Ik <sub>£E1</sub>		i-fl !ir., ji i
		i
© j©:		
i©		
©		
ÔÔ		
o < m <sub>73</sub>		

o ca ₅= C ^i~ c D 2 - O I ^ 1 O = TI

0 0 ~D ⊧> 2