



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2019-6847, Version: 1

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 live-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:

245,850 square feet

167 feet 6 inches

Automobile Parking:

Loading:

Setbacks:

Front (North Green): East Side: West Side: Rear (alley):

None None None None

A set of plans is included.

Filva.. FOR
RJB1XATION

NG 1
TION 13 STORY BUILDING

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r

Z\

RELOCATED, EXISTING TREE
MAIN ENTRY BELOW
EXISTING LIGHT POLE

(R) - 'AS RECORDED' DIMENSION PER ALTA SURVEY ** SETBACK DIMENSION FROM PROPERTY LINE
W. VAN BUREN STREET

66' PUBLIC RIGHT OF WAY

EXISTING TREE
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EXISTING LIGHT EXISTING SIGN

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EXISTING

LIGHT

POLES

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

A1.0

117' - 0" OVERALL

BUILDING 1 : GROUND FLOOR PLAN

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

117'-0" OVERALL

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

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

A2.1

FitzGerald Associates
Architects

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

LT_I JI hfj
0' 5' 10' 20' VL^

10/4/2019

A2.2

BUILDING 1 : PENTHOUSE/ROOF PLAN

FitzGerald Associates
Architects

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

Of 5' 10' 20' VLV
H-j

10/4/2019

A2.3

MET PAN

METAL PANEL GRANITE

METAL PANEL ARCHITECTURAL METAL SCREEN

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

BUILDING 1: EAST ELEVATION

FitzGerald Associates
Architects

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

0' 10'-8" 2V-4-

10/4/2019

MECH PENTHOUSE ^ T~ 167-6"^^

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. LTI-I H

0' 10'-S" 21'-4"

10/4/2019

ARCHITECTURAL
FACE BRICK

BLOCK

FACE BRICK SPANDREL

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

BUILDING 1: WEST ELEVATION

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

A3.2

J

ALUMINUM AND GLASS RAILING

149' -8"
(NOTE 1)

FACE BRICK

ALUMINUM WINDOWS

METAL PANEL SPANDREL

CAST STONE =,

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MECH. PENTHOUSE
167'-6""V

LEVEL 13 151' -e

LEVEL 12
138'-6"

LEVEL U 125"-6"

LEVEL 10 112'-6"

LEVEL 09 .99""-6""^"

LEVEL 08
86' - 6'

LEVEL 07
73' - 6

LEVEL 06
60' - 6

FACE BRICK ALUMINUM RAILING

METAL PANEL ~

LEVEL 05 ^ 47' - 6"

LEVEL 04 ^ 33'-10""^" LEVEL 03 ^ 25' - 0"

LEVEL 02

CMU GRANITE

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

FitzGerald Associates Architects

10/4/2019

Ln i 1
0' 10'-8" 21'-4"

BRICK
STONE COPING

T-1

u.

D

LIMESTONE ALUM. WINDOWS GLAZING

EXISTING 5 STORY MASONRY BUILDING

*** ALL EXTERIOR MATERIALS ARE EXISTING TO REMAIN BUILDING 2 (EXISTING) : EAST ELEVATION**

0' 10'-8" 214"

10/4/2019

EXISTING 5 STORY MASONRY BUILDING

*** ALL EXTERIOR MATERIALS ARE EXISTING TO REMAIN BUILDING 2 (EXISTING) : SOUTH ELEVATION**

P P P

P P P

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EXISTING 5 STORY MASONRY BUILDING

BUILDING 2 (EXISTING) : NORTH ELEVATION

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

A4.3

STONE COPING

EXISTING 1 STORY MASONRY BUILDING

BUILDING 3 (EXISTING) : EAST ELEVATION

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

A4.4

STONE COPING

EXISTING 1 STORY MASONRY BUILDING

BUILDING 3 (EXISTING) : WEST ELEVATION

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

A4.6