



# City of Chicago



SO2016-5589

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 942-946 W Fulton Market - App No. 18914T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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## 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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

West Fulton Market, a line 100 feet east of and parallel to North Morgan Street, the public alley next north of and parallel to West Fulton Market or a line 100 feet north of and parallel to West Fulton Market, a line 150 feet east of and parallel to Morgan Street

to those of DX-3 Downtown Mixed-Use District.

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

Address: 942 - 946 West Fulton Market, Chicago, Illinois

1891471

**SUBSTITUTE NARRATIVE ZONING ANALYSIS**  
**TYPE 1 ZONING MAP AMENDMENT APPLICATION**

**Applicant:** Thor 942 West Fulton LLC  
**Property Location:** 942-946 West Fulton Market  
**Proposed Zoning:** DX-3 Downtown Mixed Use District  
**Lot Area:** 4,889 square feet

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Thor 942 West Fulton LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 942 through 946 West Fulton Market from the C1-1 Neighborhood Commercial District to the DX-3 Downtown District. The Applicant proposes to rehabilitate and reuse an existing contributing building in the Fulton-Randolph Market Historic District by adding a single story addition to the existing 3-story building. The addition will be set back from the front building line, creating a fourth floor outdoor terrace.

The site is located in a block bounded generally by West Fulton Market to the south, North Sangamon Street to the east, North Morgan Street to the west, and a 10 foot public alley and commercial properties to the north. The site is located within the Kinzie Industrial Corridor and the Fulton-Randolph Market District. To the north of the subject property are properties zoned M2-3 and Business Planned Development 1282, to the south and east is C1-1 zoning, and to the west is C3-2 zoning.

The subject property consists of approximately 4,889 square feet and is currently occupied by an existing 3-story building. The existing building is a contributing building in the Fulton-Randolph Market Historic District. The Applicant proposes to add a single story addition to the existing 3-story building. The addition will be masonry in construction and will be set back from the front building line, creating an outdoor terrace on the fourth floor. The building will primarily serve as office space with a ground floor retail component.

No off-street parking spaces are currently provided on-site and no new parking spaces are proposed. No additional off-street parking or loading spaces are required for rehabilitation or reuse of an existing "contributing building" within an official Chicago Landmark district, as is proposed here. Additionally, minimum off-street automobile parking ratios for non-residential uses may be reduced by up to 100 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 1320 feet of a CTA station entrance. The subject property is under 500 feet from the Morgan Street CTA Station.

**NARRATIVE ZONING ANALYSIS**

- (a) Floor Area and Floor Area Ratio:
  - i. Lot area: 4,889 square feet
  - ii. Existing building area: 11,862 square feet
  - iii. New total building area: 15,084 square feet
    - a. Addition to existing building: 3,222 square feet
    - b. New 4<sup>th</sup> Floor Terrace: 652 square feet

iv. FAR:

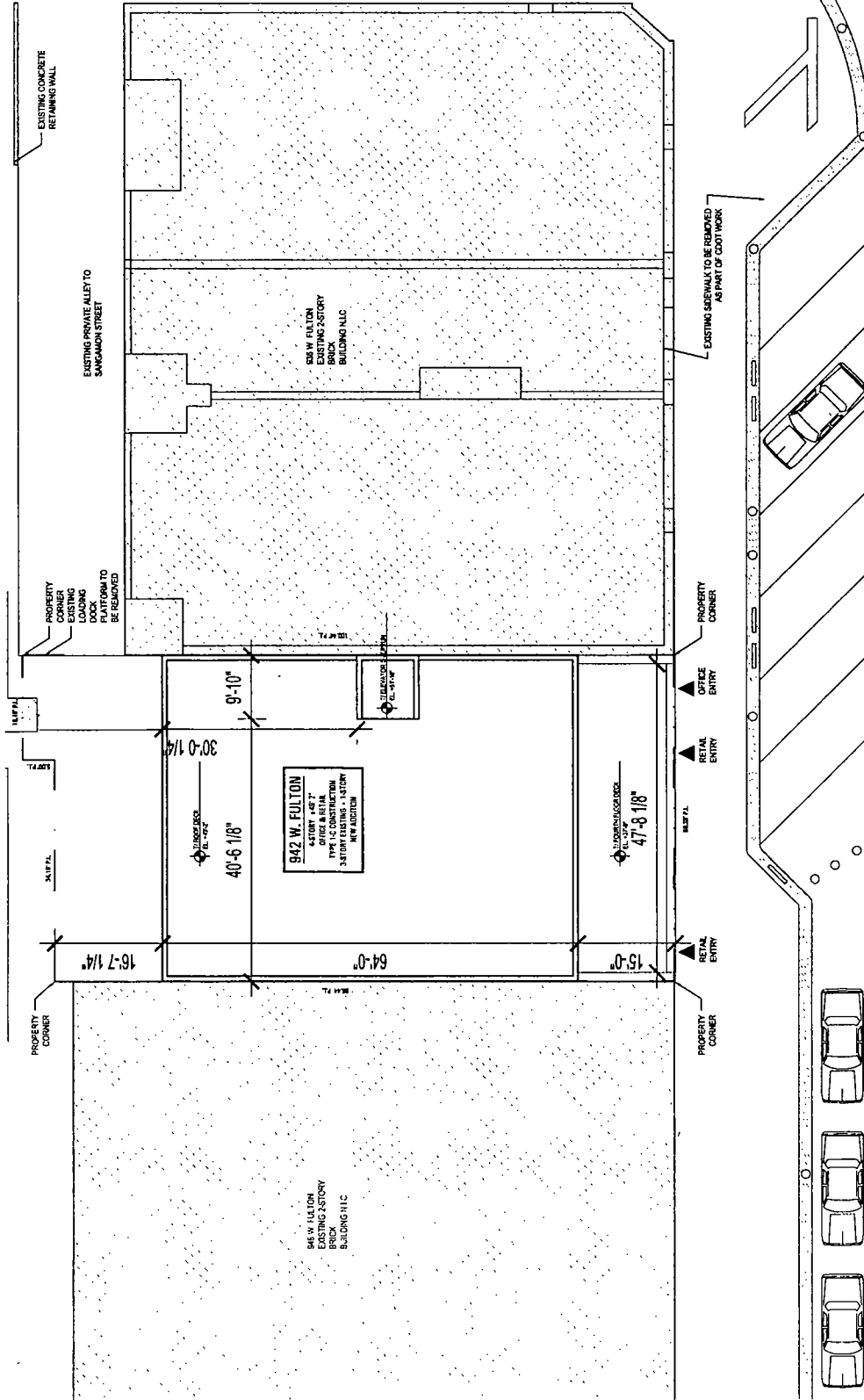
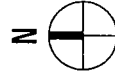
3.09

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- (b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)
- (c) Amount of off-street parking: 0 spaces (Transit-served Location Parking Reduction Proposed. Approx. 500 feet to Morgan CTA Station.)
- (d) Setbacks:
  - i. Front setback: 0 feet
  - ii. Side setbacks: 0 feet
  - iii. Rear setback: 16 feet 7 inches
- (e) Building height:
  - i. Existing building: 41 feet 9 inches
  - ii. New Building: 49 feet 2 inches
- (f) Off-street Loading: 0 spaces (Renovation of a contributing building in the Fulton-Randolph Historic District)

N. SANGAMON ST.

TWO-WAY TRAFFIC



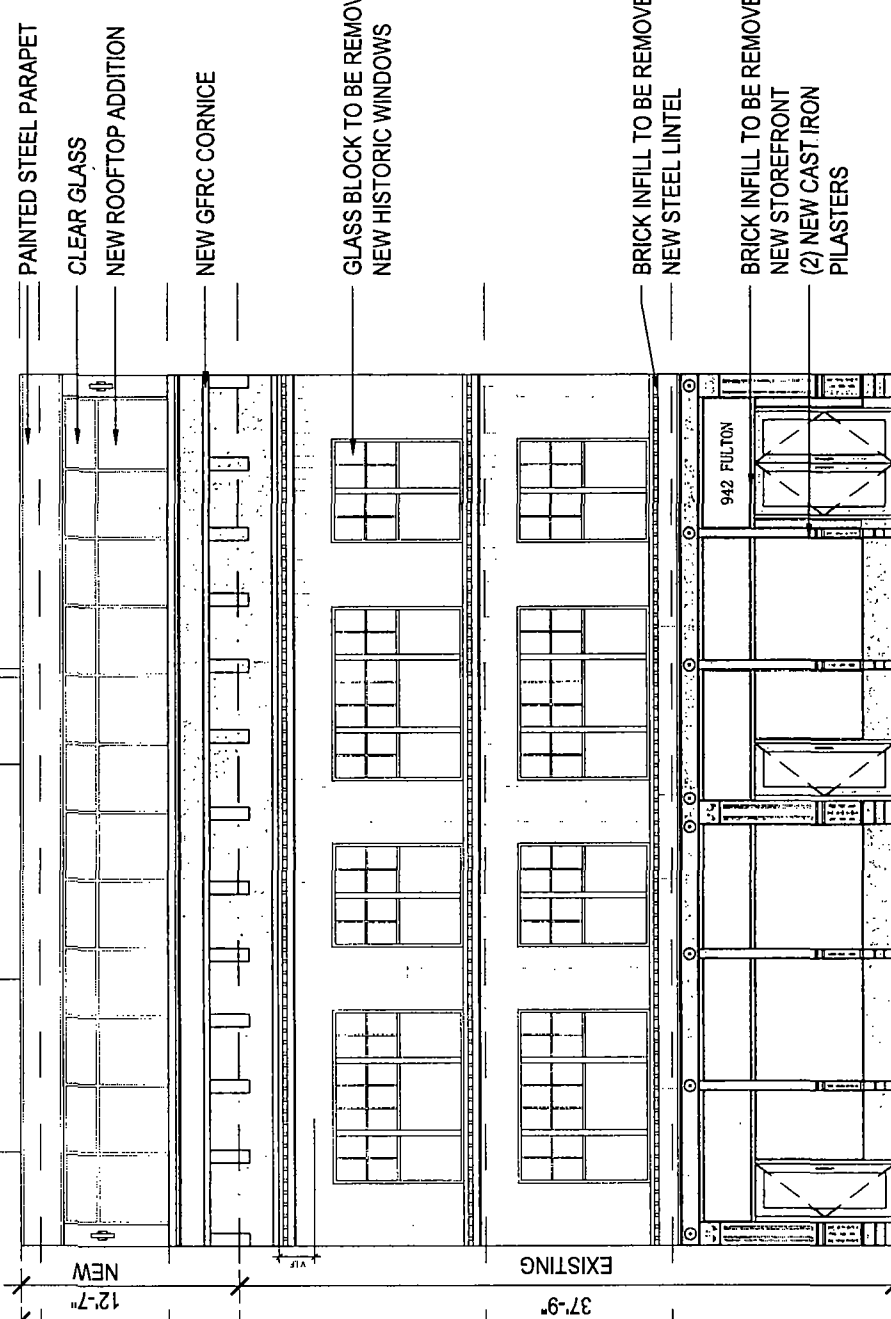
W FULTON  
ON-WAY  
TRAFFIC

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ROW IMPROVEMENTS TO BE  
COMPLETED BY CDDT FULL R/W.  
SHOWN FOR REFERENCE ONLY

<p>APPLICANT: THOR 942 FULTON STREET LLC</p>	
<p>ADDRESS OF PROJECT: 942-946 WEST FULTON MARKET</p>	
<p>INTRODUCTION DATE: JULY 20, 2016</p>	<p>REVISED: NOVEMBER 21, 2016</p>
<p>SCALE: 1" = 25'-0"</p>	
<p><b>SITE/LANDSCAPE PLAN</b></p>	

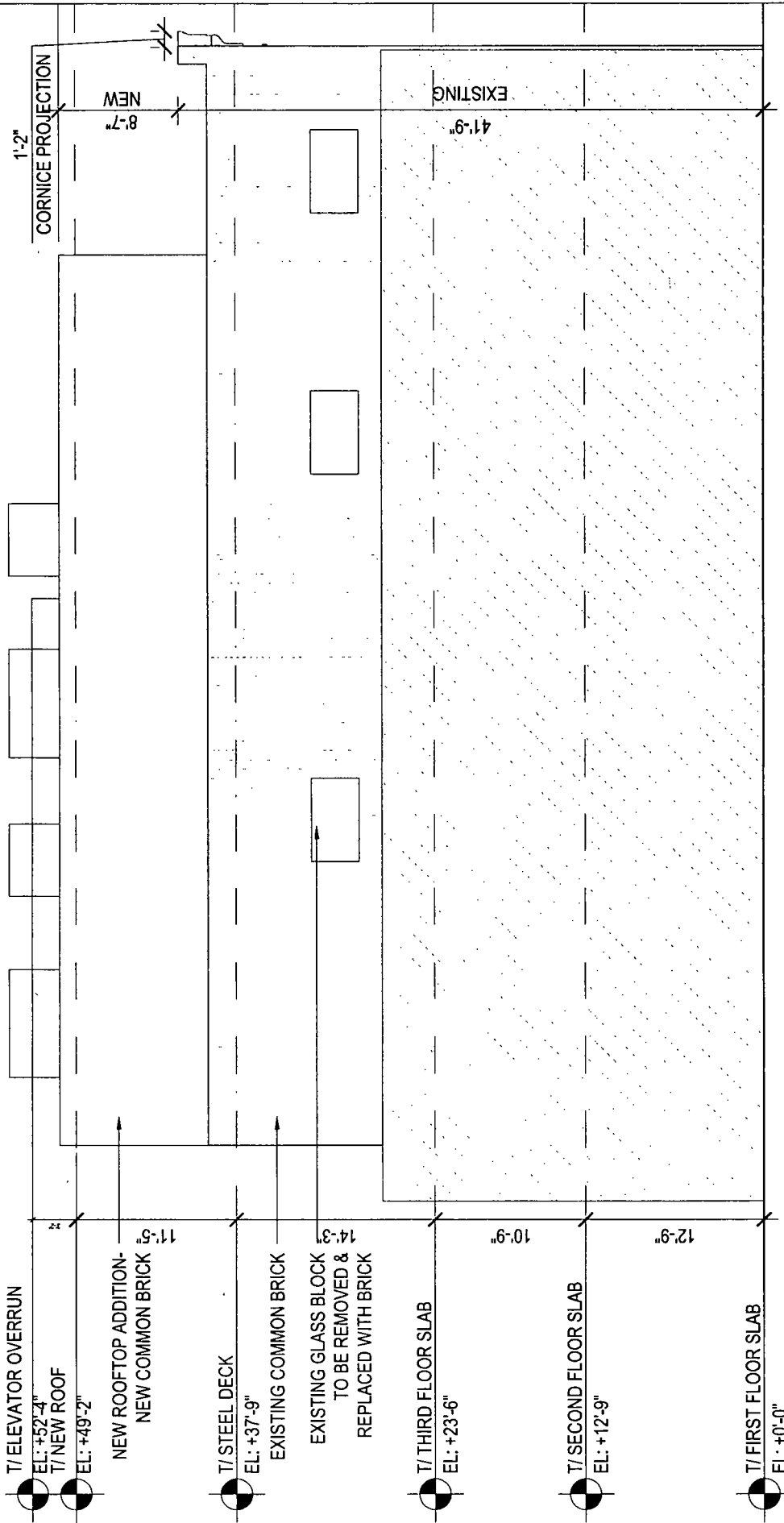
- T/ELEVATOR OVERRUN  
EL: +52'-2"
- T/NEW PARAPET  
EL: +50'-8"
- T/NEW ROOF  
EL: +49'-2"
- T/TERRACE PARAPET  
EL: +41'-9"
- T/STEEL DECK  
EL: +37'-9"
- T/THIRD FLOOR SLAB  
EL: +23'-6"
- T/SECOND FLOOR SLAB  
EL: +12'-9"
- T/FIRST FLOOR SLAB  
EL: +0'-0"



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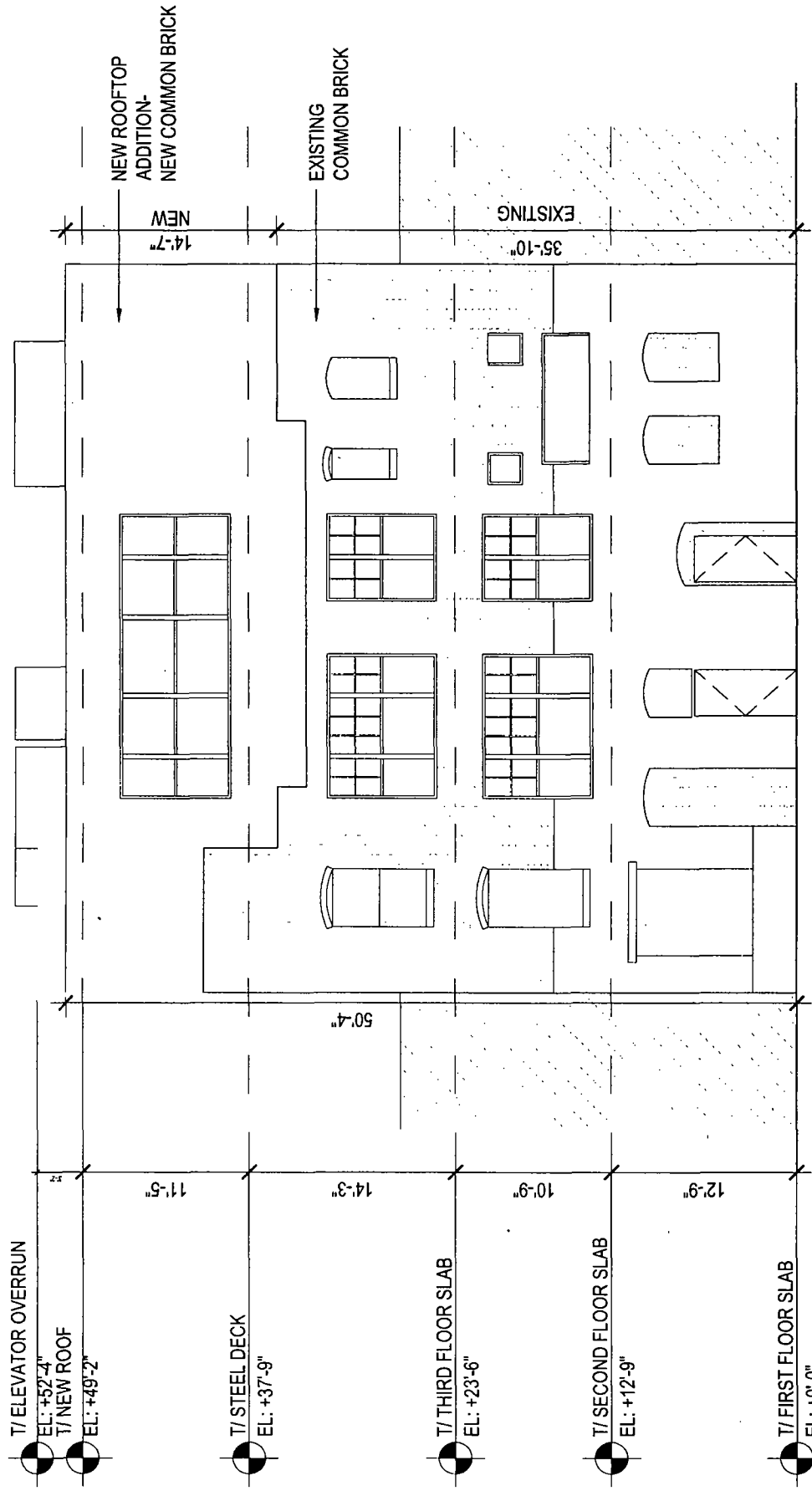
APPLICANT:	THOR 942 FULTON STREET LLC
ADDRESS OF PROJECT:	942-946 WEST FULTON MARKET
INTRODUCTION DATE:	JULY 20, 2016
REVISED:	NOVEMBER 21, 2016
SCALE:	3/32" = 1'-0"

SOUTH ELEVATION



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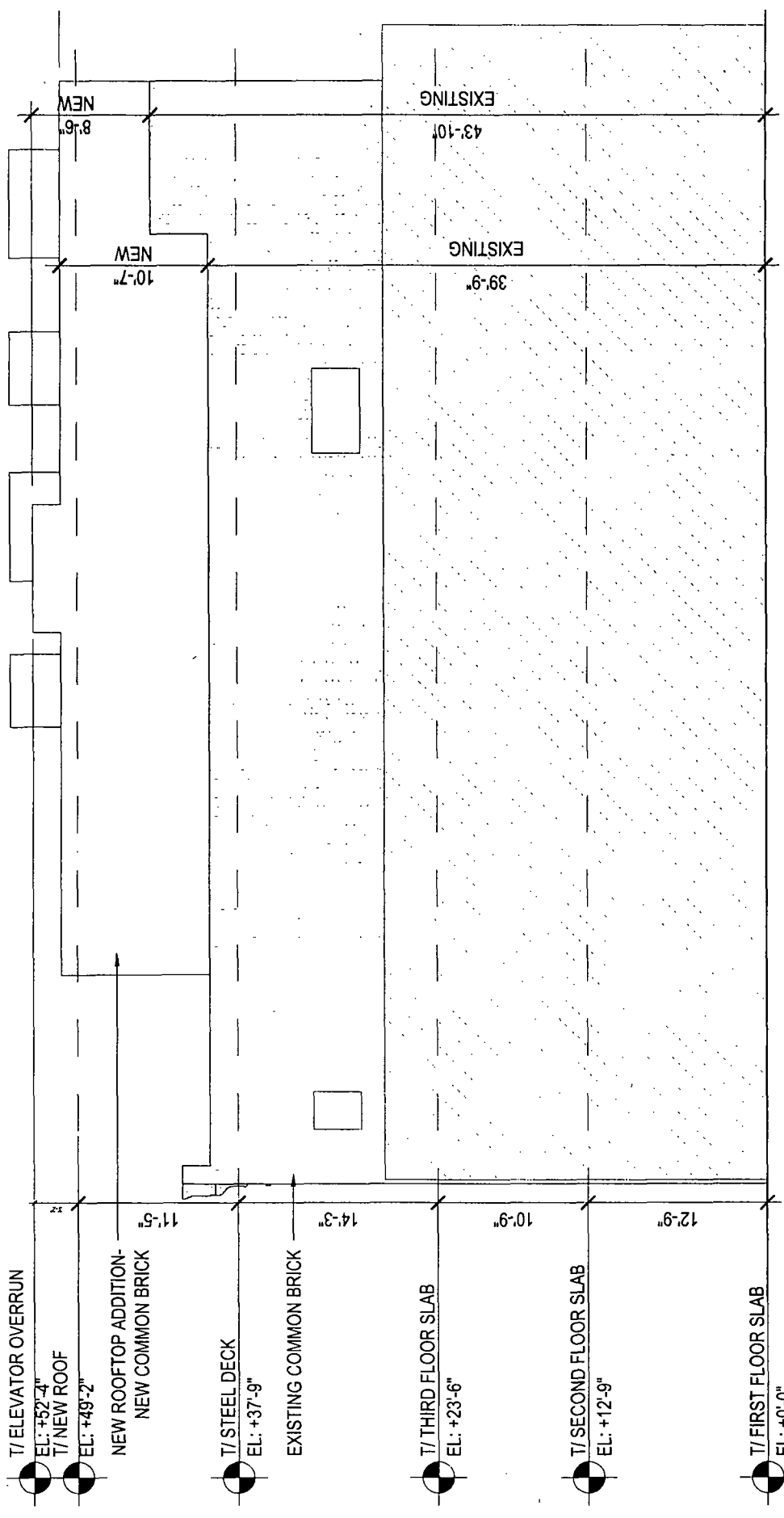
APPLICANT:	THOR 942 FULTON STREET LLC		
ADDRESS OF PROJECT:	942-946 WEST FULTON MARKET		
INTRODUCTION DATE:	JULY 20, 2016	REVISED:	NOVEMBER 21, 2016
		SCALE:	3/32" = 1'-0"
<b>EAST ELEVATION</b>			



**FINAL FOR PUBLICATION**

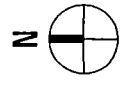
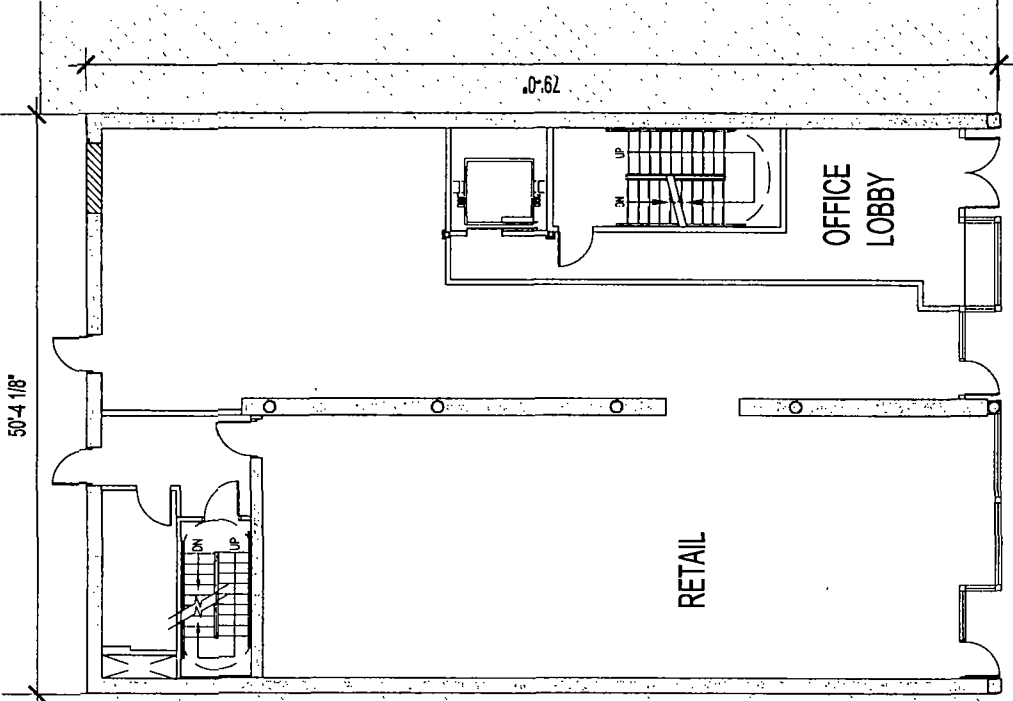
<p>APPLICANT: THOR 942 FULTON STREET LLC</p> <p>ADDRESS OF PROJECT: 942-946 WEST FULTON MARKET</p> <p>INTRODUCTION DATE: JULY 20, 2016</p>	<p>REVISED: NOVEMBER 21, 2016</p> <p>SCALE: 3/32" = 1'-0"</p>	<p><b>NORTH ELEVATION</b></p>
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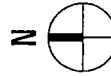
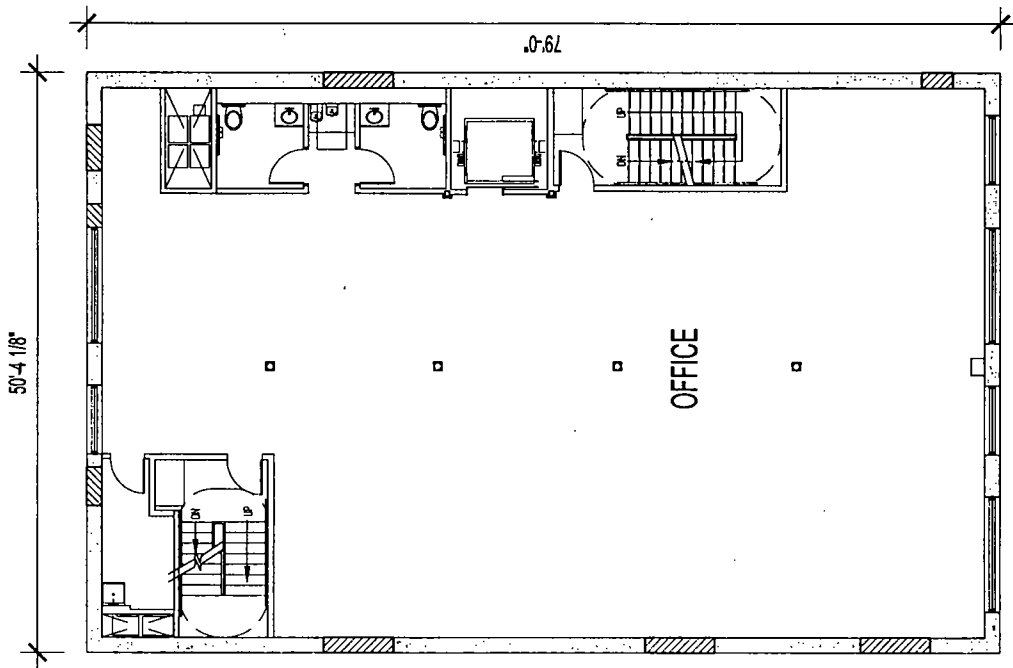
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ADDRESS OF PROJECT:	942-946 WEST FULTON MARKET
INTRODUCTION DATE:	JULY 20, 2016
REVISED:	NOVEMBER 21, 2016
SCALE:	3/32" = 1'-0"
<b>WEST ELEVATION</b>	



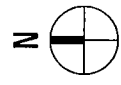
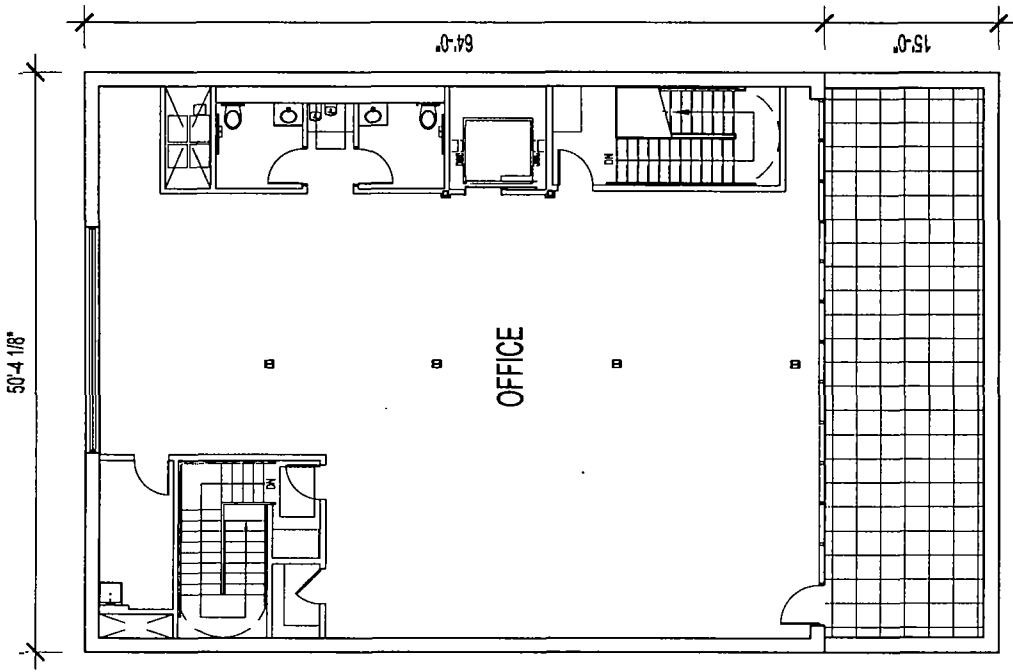
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<p><b>APPLICANT:</b> THOR 942 FULTON STREET LLC</p>	
<p><b>ADDRESS OF PROJECT:</b> 942-946 WEST FULTON MARKET</p>	
<p><b>INTRODUCTION DATE:</b> JULY 20, 2016</p>	<p><b>REVISED:</b> NOVEMBER 21, 2016</p>
<p><b>SCALE:</b> 1/16" = 1'-0"</p>	
<p><b>FIRST FLOOR PLAN</b></p>	



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<p>APPLICANT: THOR 942 FULTON STREET LLC</p>	<p><b>SECOND/THIRD FLOOR PLAN</b></p>
<p>ADDRESS OF PROJECT: 942-946 WEST FULTON MARKET</p>	
<p>INTRODUCTION DATE: JULY 20, 2016</p>	<p>REVISED: NOVEMBER 21, 2016</p>
<p>SCALE: 1/16" = 1'-0"</p>	



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APPLICANT:	THOR 942 FULTON STREET LLC
ADDRESS OF PROJECT:	942-946 WEST FULTON MARKET
INTRODUCTION DATE:	JULY 20, 2016
REVISED:	NOVEMBER 21, 2016
SCALE:	1/16" = 1'-0"
<b>FOURTH FLOOR PLAN</b>	