



# City of Chicago



SO2017-3195

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/19/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 816-824 W Fulton Market, 301-315 N Green St and 813-825 W Wayman St - App No. 19187T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 19187T1

INTRO. DATE.

APRIL 19, 2017

**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 Green Street; West Wayman Street; a line 125 feet east of and parallel to North Green Street; a line 50 feet south of and parallel to West Wayman Street; and a line 100 feet east of and parallel to North Green Street

to those of DX-5 Downtown Mixed-Use District.

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

Address: 816-824 West Fulton Market / 301-315 North Green Street / 813-825 West Wayman Street Chicago, Illinois

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

**Applicant: Thor 816-820 West Fulton LLC**

**Property Location: 816-824 West Fulton Market / 301-315 North Green Street / 813-825 West Wayman Street**

**Proposed Zoning: DX-5 Downtown Mixed Use District**

**Lot Area: 16,250 square feet**

Thor 816-820 West Fulton LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located 816 through 824 West Fulton Market from the C1-1 Neighborhood Commercial District to the DX-5 Downtown District. The Applicant proposes the construction of a four-story commercial building.

The site is located at the northeast corner of West Fulton Market and North Green Street. The site is located within the Kinzie Industrial Corridor and in the Downtown Expansion Area per Section 17-1-1500 of the Zoning Ordinance effective June 1, 2016. To the north of the subject property are properties zoned PMD 4A, to the south is C1-1 zoning, to the west is C3-2 zoning, and to the east is C2-5 zoning.

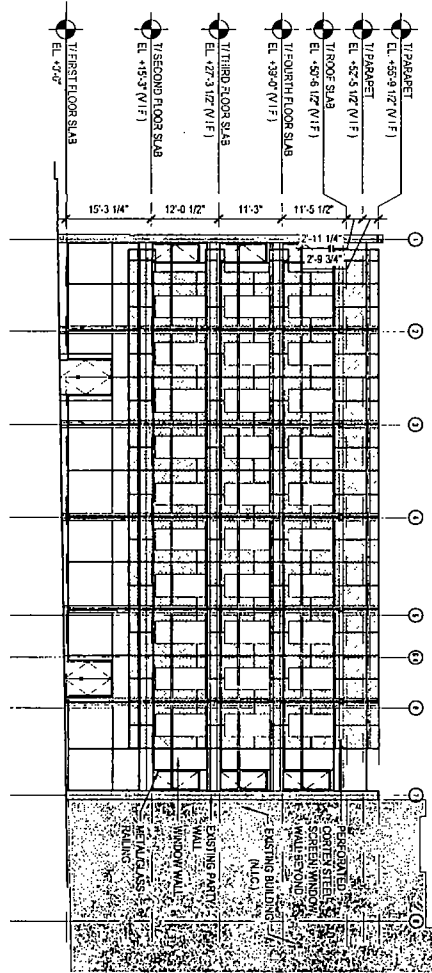
The subject property consists of approximately 16,250 square feet and is currently occupied by existing 2-, 3- and 4-story buildings. The Applicant proposes to add on to the existing buildings. The result will be a four-story commercial building containing up to 60,440 square feet of floor area.

Parking will not be provided. The subject property is within 1,000 feet from the Morgan Street CTA Station entrance.

**NARRATIVE ZONING ANALYSIS**

- (a) Floor Area and Floor Area Ratio:
  - i. Lot area: 16,250 square feet
  - iii. Total building area: 60,440 square feet
  - iv. FAR: 3.72
- (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. 1,000 feet to Morgan CTA Station.)
- (d) Setbacks:
  - i. Front setback: 0 feet
  - ii. Side setbacks: 0 feet
  - iii. Rear setback: 0 feet
- (e) Building height: 60 feet 6 inches
- (f) Off-street Loading: 0 spaces (No loading is required as the existing buildings are over 50 years old and the Applicant is proposing to expand the existing buildings by less than 25%)

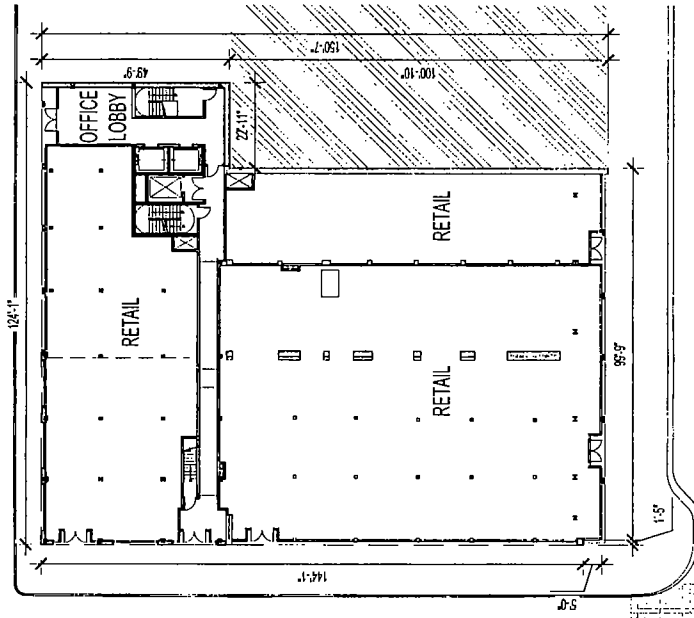
**FINAL FOR PUBLICATION**



FINAL FOR PUBLICATION

APPLICANT: THOR 816-820 WEST FULTON LLC  
 ADDRESS OF PROJECT: 820 WEST FULTON MARKET  
 SCALE: N.T.S.  
 SOUTH ELEVATION

FINAL FOR PUBLICATION

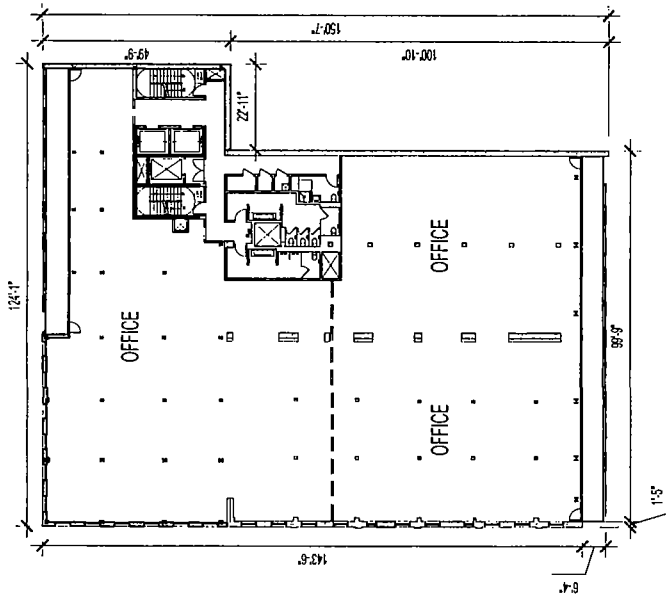


APPLICANT: THOR 816-820 WEST FULTON LLC

ADDRESS OF PROJECT: 820 WEST FULTON MARKET

FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"

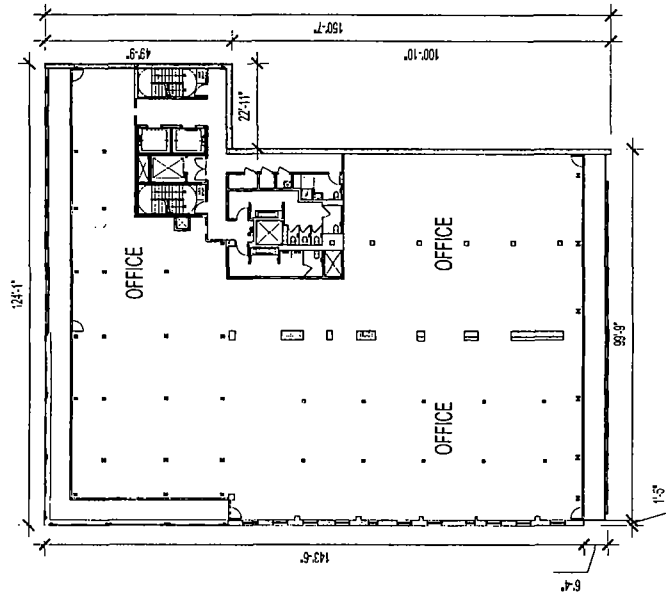


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<p>APPLICANT: THOR 816-820 WEST FULTON LLC</p> <p>ADDRESS OF PROJECT: 820 WEST FULTON MARKET</p>	
<p><b>SECOND FLOOR PLAN</b></p>	
<p>SCALE: 1/32" = 1'-0"</p>	

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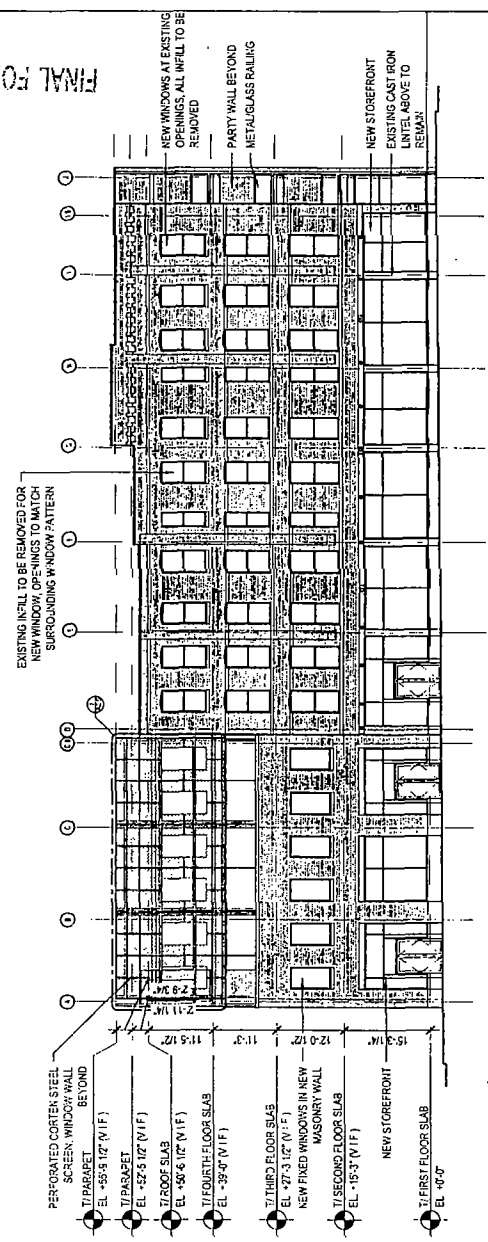
APPLICANT: THOR 816-820 WEST FULTON LLC

ADDRESS OF PROJECT: 820 WEST FULTON MARKET

THIRD & FOURTH FLOOR PLAN

SCALE: 1/32" = 1'-0"

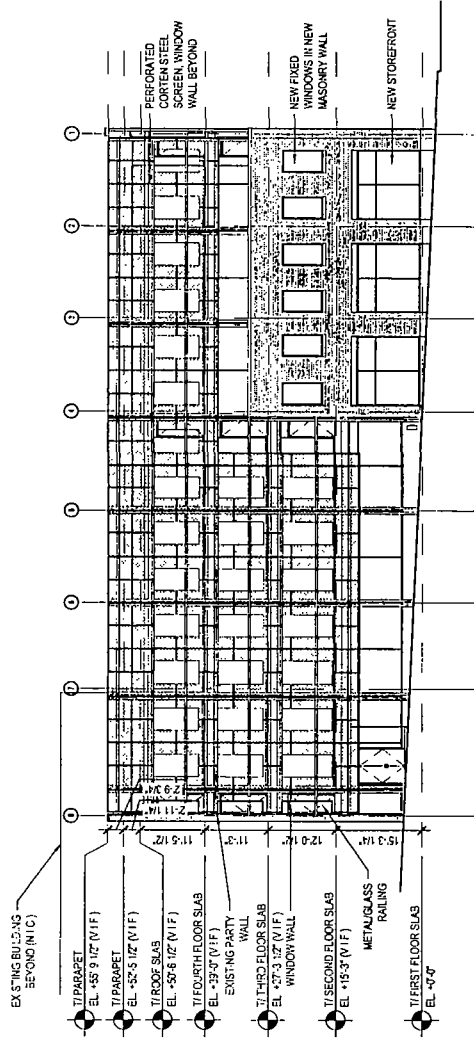
FINAL FOR PUBLICATION



<p>APPLICANT: THOR 816-820 WEST FULTON LLC</p>	
<p>ADDRESS OF PROJECT: 820 WEST FULTON MARKET</p>	
<p><b>WEST ELEVATION</b></p>	
<p>SCALE: N.T.S.</p>	



FINAL FOR PUBLICATION



APPLICANT: THOR 816-820 WEST FULTON LLC

ADDRESS OF PROJECT: 820 WEST FULTON MARKET

NORTH ELEVATION

SCALE: N.T.S.

