



City of Chicago



SO2014-4948

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 832-856 W Fulton Market St - App No. 18077T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18077-T1

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 of the C1-1, Neighborhood Commercial District symbols shown on Map 1-G in the area generally bounded by:

West Wayman Street; North Green Street; West Fulton Market Street; and
North Peoria Street

to the designation of C3-2, Commercial, Manufacturing and Employment District.

SECTION 2. This ordinance takes effect after its passage and approval.

FILE #
WARD
#PAM

Common Address: 832-856 West Fulton Market Street

1807771

10/21/14

**832-856 West Fulton Market Street
("Property")
Type 1 Rezoning**

The Property is 37,992.79 square feet in size and encompasses a full city block bounded by Wayman Street on the north; Green Street on the east; Fulton Market Street on the south; and Peoria Street on the west. The current zoning of the Property is C1-1, Neighborhood Commercial District, and the proposed zoning is C3-2, Commercial, Manufacturing and Employment District. The proposed uses are commercial/entertainment with ground floor retail. Individual retail spaces will not exceed 7,500 square feet. There will be no residential dwelling units. The Property has two existing buildings which are designated "contributing buildings" in the proposed Fulton-Randolph Market District recently preliminarily designated by the Commission on Chicago Landmarks. The historic façades will be preserved with new additions to the buildings. The existing floor area exceeds the current C1-1 floor area ratio.

Zoning Standard	C3-2 District	Proposed
Floor Area Ratio ("FAR")	2.2 – 83,584 SF allowed	2.19 – 83,200 SF
Maximum Building Height	50'	50'
Setbacks	No setbacks required	No setbacks
Parking Groups M&L	80 spaces	80 spaces
Loading	Retail (16,775 SF) = 1 berth Commercial (60,000+ SF) = 1 berth (2) 10' x 25' berths required	(1) 10' x 50' Berth
Minimum Lot Area ("MLA")	N/A	No dwelling units

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C3-2 Proposed Zoning District

Net Site Area

37,992

Brooklyn Bowl - Participant Sport (bowling) with entertainment and bar / restaurant

Occupants (see occupancy plans):

First Floor	10
Second Floor	750
Third Floor	354 (includes roof terrace occupancy)

Totals: 1114

Applicable CZO Parking Groups: 17-10-0207-P (Entertainment) 17-10-0207-M (Eating & Drinking Establishments & Participant Sports & Recreation)

Note: Both applicable Parking Groups have occupancy based parking calculations at 1 space for every 10 occupants. 111 spaces

Street Level Lease space - Retail 16,775 sf

Applicable CZO Parking Group: 17-10-0207-M (Retail)

Area based parking calculation. No spaces for the first 4,000 sf then 2.5 spaces per 1,000 sf. 32 spaces

Floors 2 and 3 Lease space - Office

Applicable CZO Parking Group: 17-10-0207-L (Office) 8,290 sf

Area based parking calculation at 2 spaces per 1,000 sf. 17 spaces

Total Parking 160 Total Spaces

Transit-Served Reduction (17-10-0102-B) allows a 50% reduction of the required parking (<600 ft to Morgan St Station) **80 Total spaces required**

Notes:

1. No reduction requested for Shared Parking (17-10-0700) as may be allowed for Uses with different hours of operation (Retail & Entertainment)
2. Approx. 20 public parking spaces will be introduced to the Fulton Market ROW with the proposed development. Currently the north side of the full block (250 feet) is a loading zone used by current tenants for loading/unloading and overnight truck parking.

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sf C3-2 Proposed Zoning District

Net Site Area **37,992**

Brooklyn Bowl - Participant Sport (bowling) with entertainment and bar / restaurant

Occupants:		Gross Enclosed Floor Area:	
First Floor	10	First Floor	4,478 sf
Second Floor	750	Second Floor	30,837 sf
Third Floor	354 (includes roof terrace occ)	Third Floor	15,610 sf + roof terrace

Totals: **1114** **50925 sf**

Applicable CZO Parking Groups: 17-10-0207-P (Entertainment) 17-10-0207-M (Eating & Drinking Establishments and Participant Sport)

Both applicable Parking Groups have occupancy based parking calculations at 1 space for every 10 occupants. **111 spaces**

Street Level Lease space - Retail 16,775 sf

Applicable CZO Parking Group: 17-10-0207-M (Retail)

Area based parking calculation. No spaces for the first 4,000 sf then 2.5 spaces per 1,000 sf. **32 spaces**

Floors 2 and 3 Lease space - Office

Applicable CZO Parking Group: 17-10-0207-L (Office) **8,290 sf**

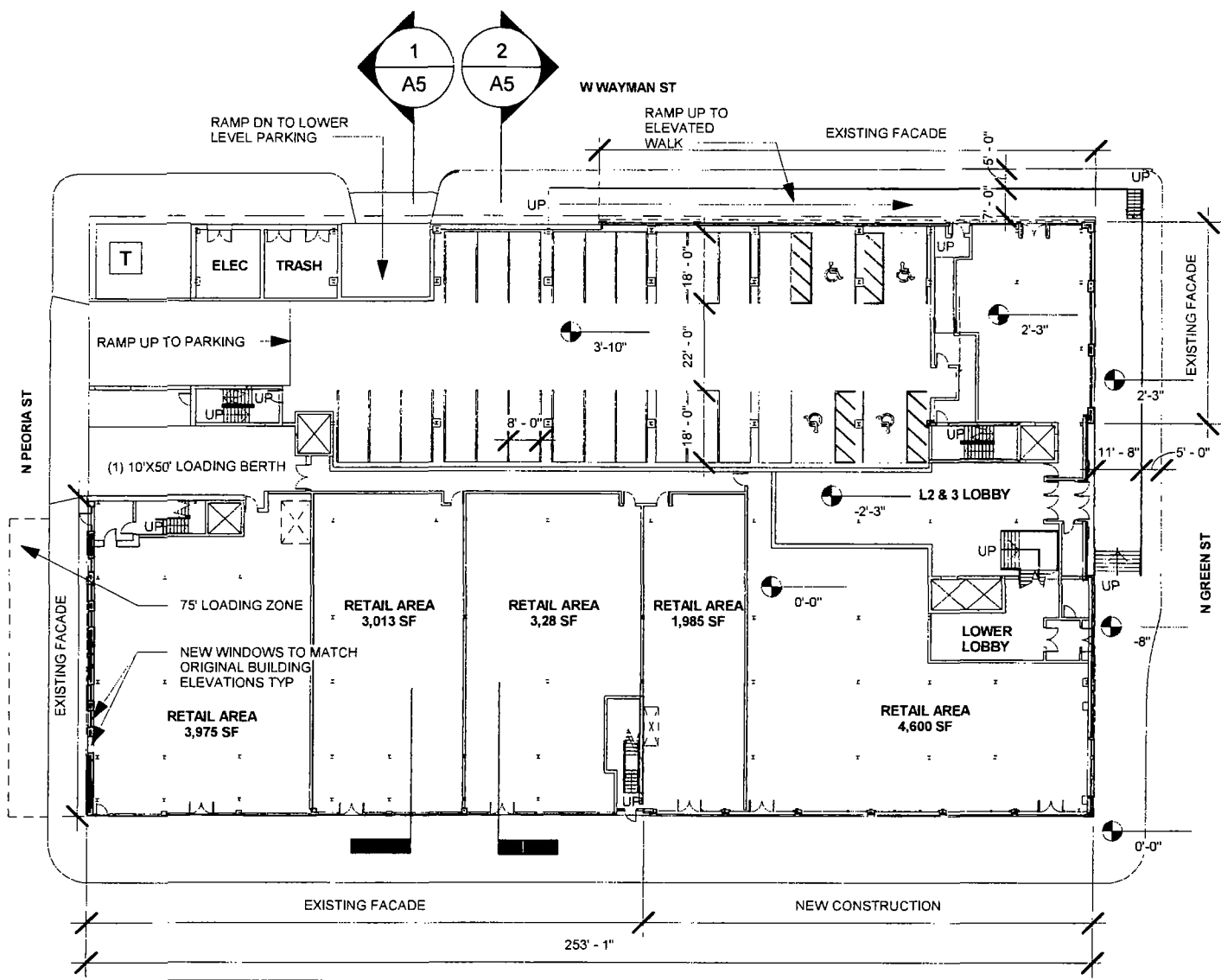
Area based parking calculation at 2 spaces per 1,000 sf. **17 spaces**

Total Parking 160

Transit-Served Reduction (17-10-0102-B) allows a 50% reduction of the required parking **80 Total space**

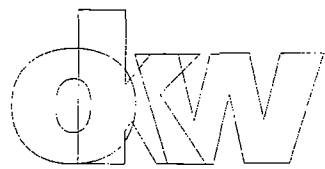
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NOTE:
STREETSCAPE IMPROVEMENT
REQUIREMENTS PENDING FINAL CDOT
DESIGN STANDARDS

1 GROUND FLOOR PLAN
A1 SCALE: 1" = 40'-0"



OKW Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

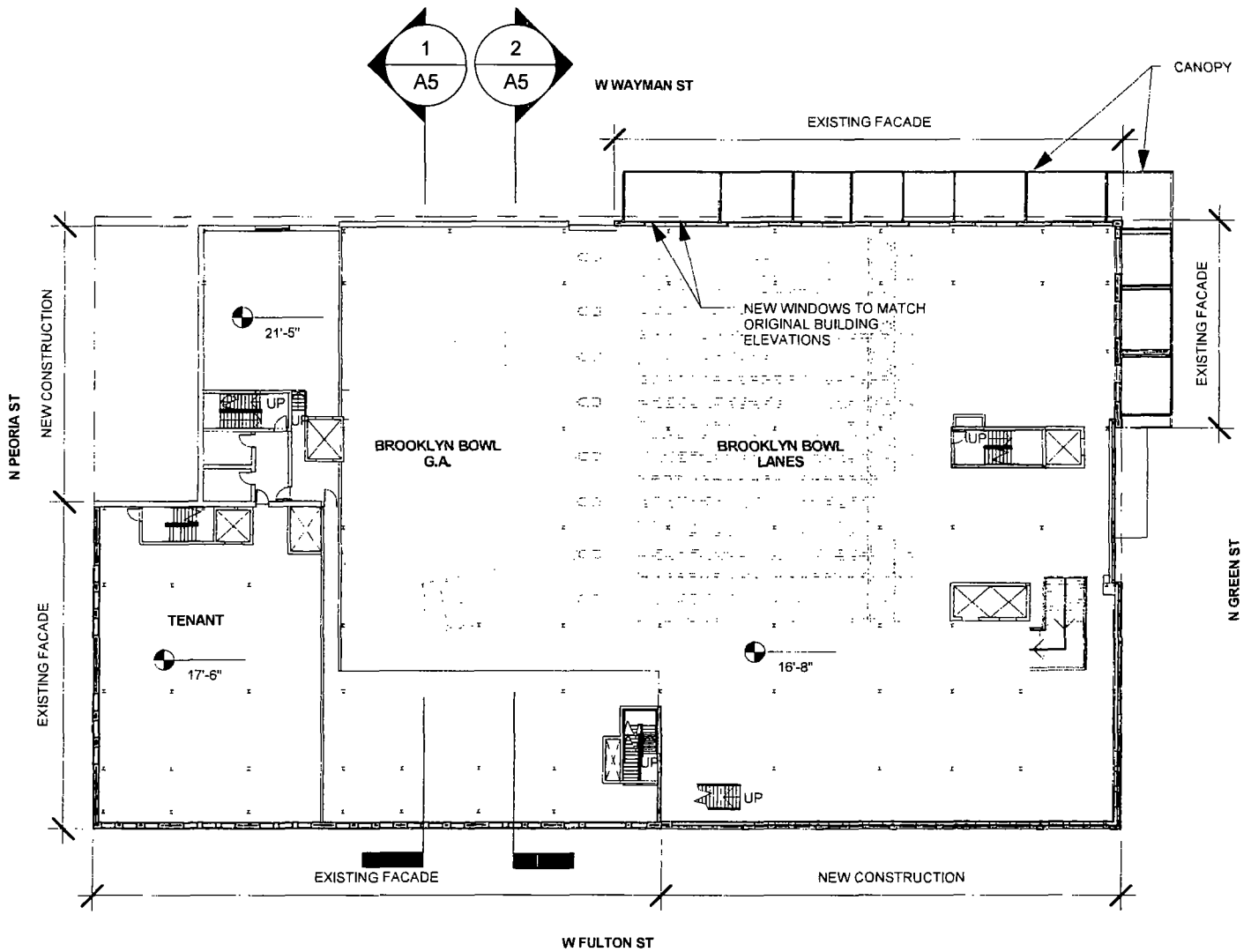
832 W FULTON MARKET
STREET - CORE AND
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1 SECOND FLOOR PLAN
A2 SCALE: 1" = 40'-0"



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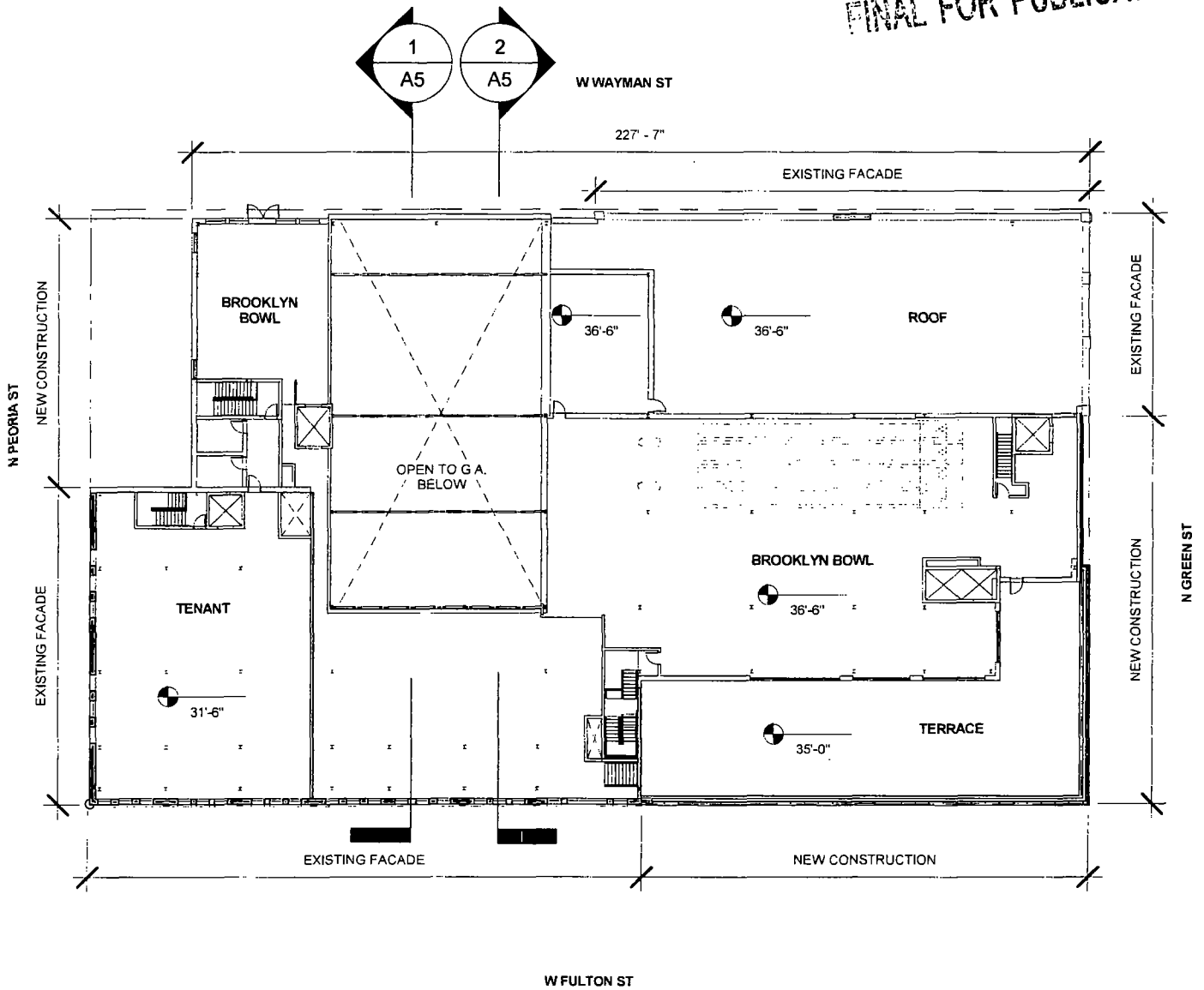
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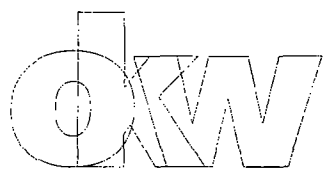
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1 THIRD FLOOR PLAN
A3 SCALE: 1" = 40'-0"

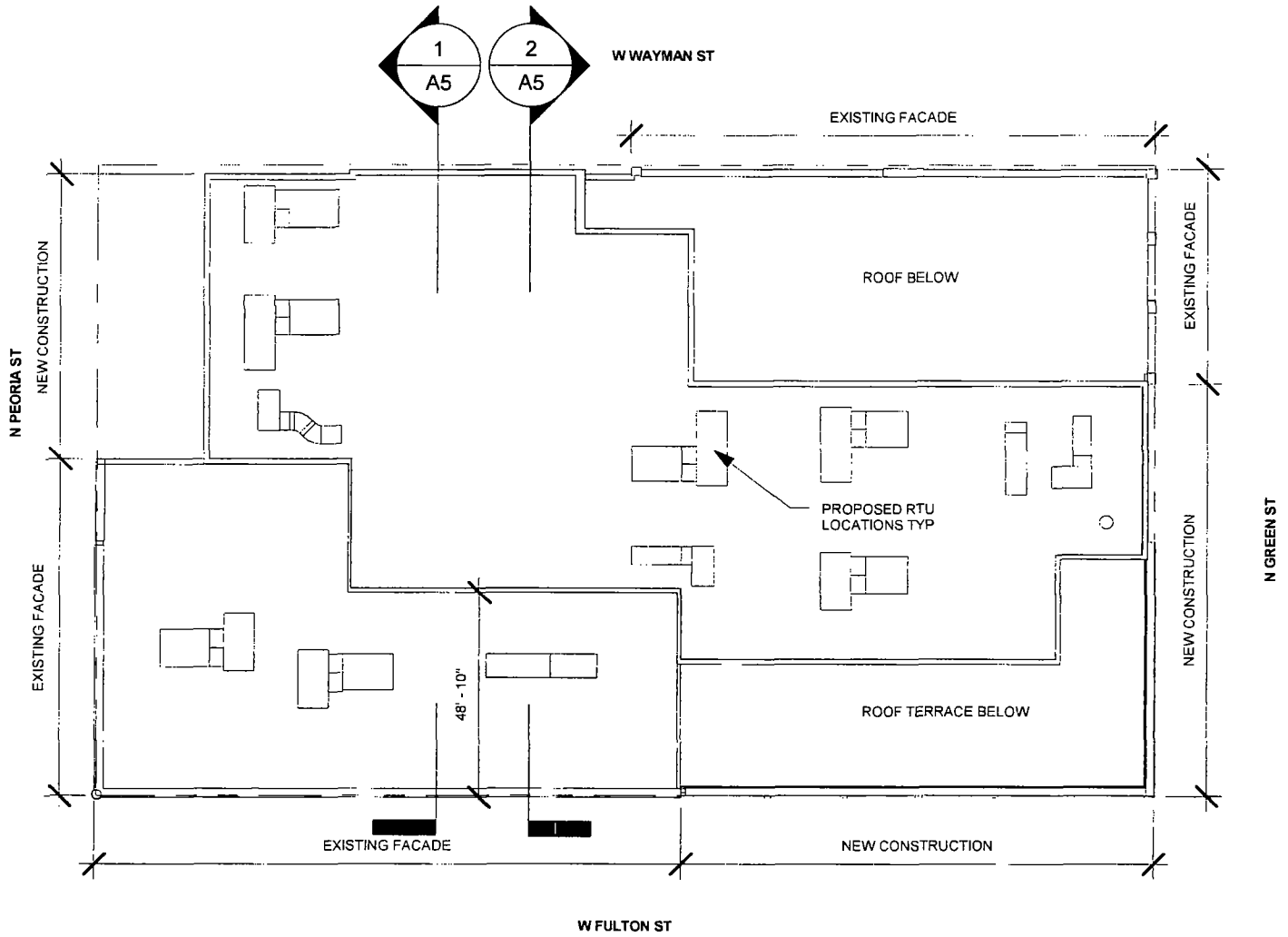


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1 ROOF PLAN
A4 SCALE: 1" = 40'-0"



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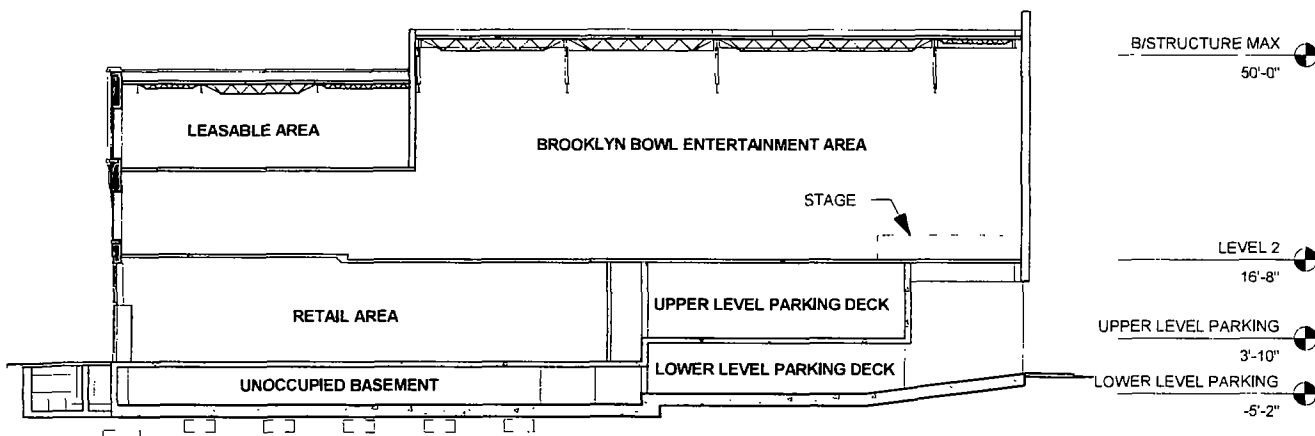
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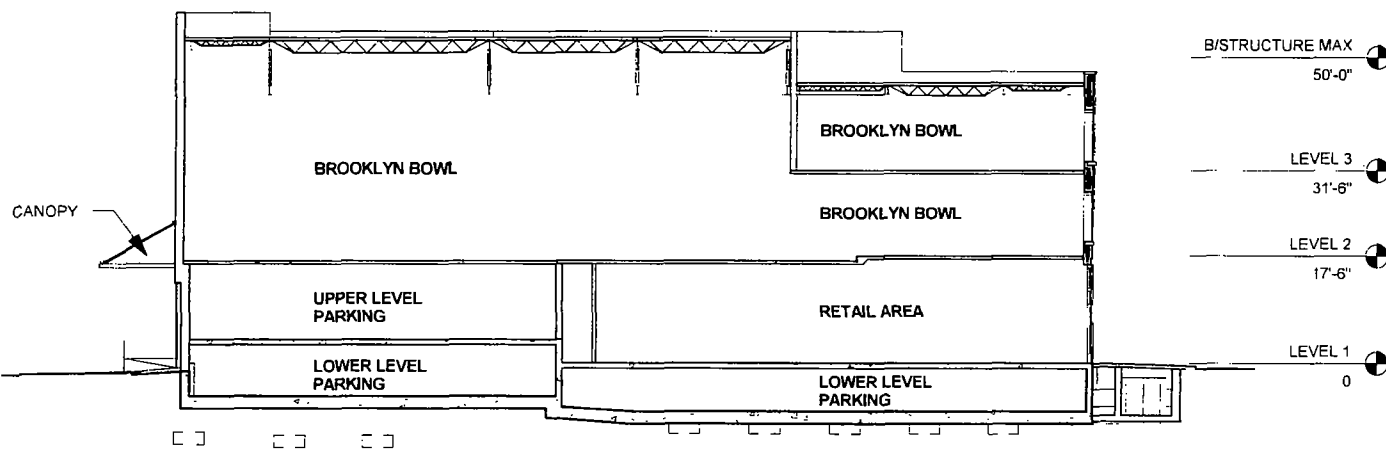
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1 BUILDING SECTION
A5 SCALE: 1" = 30'-0"



2 BUILDING SECTION
A5 SCALE: 1" = 30'-0"



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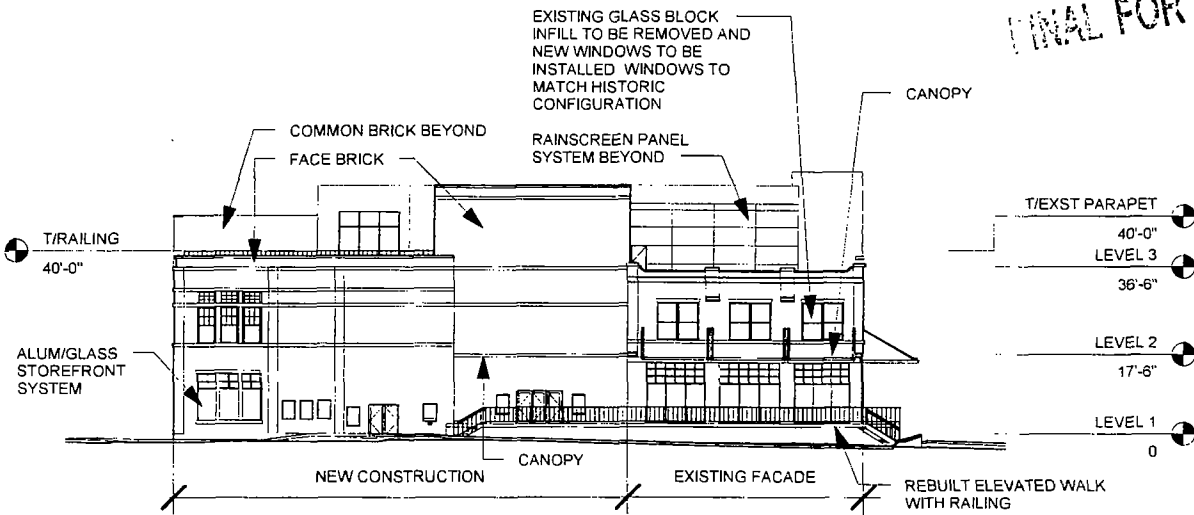
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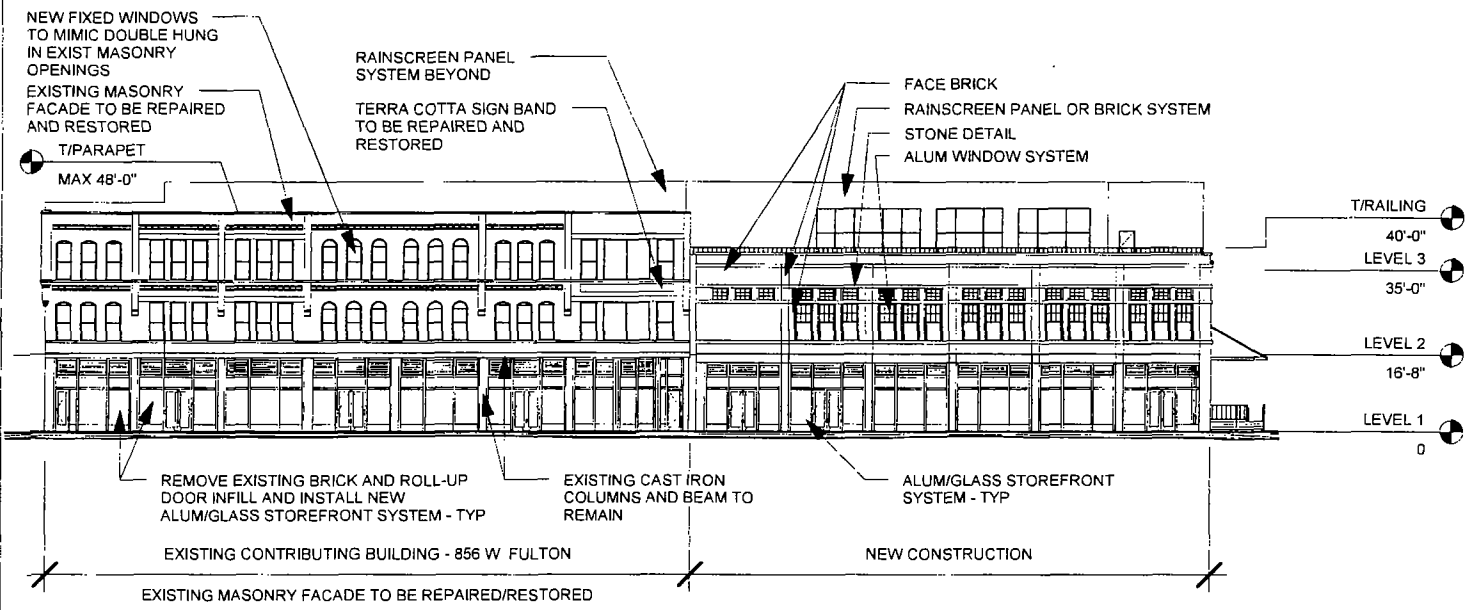
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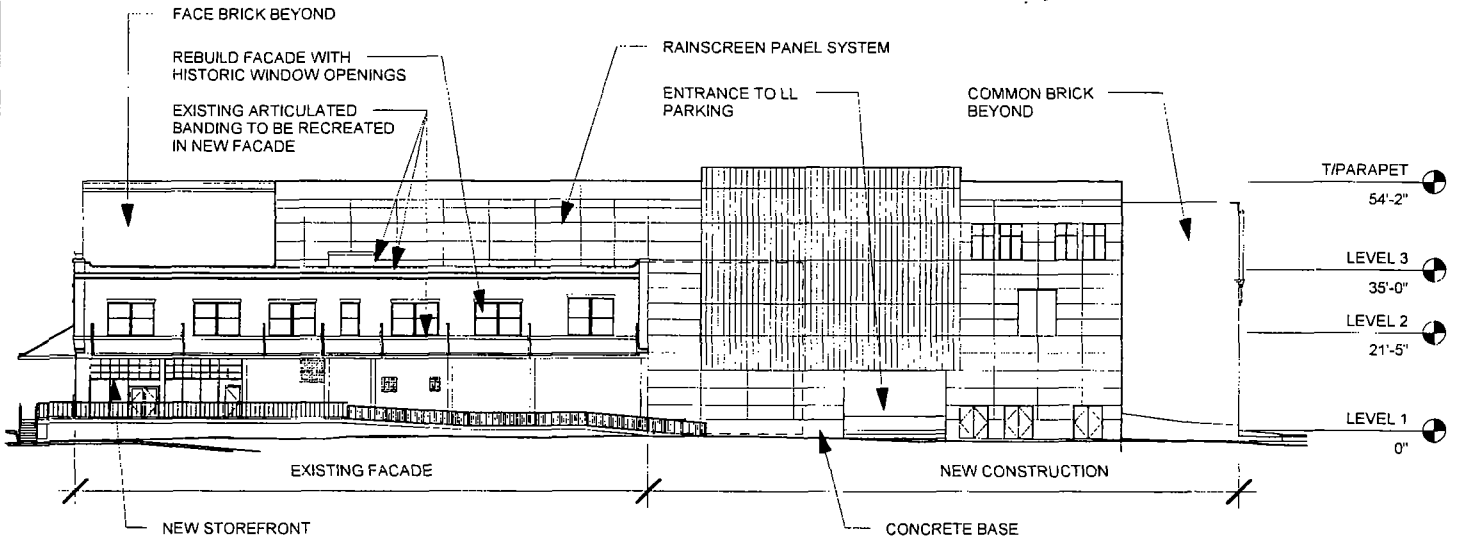
1 EAST BUILDING ELEVATION
A6 SCALE: 1" = 40'-0"



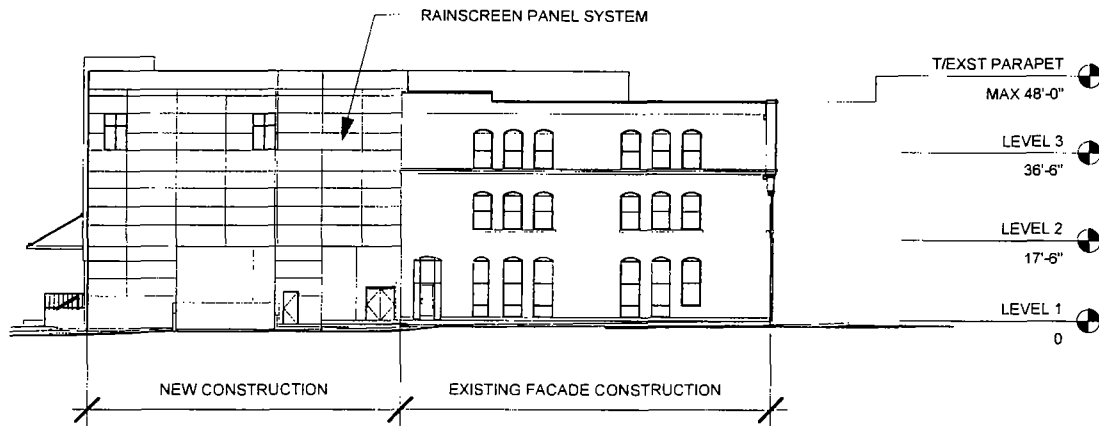
2 SOUTH BUILDING ELEVATION
A6 SCALE: 1" = 40'-0"

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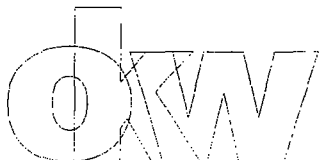
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1 NORTH BUILDING ELEVATION
A7 SCALE: 1" = 40'-0"



2 WEST BUILDING ELEVATION
A7 SCALE: 1" = 40'-0"



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