



City of Chicago



SO2016-1618

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1107 W Fulton Market - App No. 18693T1
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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No.1-G in the area bounded by

West Fulton Market; a line 40 feet west of and parallel to North Aberdeen Street; a line 100 feet south of and parallel to West Fulton Market; and a line 80 feet west of and parallel to North Aberdeen Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 1107 West Fulton Market

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis Substitute Ordinance, Narrative & Plans
1107 West Fulton Market, Chicago, Illinois – Application No. 18693T1

Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 4,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing (non-conforming) four-story building - including the reconfiguration of the existing interior floor/ceiling ratios, the erection of new front façade, and the construction of a new one-story penthouse addition. After the rehabilitation and completion of the proposed one-story penthouse addition, the newly remodeled building will contain three-stories of commercial/retail/office space and two floors of office/artist live-work space. There will be a total of approximately 7,717 square feet of commercial/retail/office space, located between the 1st thru 3rd Floors and approximately 5,469 square feet of live-work space, located between the 4th Floor and the 5th floor (penthouse). There will be no on-site parking available at the property. The building, and the proposed addition, will be masonry in construction and measure 63 feet-10 inches in height.

- (a) The Project's Floor Area Ratio:
18,007 square feet (4.5 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):
No dwelling units proposed
- (c) The amount of off-street parking:
Zero
**No parking provided or required.*
- (d) Setbacks:
 - a. Front Setback: 0 feet 0 inches
 - b. Rear Setback: 0 feet 0 inches
 - c. Side Setbacks:
West: 0 feet 0 inches
East: 0 feet 0 inches
- (e) Building Height:
63 feet-10 inches

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DEMOLITION SCHEDULE

- 1 REMOVE EXISTING STEEL COLUMN AS PER PLANS
- 2 REMOVE EXISTING SECTION OF BEAM AS PER PLANS
- 3 REMOVE FLOOR SECTION TO ACCOMMODATE NEW STAIR OPENING & VULNERABILITY
- 4 REMOVE WALL SECTION TO ACCOMMODATE NEW OPENING AS INDICATED
- 5 REMOVE WALL COVERING TO EXPOSE EXISTING BRICK WALL
- 6 REMOVE AND REPLACE EXISTING WINDOWS AS PER PLANS
- 7 REMOVE FLOOR STRUCTURE TO BE REPLACED AT NEW FLOOR LEVEL
- 8 REMOVE AND REPLACE EXISTING ROOF JOIST AND ROOF STRUCTURE
- 9 REMOVE EXISTING FLOOR SLAB AND NEW LEVEL AS PER PLANS

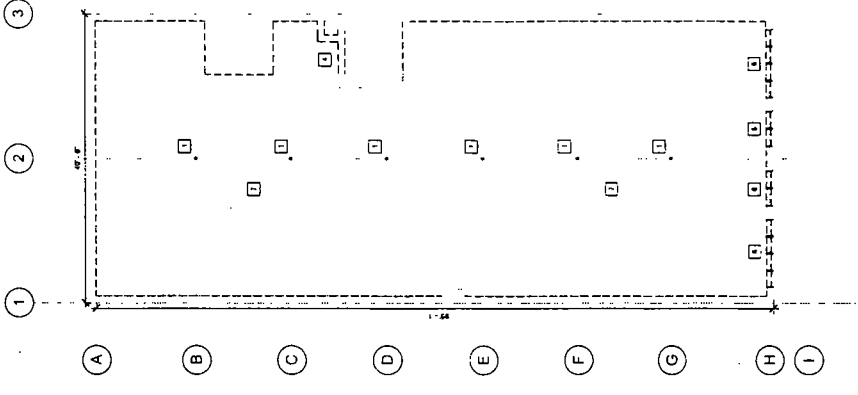
STUDIO ZAVANI
 327 W 181ST STREET
 SUITE 200A
 CHICAGO, IL 60607
 312.378.0818
 WWW.STUDIOZAVANI.COM
 PROJECTS: STUDIOZAVANI.COM
 CONTACT: 312.378.0818
 FOR INFORMATION ON THE PROJECTS AND TO THE FIRST DOWNLOAD OF THE PROJECTS OF CHICAGO, ILLINOIS

SCALE: 1/8" = 1'-0"
 DATE: 11/14/14

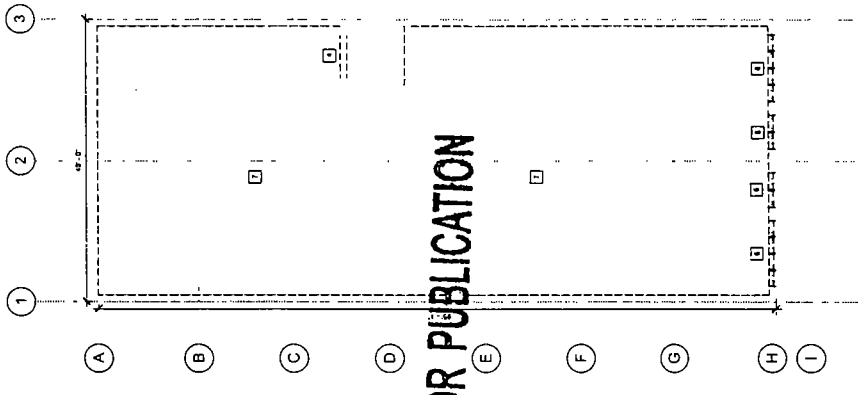
COMMERCIAL DEVELOPMENT
 1107 W FULLTO MARKET
 CHICAGO, IL 60607

PROJECT NUMBER	16-00
SHEET NAME	EXISTING PLANS / NOTES
DATE	11/14/14
PROJECT LOCATION	1107 W FULLTO MARKET, CHICAGO, IL 60607
PROJECT OWNER	STUDIO ZAVANI
PROJECT ARCHITECT	STUDIO ZAVANI
PROJECT ENGINEER	STUDIO ZAVANI
PROJECT CONTRACTOR	STUDIO ZAVANI
PROJECT DESIGNER	STUDIO ZAVANI
PROJECT CONSULTANT	STUDIO ZAVANI
PROJECT SPECIALIST	STUDIO ZAVANI
PROJECT MANAGER	STUDIO ZAVANI
PROJECT COORDINATOR	STUDIO ZAVANI
PROJECT ASSISTANT	STUDIO ZAVANI
PROJECT OFFICE	STUDIO ZAVANI
PROJECT PHONE	312.378.0818
PROJECT FAX	312.378.0818
PROJECT EMAIL	STUDIOZAVANI@STUDIOZAVANI.COM
PROJECT WEBSITE	WWW.STUDIOZAVANI.COM

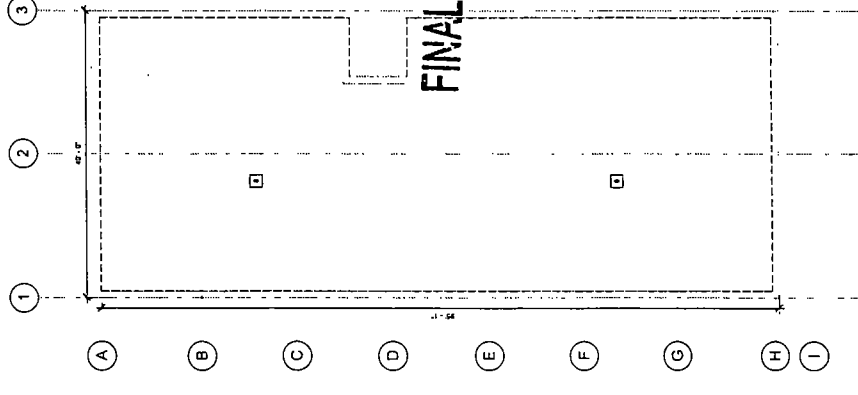
A002
 DATE: 11/14/14



1 DEMOLITION - 3RD FLOOR
 1/8" = 1'-0"



2 DEMOLITION - 4TH FLOOR
 1/8" = 1'-0"



3 DEMOLITION - ROOF
 1/8" = 1'-0"

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GENERAL NOTES

1. FACADE TO BE COMPLETELY REBUILT 2ND, 3RD AND 4TH FLOOR SECTIONS OF NORTH FACADE ALREADY DEMOLISHED. REMOVE ALL REMAINING ELEMENTS ON 1ST FLOOR SECTION AS INDICATED.

STEEL SCHEDULE

UNIT	OPENING	CLEARANCE	DESIGN	REMARKS
L1	W116x175	15'-0"	UL D925	
L2	W116x21	15'-0"	UL D925	
L3	W116x31	15'-0"	UL D925	

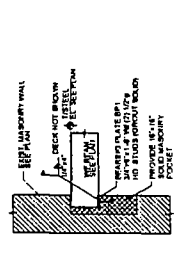
EXISTING FACADE CONDITIONS

1. EXISTING FACADE DEMOLITION WORK IS INDICATED ON THE DRAWINGS.
 2. PROVIDE TEMPORARY BRACINGS AND OTHER FORMS OF PROTECTION TO REMAINING STRUCTURE TO PREVENT COLLAPSE OF STRUCTURE FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
 3. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
 4. PROVIDE INTERIORS AND EXTERIORS BRACINGS OR SUPPORT TO PREVENT SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE IN JEOPARDY.
 5. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH COINCIDE WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF DAMAGE TO THE STRUCTURE AND REPORT TO THE OWNER IMMEDIATELY. REARRANGE SELECTIVE DEMOLITION SCHEDULE.
 6. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE, TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.
 7. CLEAN-UP AND REPAIR DEMOLITION OPERATIONS PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO ORIGINAL FINISHES AND CONDITIONS. REPAIR ADJACENT CONSTRUCTION DEMOLITION WORK.
STRUCTURAL STEEL
 STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATION FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL. ALL BUILDING STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATION FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL. ALL BUILDING STEEL SHALL CONFORM TO A53 GRADE B STEEL. ALL STEEL SHALL CONFORM TO A53 GRADE B. ALL OTHER STEEL SHALL CONFORM TO ASTM A500 GRADE B. ALL OTHER STEEL SHALL CONFORM TO ASTM A500 GRADE B.
 BOLTED, WELDED AND COMBINATION CONNECTIONS SHALL BE DETAILED AND SHOWN IN THE LATEST EDITION OF AISC CONNECTIONS MANUAL. ALL ANGLES AS SHOWN IN THE LATEST EDITION OR ANGLES AT TOP OF BEAMS AT ALL SEATED CONNECTIONS.
 SEATED CONNECTIONS SHALL BE DETAILED IN ACCORDANCE WITH "SEATED BEAM CONNECTIONS" AS SHOWN IN THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION AND MAY BE USED TO CONNECT BEAMS TO COLUMNS. PROVIDE WELDED STABILIZER PLATES OR ANGLES AT TOP OF BEAMS AT ALL SEATED CONNECTIONS.
 PROVIDE ADJUSTABLE MASONRY ANCHORS AT ALL SPANREL BEAMS AND COLUMNS AT MAXIMUM SPACING OF 24" ON CENTERS. AT SPANREL BEAMS AND COLUMNS, PROVIDE WELDED STABILIZER PLATES OR ANGLES AT TOP OF BEAMS AT ALL SEATED CONNECTIONS.
 CONTRACTOR SHALL PROVIDE ADEQUATE BRACING FOR STEEL FRAME MEMBERS AND AUXILIARY FRAMES DURING ERECTION. BRACING CONNECTIONS HAVE BEEN MADE. MASONRY SUPPORTED BY STEEL MEMBERS SHALL NOT BE ERECTED UNTIL PERMANENT ANCHORAGE AND BRACING IS IN PLACE FOR SYSTEM TO BE BRACED.
 PROVIDE BOLTS, LEVELING PLATES OR BRACINGS IN AREA SHALL BE INSTALLED TO PROVIDE CONNECTION WORK PRESSURE BY TEMPORARY BRACING. SIMILAR METHODS SHALL BE USED TO PROVIDE PRESSURE BY TEMPORARY BRACING AFTER LEVELING AND ADJUSTMENT.

DEMOLITION NOTES

NOTE: GRILLAGE BEAM FOR COLUMN W116x77x25.

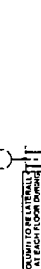
EXISTING FACADE CONDITIONS



① BEAM BEARING PLATE DETAIL
1/2" = 1'-0"



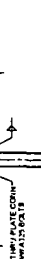
② LINTEL BEARING ON SIDE WALL DETAIL
1/2" = 1'-0"



③ APPLIED MUNTIN
3/8" = 1'-0"



④ HEAD JAMB STARTER
3/8" = 1'-0"



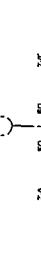
⑤ FRAMING SECTION
1/2" = 1'-0"



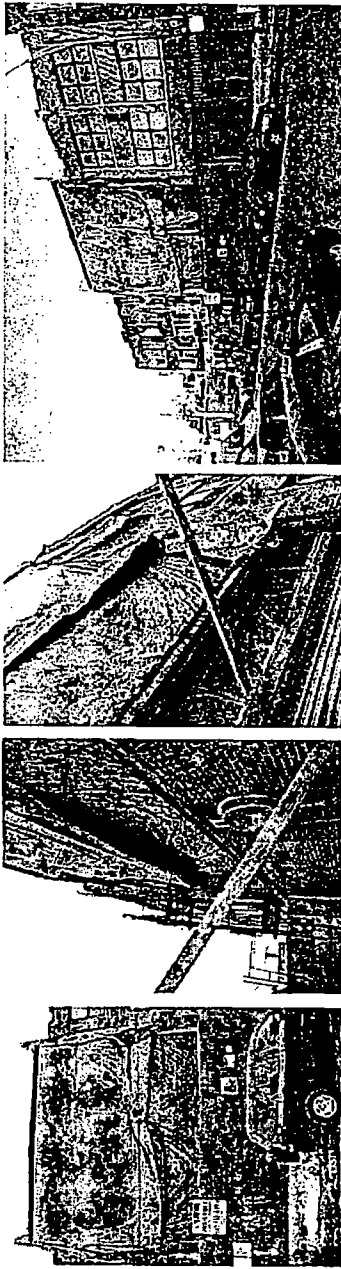
⑥ SECTION DETAIL
1/2" = 1'-0"



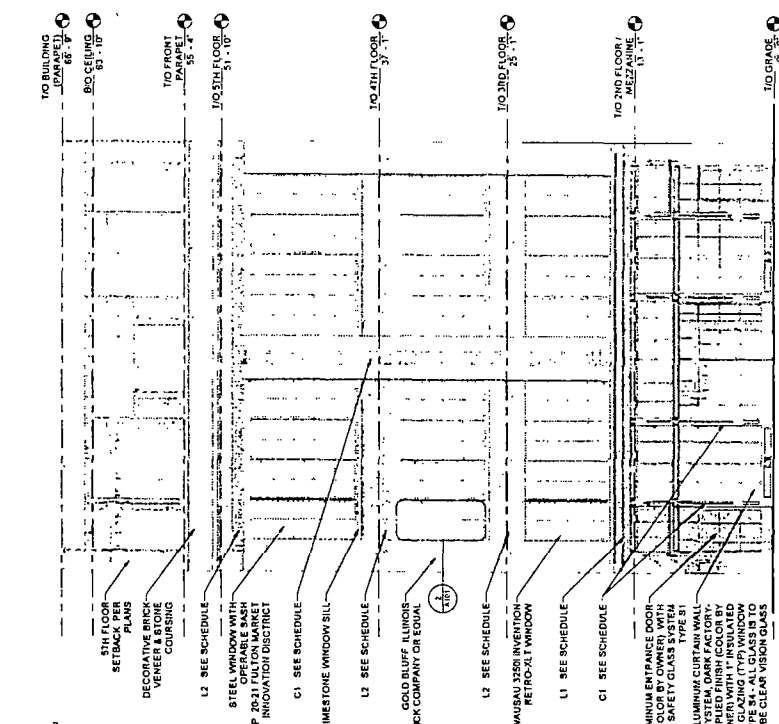
⑦ PROPOSED WINDOW DETAIL
1/2" = 1'-0"



⑧ PROPOSED ELEVATION
3/16" = 1'-0"



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① PROPOSED ELEVATION
3/16" = 1'-0"

STUDIO ARN
 272 N. LAUREL STREET
 SUITE 200A
 CHICAGO, IL 60614
 312.278.0817
 WWW.STUDIOARND.COM
 LICENSED ARCHITECTS REGISTERED TO THE BOARD OF ARCHITECTS AND PROFESSIONAL ENGINEERS OF THE STATE OF ILLINOIS

COMMERCIAL DEVELOPMENT
 1107 W FULL TO MARKET
 CHICAGO, IL 60607

PROJECT NUMBER	110-00
SHEET NAME	ELEVATION / NOTES

A101
 DATE 10/25/2016



STUDIO ANX
 374 N. LAKE STREET
 CHICAGO, IL 60610
 312.778.0818 P
 WWW.STUDIOANX.COM
 ARCHITECTS
 100 N. LAKE STREET, SUITE 1000
 CHICAGO, IL 60610
 312.778.0818 P
 WWW.STUDIOANX.COM
 ARCHITECTS

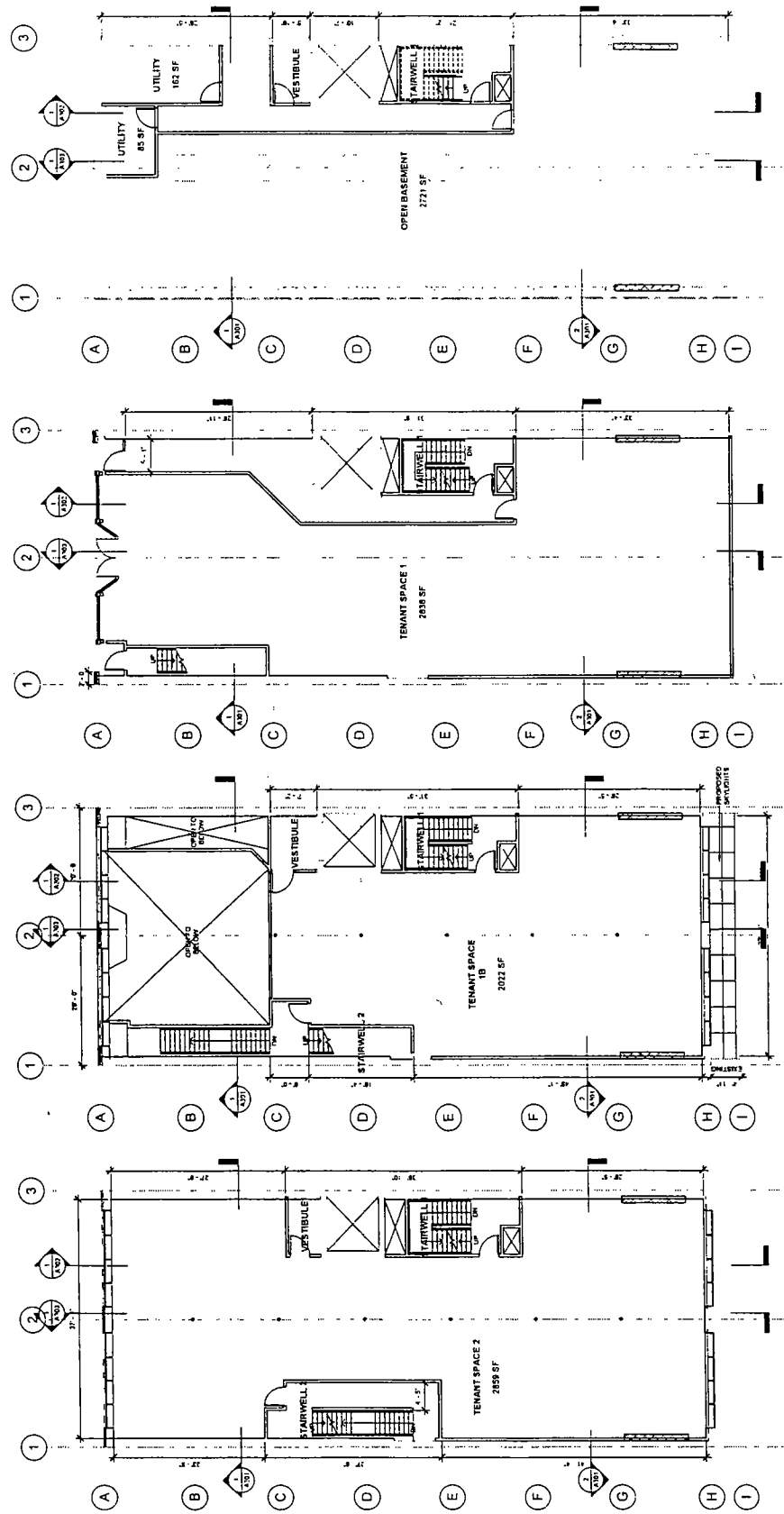
COMMERCIAL DEVELOPMENT
 1107 W FULLTO MARKET
 CHICAGO, IL 60607

DATE: 11/18/14
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]

PROJECT NUMBER	110700
SHEET NAME	PROPOSED PLANS
DATE	11/18/14
DESIGNER	STUDIO ANX
ARCHITECT	STUDIO ANX
ENGINEER	STUDIO ANX
MECHANICAL	STUDIO ANX
ELECTRICAL	STUDIO ANX
PLUMBING	STUDIO ANX
STRUCTURAL	STUDIO ANX
ENVIRONMENTAL	STUDIO ANX
LANDSCAPE	STUDIO ANX
INTERIOR DESIGN	STUDIO ANX
EXTERIOR DESIGN	STUDIO ANX
MARKETING	STUDIO ANX
LEGAL	STUDIO ANX
FINANCE	STUDIO ANX
OPERATIONS	STUDIO ANX
MAINTENANCE	STUDIO ANX
SALES	STUDIO ANX
RENTALS	STUDIO ANX
CONSTRUCTION	STUDIO ANX
POST-OCCUPANCY	STUDIO ANX

A103
 DATE 10/03/2016

FINAL FOR PUBLICATION

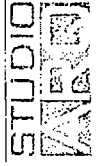


1 PROPOSED BASEMENT
 1/8" = 1'0"

2 PROPOSED 1ST FLOOR
 1/8" = 1'0"

3 PROPOSED 2ND FLOOR / MEZZANINE
 1/8" = 1'0"

4 PROPOSED 3RD FLOOR
 1/8" = 1'0"



329 W. 18TH STREET
SUITE 100A
CHICAGO, ILL. 60611
312.279.0018

PROJECTS@STUDIOARCH.COM
WWW.STUDIOARCH.COM
I CERTIFY THAT THESE PLANS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF THEY COMPLY WITH ALL CITY OF
CHICAGO CODES.

SCALE: AS SHOWN
DATE: 11.18.18

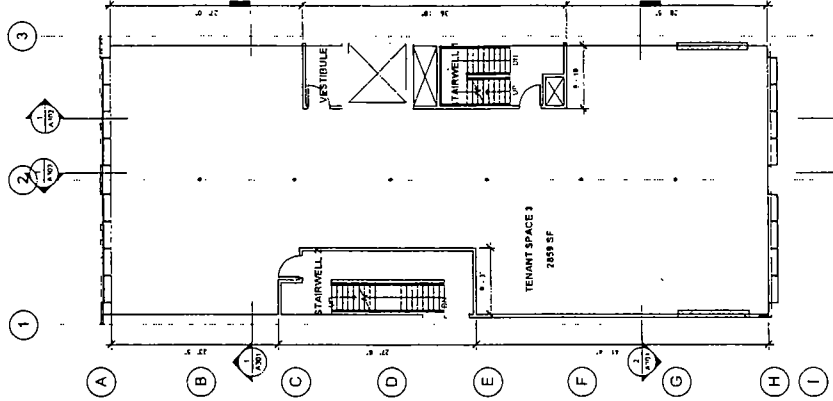
COMMERCIAL DEVELOPMENT
1107 W FULTON MARKET
CHICAGO, IL 60607

PROJECT NUMBER	15-000
SHEET NAME	PROPOSED PLANS
DATE	11/18/18
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NO.	
PROJECT NAME	
PROJECT ADDRESS	
CITY	
STATE	
COUNTY	
ZIP	

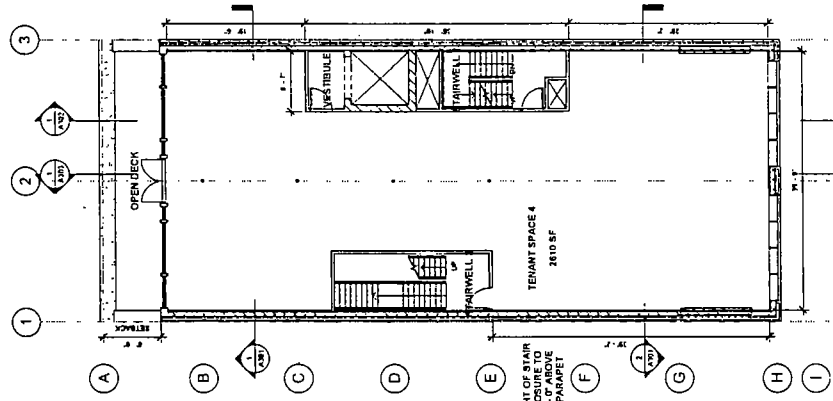
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DATE: 11/18/18

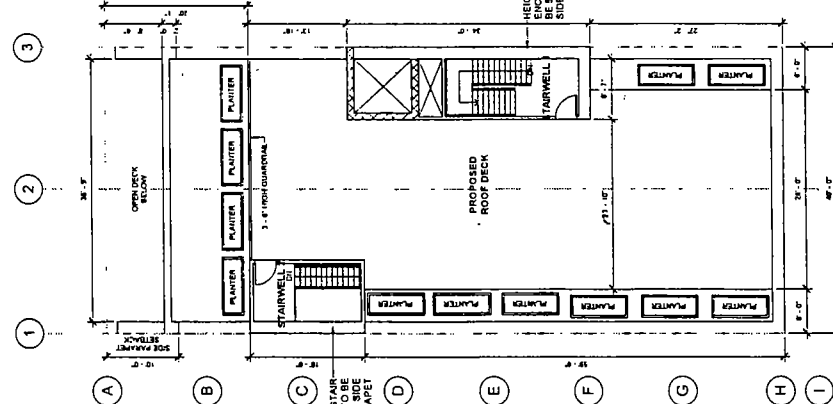
FINAL FOR PUBLICATION



1 PROPOSED - 5TH FLOOR
1/8" = 1'-0"



2 PROPOSED - 6TH FLOOR
1/8" = 1'-0"



3 PROPOSED - ROOF
1/8" = 1'-0"

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STUDIO
 ARCHITECTS
 327 W 18TH STREET
 SUITE 404A
 CHICAGO, IL 60607
 TEL: 312 846 6410
 FAX: 312 878 0117

PROJECT: STUDIOARD.COM
 WWW.STUDIOARCH.COM

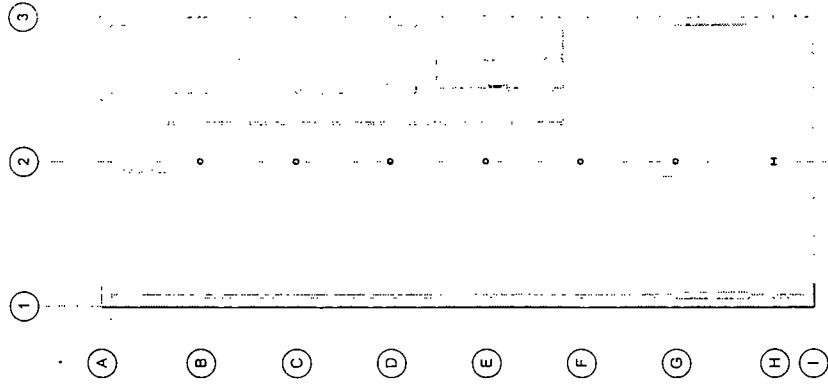
DESIGNED BY THESE ARCHITECTS AND
 TO THE BEST OF MY KNOWLEDGE
 AND BELIEF, I AM A REGISTERED
 ARCHITECT IN THE CITY OF
 CHICAGO, ILLINOIS

SCALE: 1/8" = 1'-0"
 DATE: 08/14/14
 EXP. DATE: 03/31/15

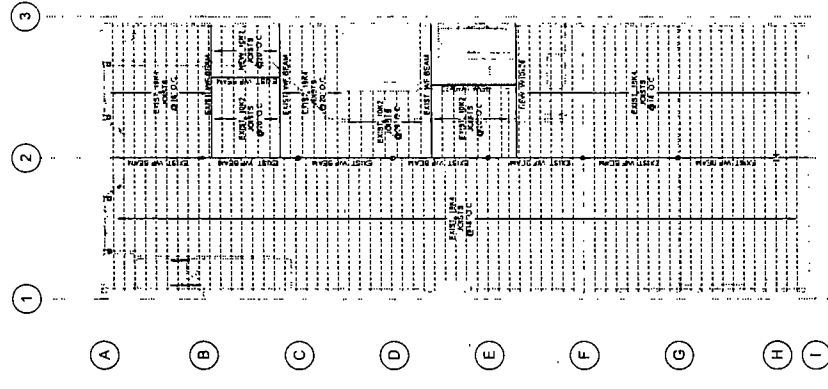
COMMERCIAL DEVELOPMENT
 1107 W FULTON MARKET
 CHICAGO, IL 60607

PROJECT NUMBER	18440
SHEET NAME	FRAMING PLANS / NOTES
DATE	08/14/14
SCALE	1/8" = 1'-0"
PROJECT	STUDIOARD.COM
ARCHITECT	STUDIO ARCHITECTS
REGISTERED ARCHITECT	DAVID J. HARRIS
REGISTERED ARCHITECT NO.	000000000
REGISTERED ARCHITECT STATE	IL

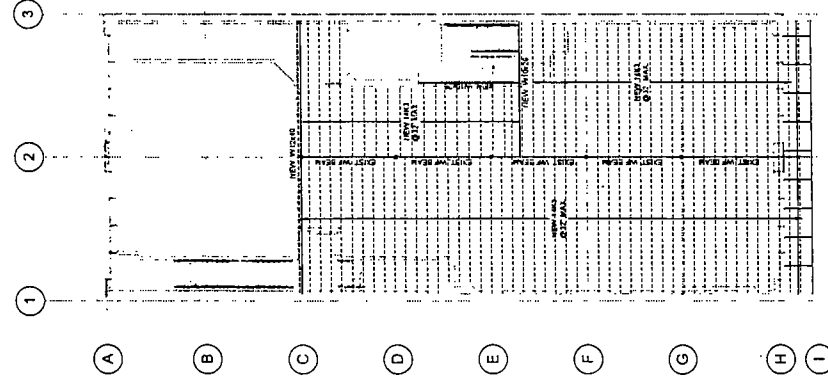
A105
 DATE: 08/14/14



① FRAMING - FOUNDATION PLAN
 1/8" = 1'-0"



② FRAMING - 1ST FLOOR
 1/8" = 1'-0"



③ FRAMING - 2ND FLOOR / MEZZANINE
 1/8" = 1'-0"

FINAL FOR PUBLICATION

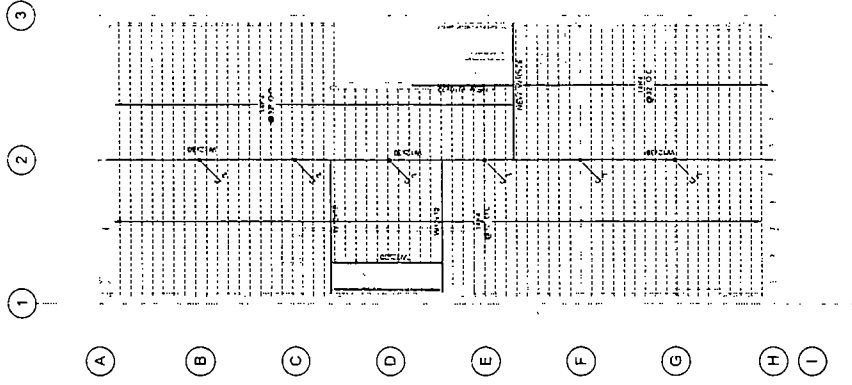
STUDIO
ANEXA
 370 W. 17TH STREET
 SUITE 200A
 CHICAGO, ILLINOIS
 60604
 312.278.0187
 WWW.STUDIOANEXA.COM
 PROJECT: STUDIOANEXA FUN
 CENTER: THESE PLANS ARE
 TO BE USED IN ACCORDANCE
 WITH THE CITY OF CHICAGO CODES

DATE: 11/18/19
 REVISION: 11/18/19

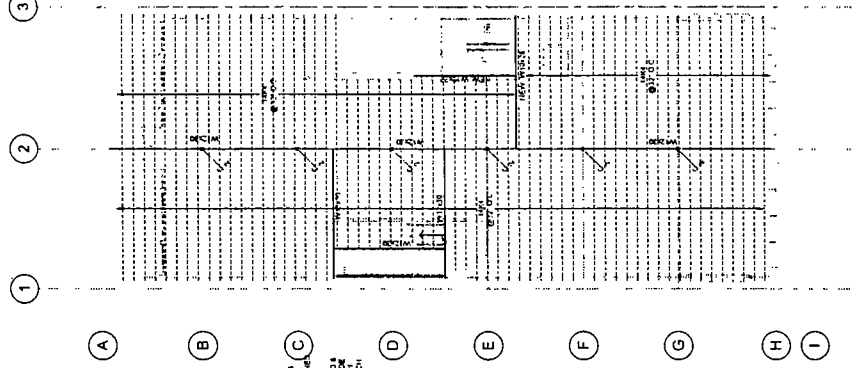
COMMERCIAL DEVELOPMENT
 1107 W FULTO MARKET
 CHICAGO, IL 60607

PROJECT NUMBER	16-000
SHEET NAME	FRAMING PLANS / NOTES
DATE	10/23/2018

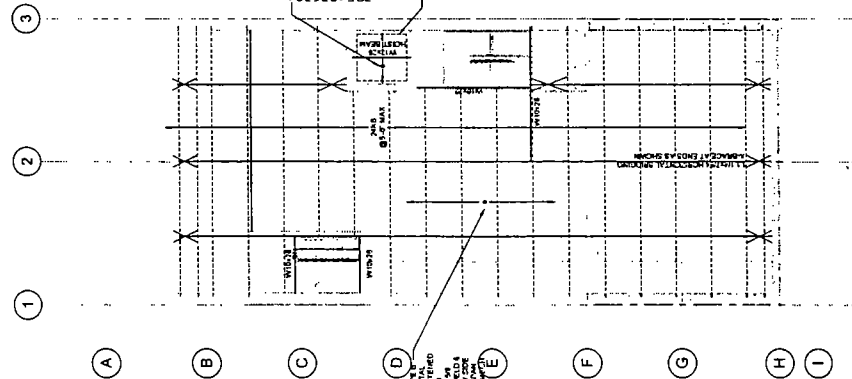
A106
 DATE: 10/23/2018



① FRAMING - 4TH FLOOR
 1/8" = 1'-0"



② FRAMING - 5TH FLOOR
 1/8" = 1'-0"



③ FRAMING - ROOF
 1/8" = 1'-0"



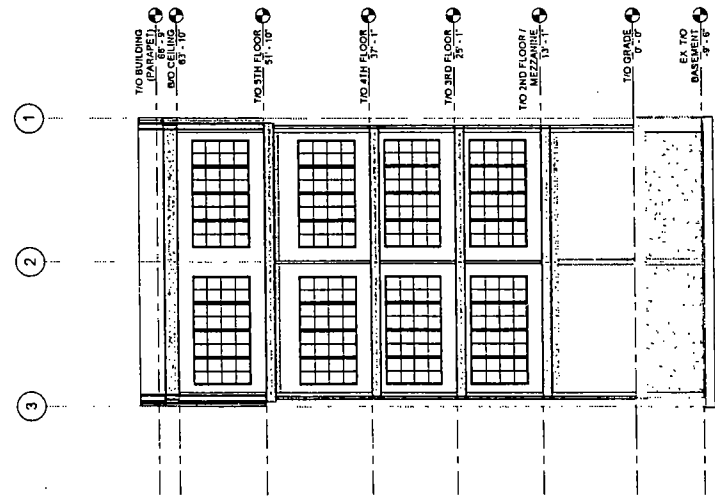
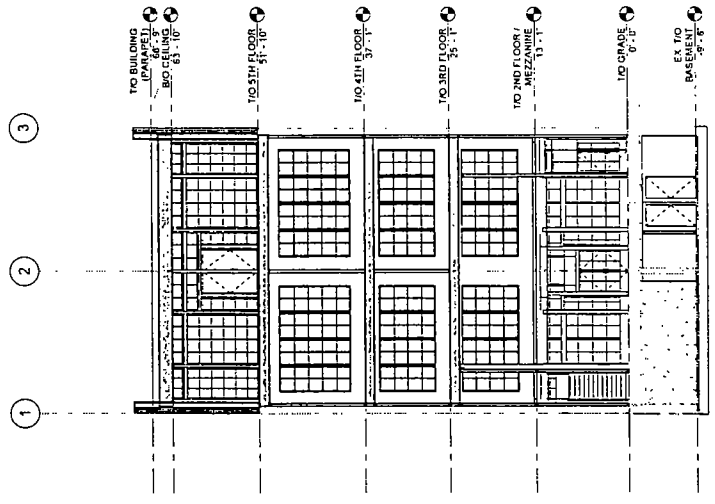
330 W. LEXINGTON STREET
 SUITE 200A
 CHICAGO, IL 60604
 312.278.0817
 PROJECTS@STUDIOA301.COM
 WWW.STUDIOA301.COM
 CERTAIN THAT THESE PLANS WERE
 PREPARED BY ME OR UNDER MY
 CLOSE PERSONAL SUPERVISION AND
 TO THE BEST OF MY KNOWLEDGE
 AND BELIEF THEY COMPLY WITH ALL
 CITY ORDINANCES.

BOARD DATE
 11/03/2016 10/03/2016

COMMERCIAL DEVELOPMENT
 1107 W FULL TO MARKET
 CHICAGO, IL 60607

PROJECT NUMBER	18-040
SHEET NAME	BUILDING SECTION
DATE	10/03/2016

A301



① Section 1
 1/8" = 1'-0"

② Section 2
 1/8" = 1'-0"

FINAL FOR PUBLICATION



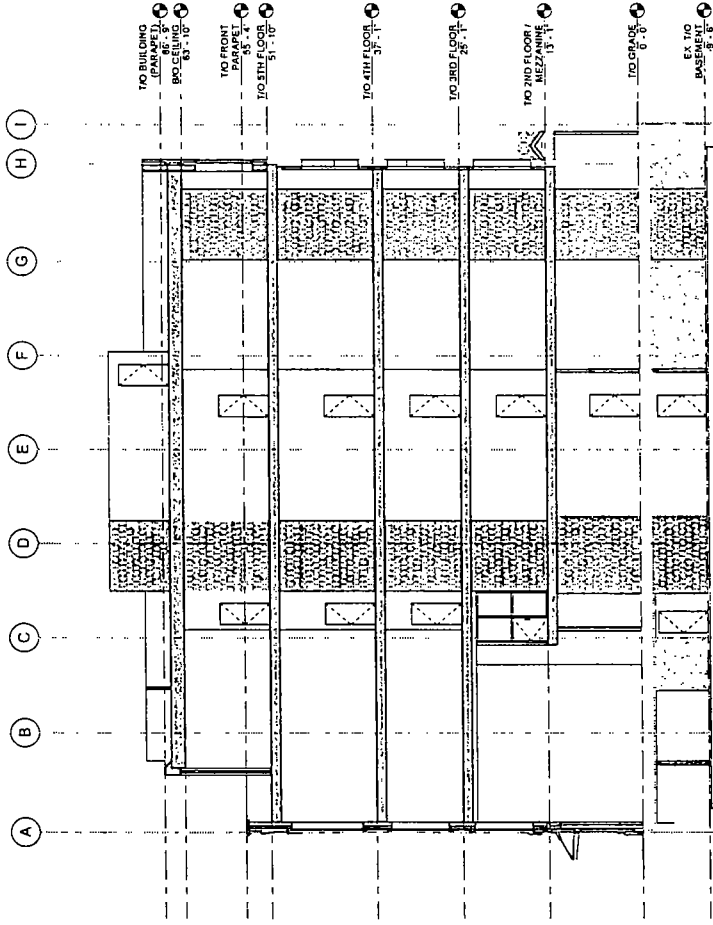
PROJECTS@STUDIOARCH.COM
 WWW.STUDIOARCH.COM
 100 W. 18TH STREET
 SUITE 404A
 CHICAGO, IL 60611
 312.848.6190
 312.278.0818

DATE: 11/14/14
 5:00 PM
 11/14/14

COMMERCIAL DEVELOPMENT
 1107 W FULTON MARKET
 CHICAGO, IL 60607

PROJECT NUMBER	16-000
SHEET NAME	BUILDING SECTION
DATE	10/02/2016

A302
 DATE 10/02/2016



Section 3
 1/8" = 1'-0"

FINAL FOR PUBLICATION

