



Office of the City Clerk



SO2012-3738

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	6/6/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App. No. 17506 - 1000-1022 W Fulton Market
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. That the Chicago Zoning Ordinance be amended by changing all of the M2-3 Light Industry District and C1-1 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

West Carroll Avenue; North Morgan Street; West Fulton Street; a line 126.76 feet west of and parallel to North Morgan Street; a line 192.58 feet south of and parallel to West Carroll Avenue; a line 132.84 feet west of and parallel to North Morgan Street; a line 166.25 feet south of and parallel to West Carroll Avenue; a line 147.03 feet west of and parallel to North Morgan Street; a line 129.06 feet south of and parallel of West Carroll Avenue; and a line 126.86 feet west of and parallel to North Morgan Street.

to those of a C3-5 Commercial, Manufacturing and Employment District.

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

Applicant: 1K FULTON, LLC
Property Address: 320 NORTH MORGAN (f/k/a 1000 West Fulton Market)
Current Zoning: C1-1 and M2-3
Proposed Zoning: C3-5

The subject property consists of approximately 39,079 square feet and is improved with a 10-story (plus basement) commercial/industrial building, which is currently used as a cold storage warehouse. The building extends lot-line to lot-line, stands approximately 160 feet above grade (including mechanical) and contains approximately 380,130 square feet of floor area (an existing FAR of approximately 9.8).

The Applicant, 1K FULTON, LLC, is under contract to purchase the subject property. The Applicant intends to rehabilitate and adaptively re-use the existing building as a mixed-use commercial loft building for office, retail and other uses permitted in the C3-5 district.

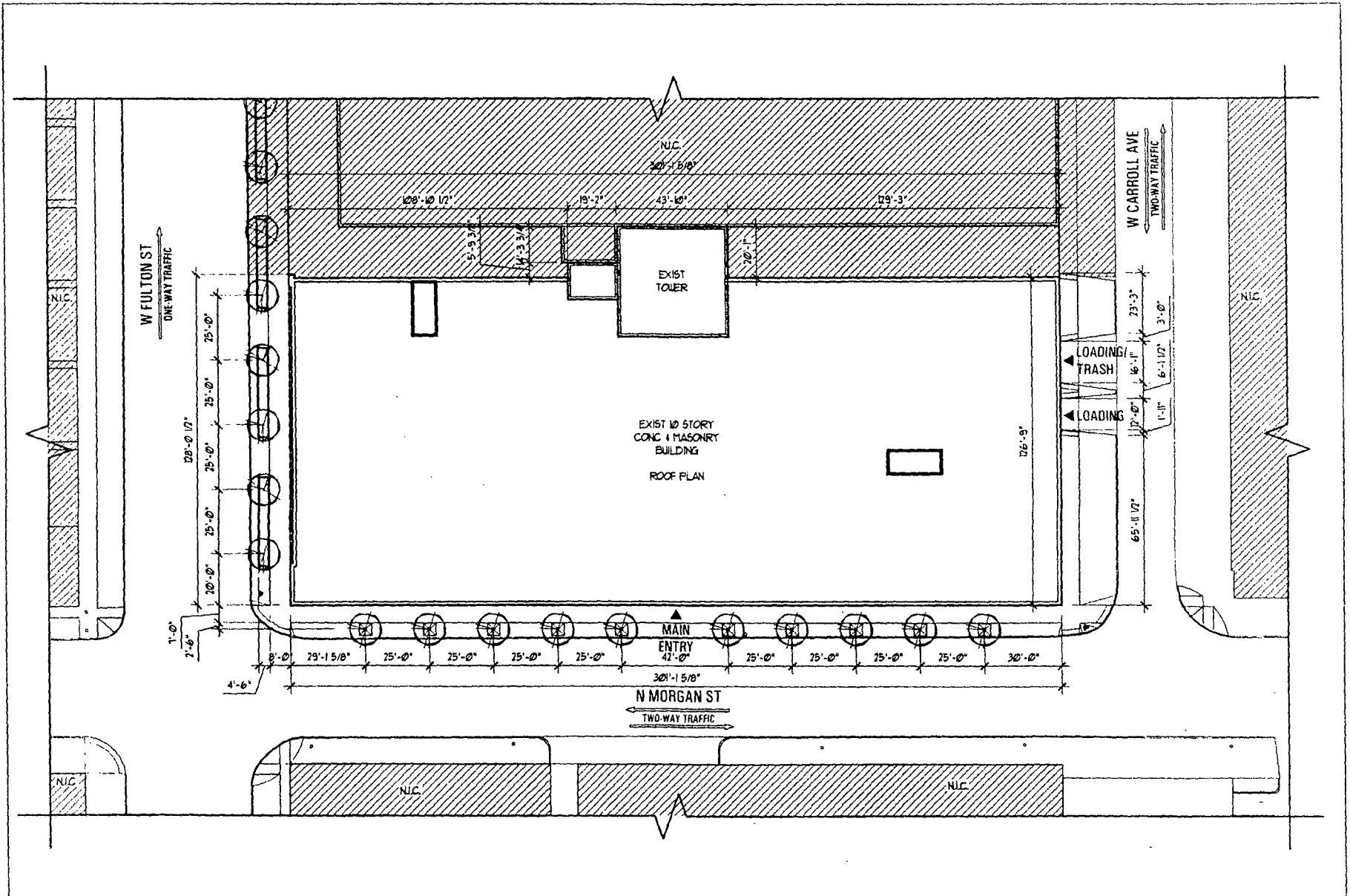
The Applicant will maintain the existing building height and FAR. The Applicant is seeking a rezoning from C1-1 and M2-3 to C3-5 to permit the uses described above. The proposed rezoning is a "Type I" map amendment within an industrial corridor.


The Applicant expects to start the project in the fourth quarter of 2012, complete the rehabilitation, and begin to open the project for business in the second quarter of 2014.

- (a) Floor Area Ratio
- | | |
|------------------------|--|
| Existing: | 9.8 |
| C3-5 required/allowed: | 5.0 |
| Proposed: | 9.8 (rehabilitation and adaptive re-use of existing legally non-conforming building) |
- (b) Dwelling units: None
- (c) Off-Street Parking Spaces
- | | |
|------------------------|------|
| Existing: | None |
| C3-5 required/allowed: | 12 |
| Proposed: | 59 |
- After credit for change from industrial use to office use pursuant to Section 17-10-0101-C – same parking requirement applies to office and industrial uses in C3-5 district. Requirement: none for first 35,000 square feet or 2 x lot area, whichever is greater (39,079 x 2 = 78,158), then 1.33 spaces per 1,000 square feet (301,972/1,000) x 1.33 = 402, x 50% for proximity to transit = 201. Credit: 189
- (d) Setbacks
- | | |
|------------------------|--------------------------------|
| Existing: | None |
| C3-5 required/allowed: | None |
| Proposed: | No change to existing building |
- (e) Building Height
- | | |
|------------------------|---|
| Existing: | Approximately 160 feet (incl. mechanical) |
| C3-5 required/allowed: | 80 feet |
| Proposed: | No change to existing building |

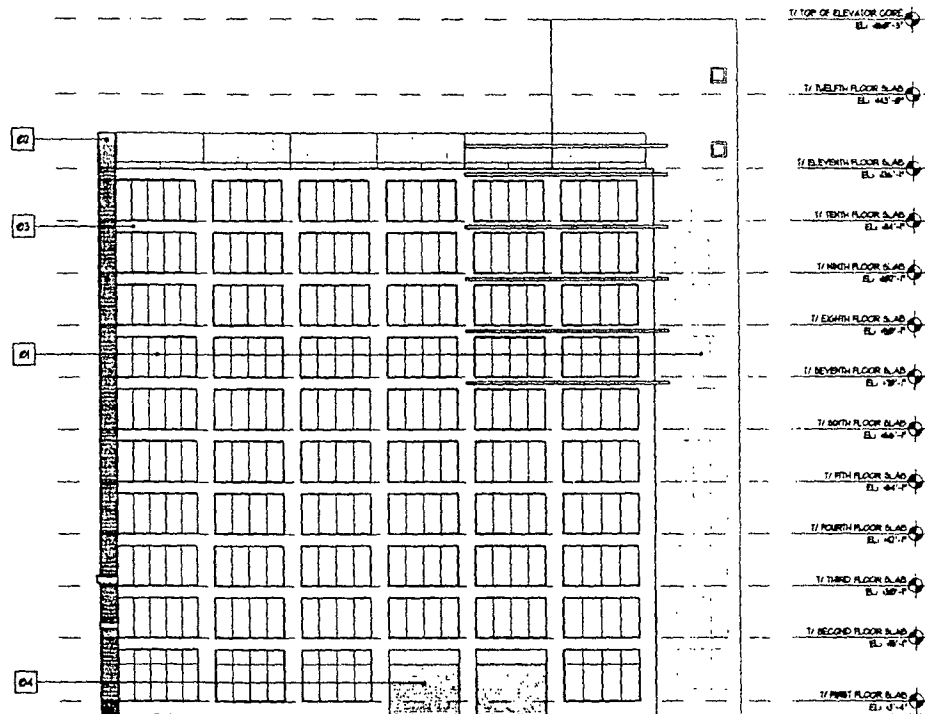
(f) Retail Use

No single retail tenant on the subject property may exceed 7,500 square feet of floor area, subject to the following: The subject property is immediately adjacent to 1000 West Fulton Market, which is subject to a separate Type I rezoning application. A single retail tenant, located either on the subject property or within the 1000 West Fulton Market building, may contain up to 10,000 square feet of floor area. Retail tenants on the subject property and on the adjacent 1000 West Fulton Market building shall, collectively, be served by at least 50 off-street parking spaces, to be located in the building on the subject property and/or within the 1000 West Fulton Market building.



APPLICANT:	1K FULTON, LLC	SITE PLAN SCALE: 1" = 50'-0"	
ADDRESS OF PROJECT:	320 N MORGAN ST, CHICAGO, IL (F/K/A 1000 W FULTON)		
DATE SUBMITTED:	MAY 29, 2012 DATE REVISED: JULY 16, 2012		

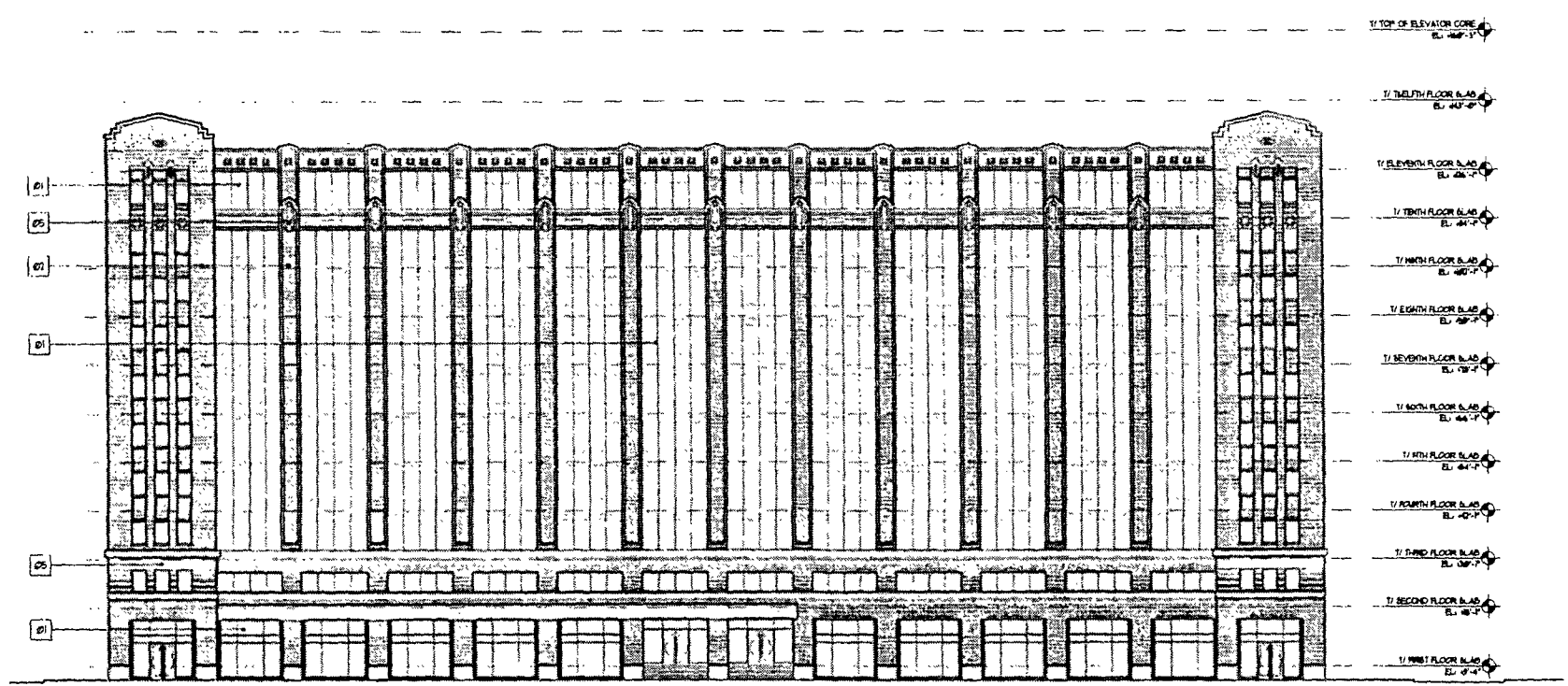
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MATERIAL LEGEND:	
01 VISION GLASS	02 FACE BRICK
03 PAINTED CONCRETE	04 PRE-FINISHED METAL GARAGE DOOR
05 TERRA COTTA DETAILS	
APPLICANT: 1K FULTON, LLC ADDRESS OF PROJECT: 320 N MORGAN ST, CHICAGO, IL (F/K/A 1000 W FULTON)	
DATE SUBMITTED: MAY 29, 2012 DATE REVISED: JULY 16, 2012	

NORTH ELEVATION
SCALE: 1" = 40'0"

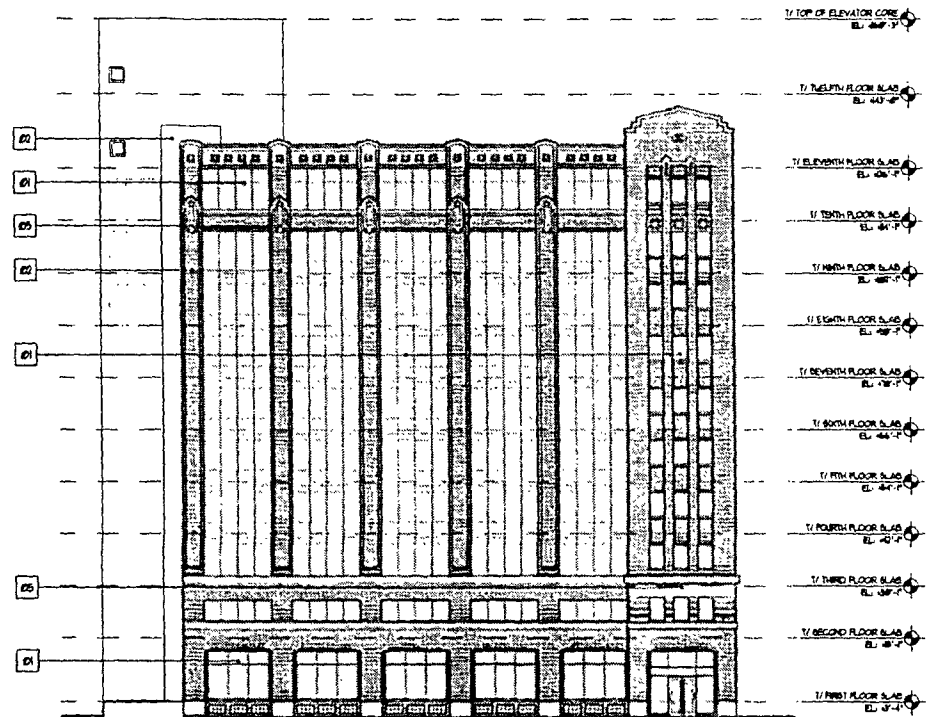


MATERIAL LEGEND:					
01	VISION GLASS	02	FACE BRICK	03	PAINTED CONCRETE
04	PRE-FINISHED METAL GARAGE DOOR	05	TERRA COTTA DETAILS		

APPLICANT:	1K FULTON, LLC
ADDRESS OF PROJECT:	320 N MORGAN ST, CHICAGO, IL (F/K/A 1000 W FULTON)
DATE SUBMITTED:	MAY 29, 2012
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EAST ELEVATION
SCALE: 1" = 40'0"

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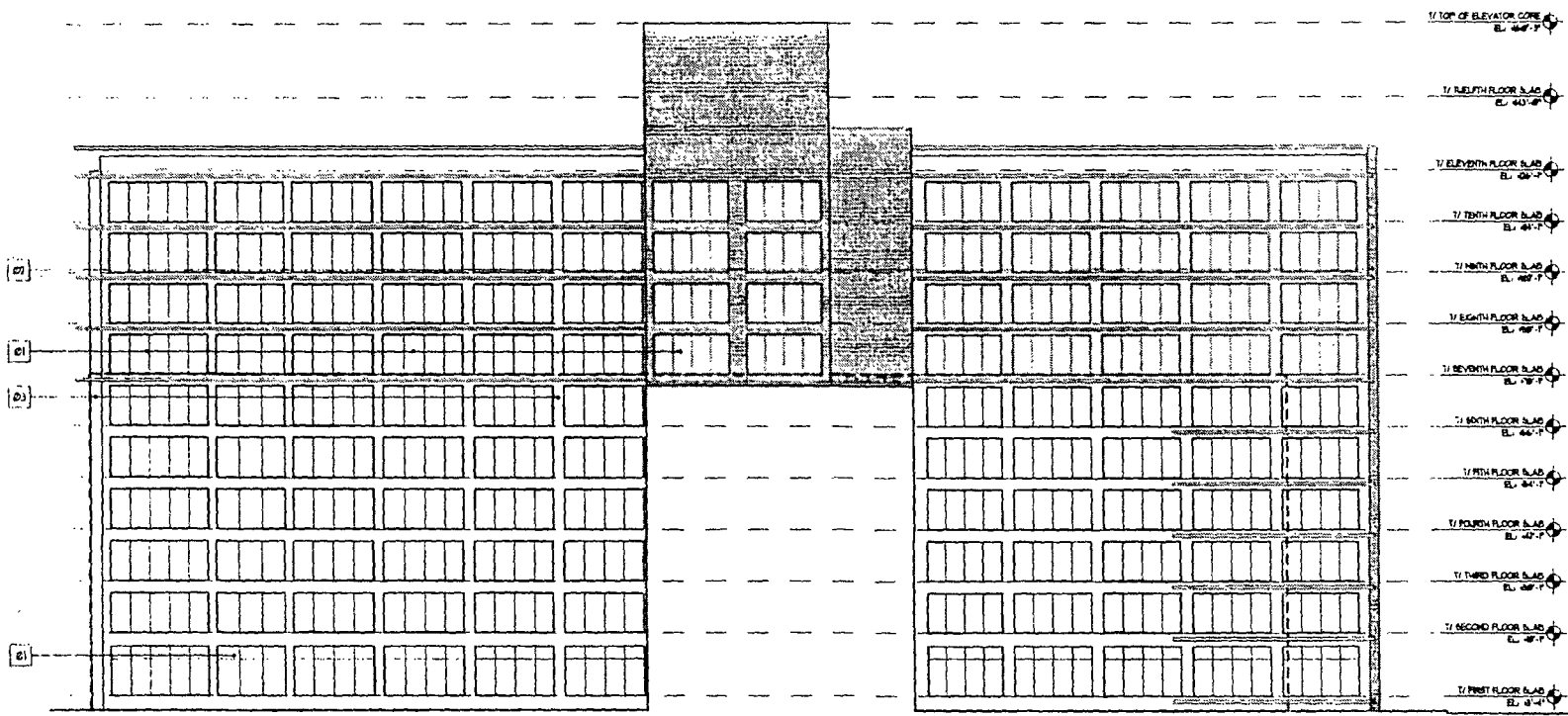


MATERIAL LEGEND:									
01	VISION GLASS	02	FACE BRICK	03	PAINTED CONCRETE	04	PRE-FINISHED METAL GARAGE DOOR	05	TERRA COTTA DETAILS

APPLICANT:	1K FULTON, LLC
ADDRESS OF PROJECT:	320 N MORGAN ST, CHICAGO, IL (F/K/A 1000 W FULTON)
DATE SUBMITTED: MAY 29, 2012	DATE REVISED: JULY 16, 2012

SOUTH ELEVATION
SCALE: 1" = 40'0"

FINAL FOR PUBLICATION



MATERIAL LEGEND:	
01 VISION GLASS 02 FACE BRICK 03 PAINTED CONCRETE 04 PRE-FINISHED METAL GARAGE DOOR 05 TERRA COTTA DETAILS	
APPLICANT: 1K FULTON, LLC ADDRESS OF PROJECT: 320 N MORGAN ST, CHICAGO, IL (F/K/A 1000 W FULTON)	<h2 style="margin: 0;">WEST ELEVATION</h2> <p style="margin: 0;">SCALE: 1" = 40'0"</p>
DATE SUBMITTED: MAY 29, 2012 DATE REVISED: JULY 16, 2012	