



City of Chicago



SO2016-666

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/10/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1032-1042 W Fulton Market - App No. 18674T1
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. 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, NORTH CARPENTER STREET, THE PUBLIC ALLEY NEXT NORTH OF AND PARALLEL TO WEST FULTON MARKET, A LINE 125.75 FEET WEST OF AND PARALLEL TO NORTH CARPENTER STREET,

to those of DS-5 Downtown Service District.

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

FINAL FOR PUBLICATION

Address: 1032-1042 West Fulton Market, Chicago, Illinois

186MT1

SUBSTITUTE NARRATIVE ZONING ANALYSIS AND PLANS
TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 1032 W. Fulton Market Condominium LLC
Property Location: 1032-1042 West Fulton Market
Proposed Zoning: DS-5 Downtown Service District
Lot Area: 12,575 sf

1032 W. Fulton Market Condominium, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 1032 through 1042 W. Fulton Market from the C1-1 Neighborhood Commercial District to the DS-5 Downtown Service District. The Applicant proposes to add a single story addition to the existing 3-story building and erect a new 5-story building with a 5th floor setback on the property.

The site is located in the downtown expansion area established by Section 17-1-1500 of the Zoning Ordinance. The site is bounded by West Fulton Market to the south, Carpenter Street to the east, residential properties to the west, and a 10’ public alley and commercial properties to the north. The site is located within the Kinzie Industrial Corridor TIF and the Fulton-Randolph Market District. To the north of the subject property are properties zoned C1-3, to the east is C3-5 zoning, and to the south and west is C1-1.

The subject property consists of approximately 12,575 square feet and is currently occupied by an existing 3-story office building and a surface parking lot. The Applicant proposes to add a single story addition to the existing 3-story building and erect a new 5-story building with a 5th floor setback on the property. The new building will include a 5th floor roof deck. Both structures will be masonry in construction. Each building will primarily serve as office space. The new building will include a ground floor retail component. A total of 17 off-street parking spaces will be provided in the new building. A basement level parking area will include 14 spaces. An additional 3 parking spaces will be provided at ground level.

The proposed zoning change will allow two longstanding businesses that have outgrown their space to remain in the community.

NARRATIVE ZONING ANALYSIS

Parcel 1

Lot Area:	7,695 sf
Floor Area Ratio:	4.27
Floor Area:	32,858 sf
Density:	N/A (no dwelling units)
Building Height:	63 feet, 0 inches (top of roof deck)
	66 feet, 6 inches (top of parapet)
Setbacks:	
Side/West:	2 feet, 3 inches
Front/South:	0
Side/East:	0

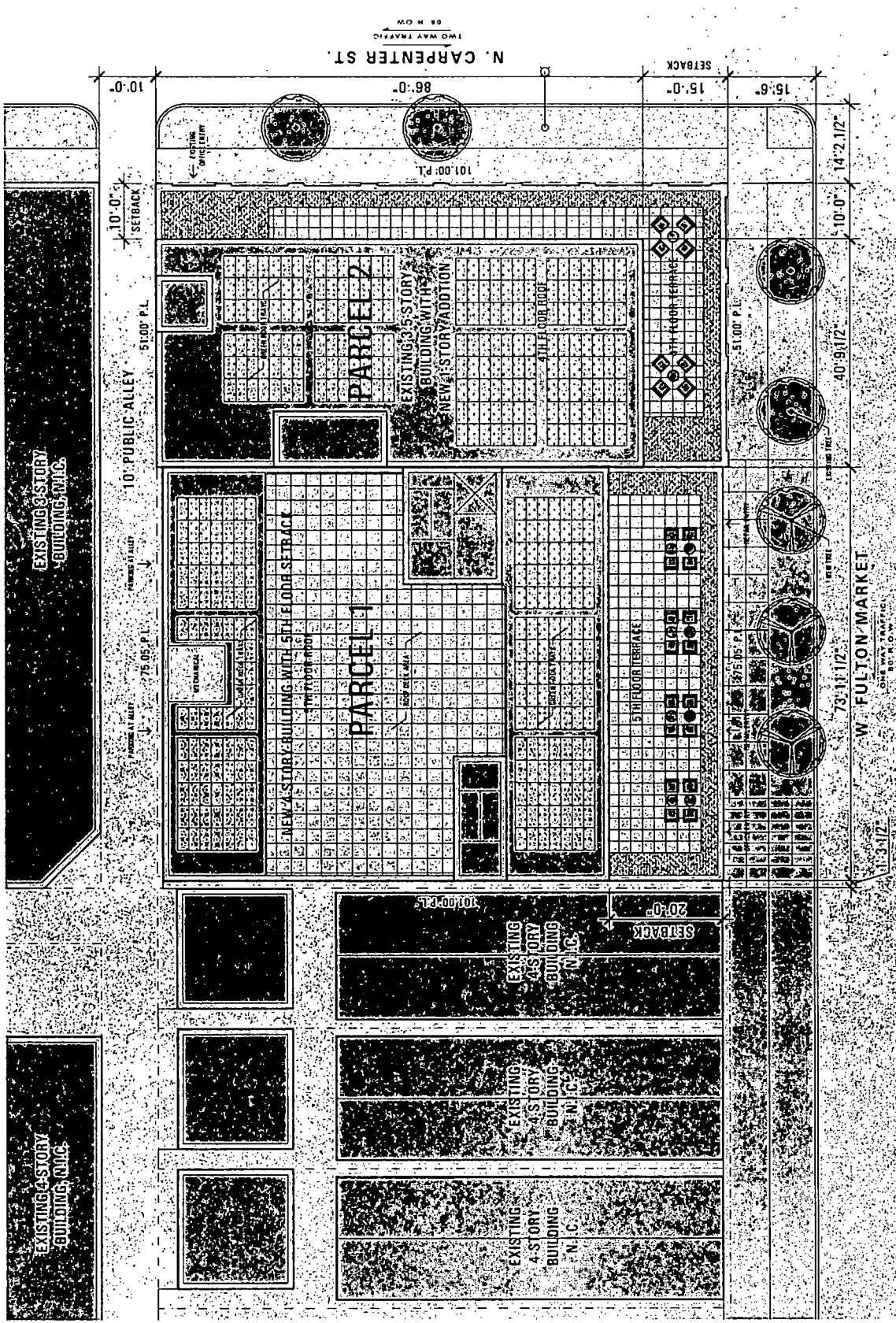
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Rear/North:	0
Automobile Parking:	17
Bike Parking:	0
Loading:	1 (10 foot x 25 foot)

Parcel 2

Lot Area:	4,880 sf
Floor Area Ratio:	3.72
Floor Area:	18,154 sf
Density:	N/A (no dwelling units)
Building Height:	56 feet
Setbacks:	0
Automobile Parking:	0
Bike Parking:	0

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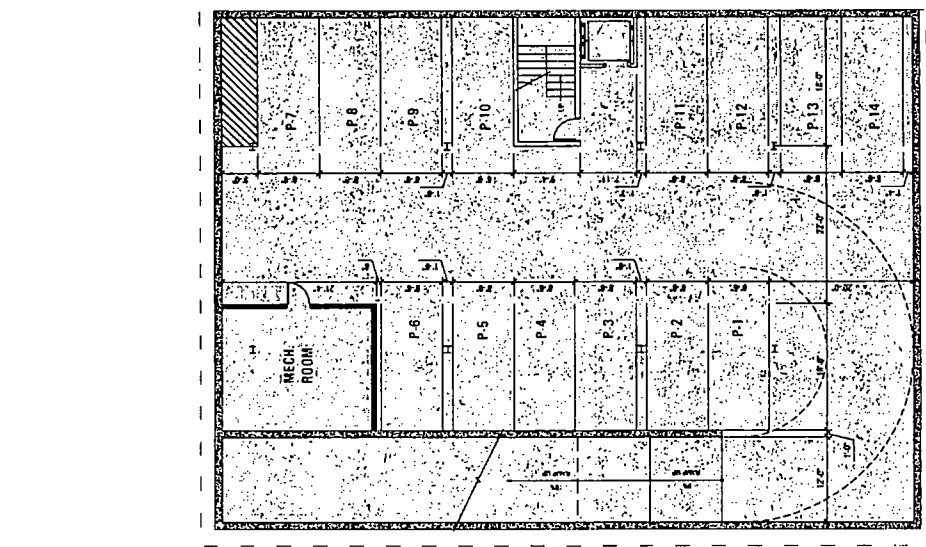


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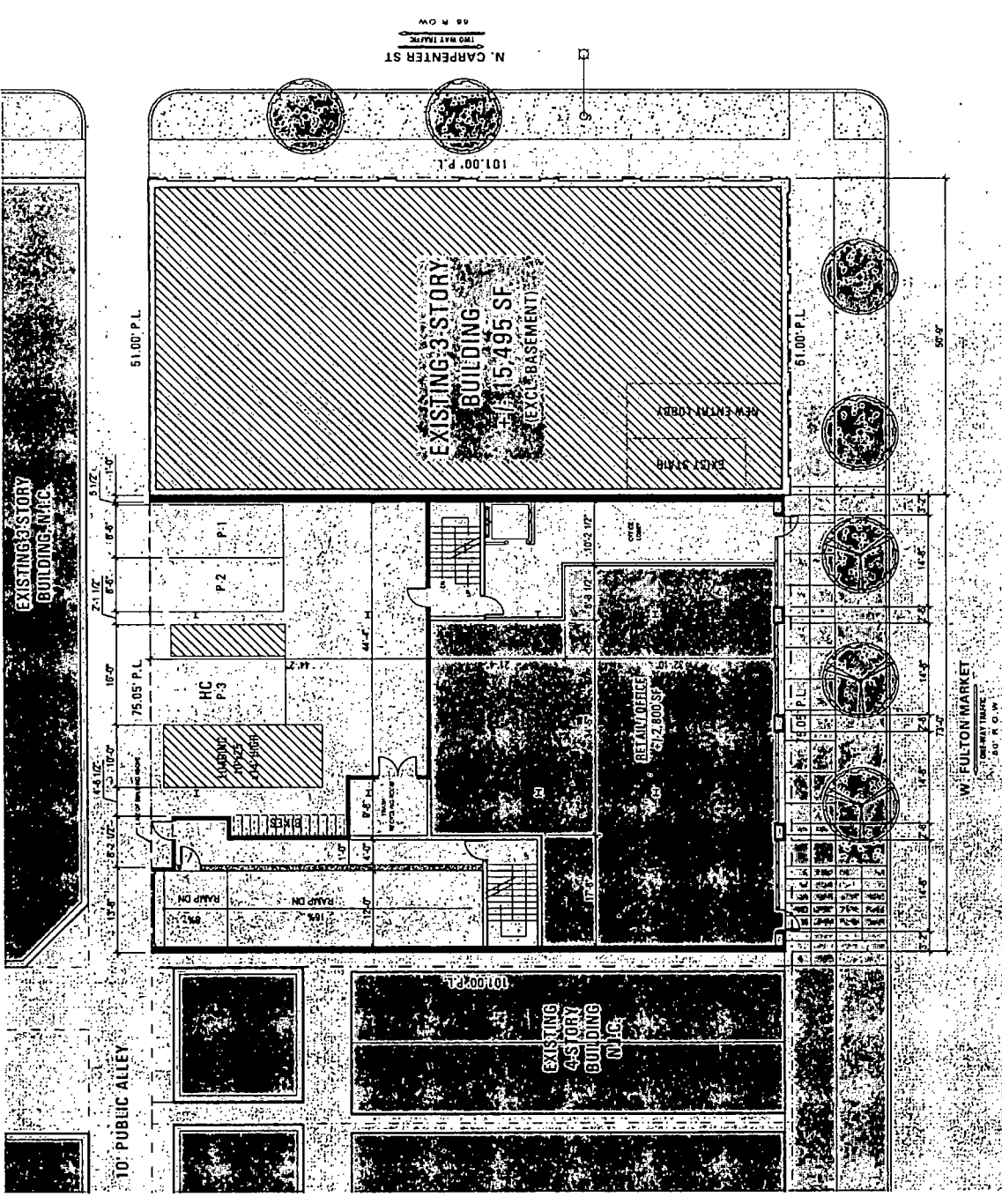
① SITE AND LANDSCAPE / GREEN ROOF PLAN
SCALE: 1/8" = 1'-0"

1032 W. Fulton Market
Chicago, IL





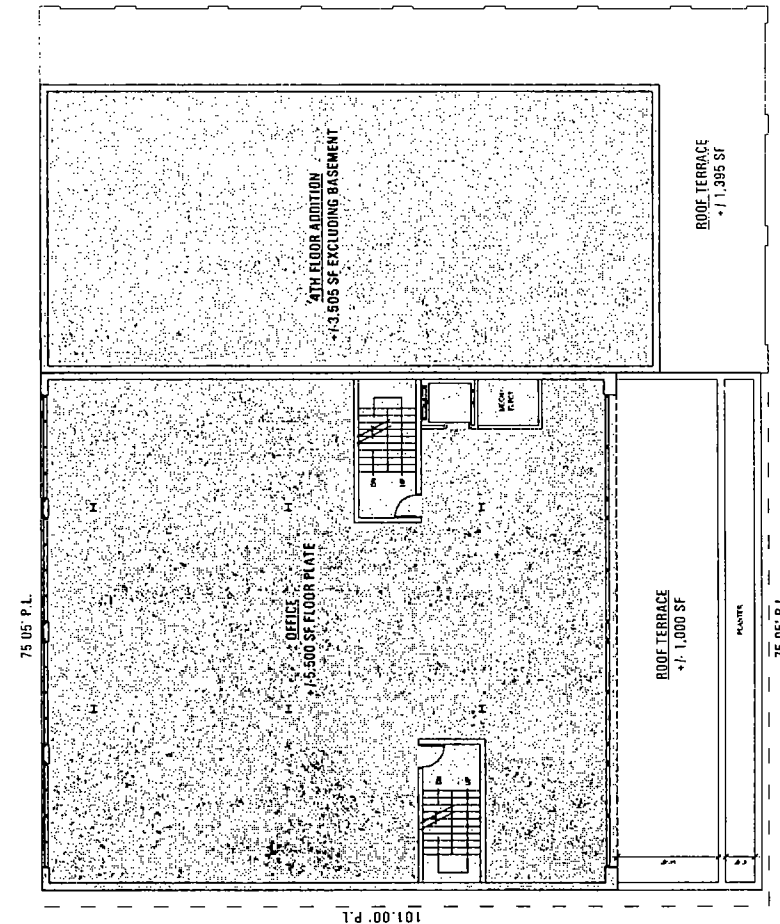
1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



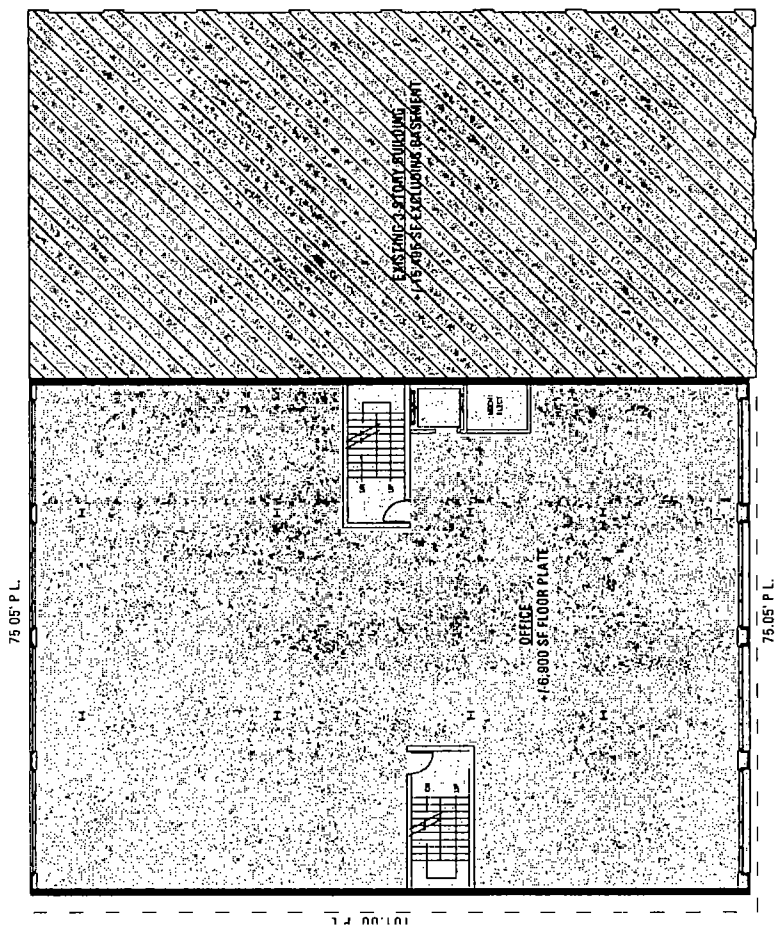
2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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1032 W. Fulton Market
Chicago, IL



2 PENTHOUSE PLAN
SCALE: 1/8" = 1'-0"

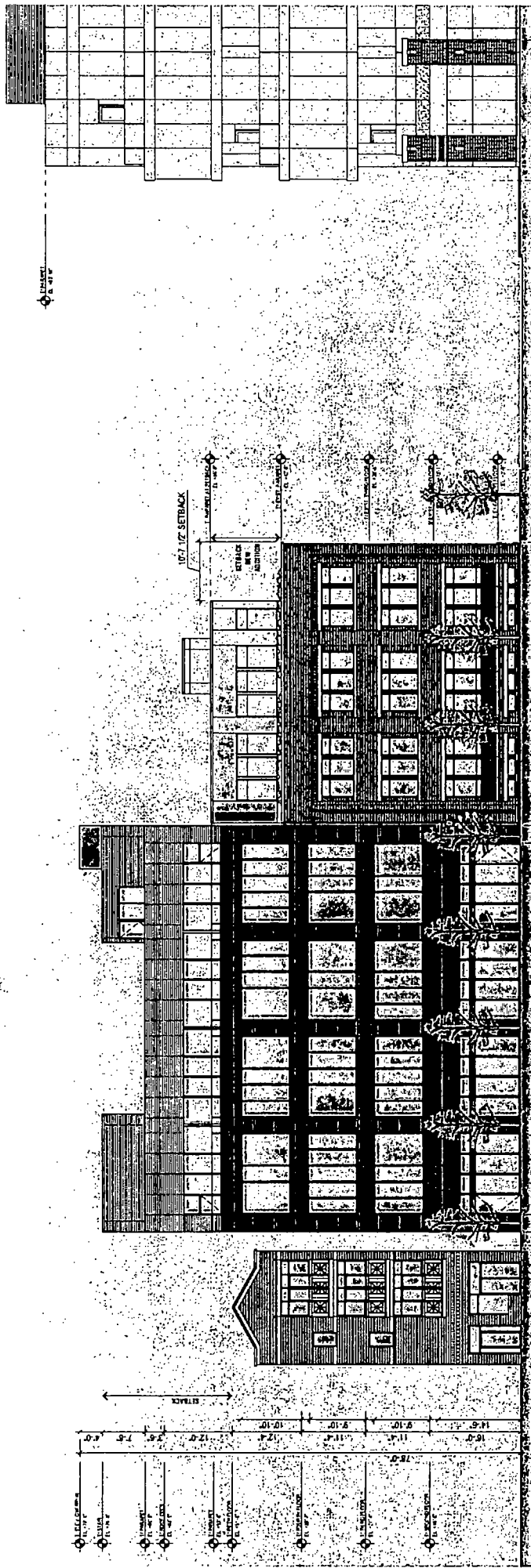


1 TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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1032 W. Fulton Market
Chicago, IL





1X FULTON

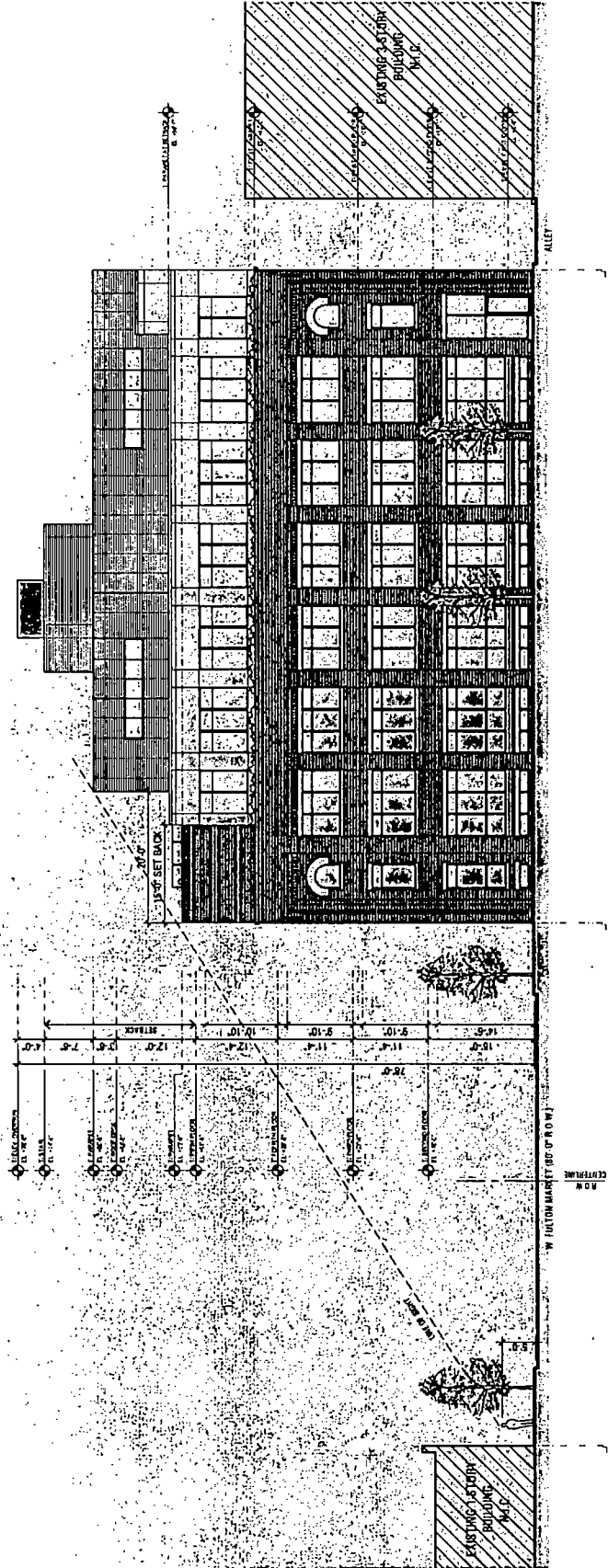
① SOUTH ELEVATION - FULTON MARKET
SCALE: 1/8" = 1'-0"

1032 W. Fulton Market
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07.28.16



2 EAST ELEVATION - N. CARPENTER STREET
SCALE: 1/8" = 1'-0"

1032 W. Fulton Market
Chicago, IL

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