



City of Chicago



O2018-2325

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1114 W Fulton Market - App No. 19592T1
Committee(s) Assignment:	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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No 1-G in the area bounded by

the alley next north of and parallel to West Fulton Market; a line 126.06 feet east of and parallel to North May Street; West Fulton Market; and a line 76.06 feet east of and parallel to North May Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 1114 West Fulton Market

17-13-0303-C (1) Narrative Zoning Analysis
1114 West Fulton Street, Chicago, Illinois

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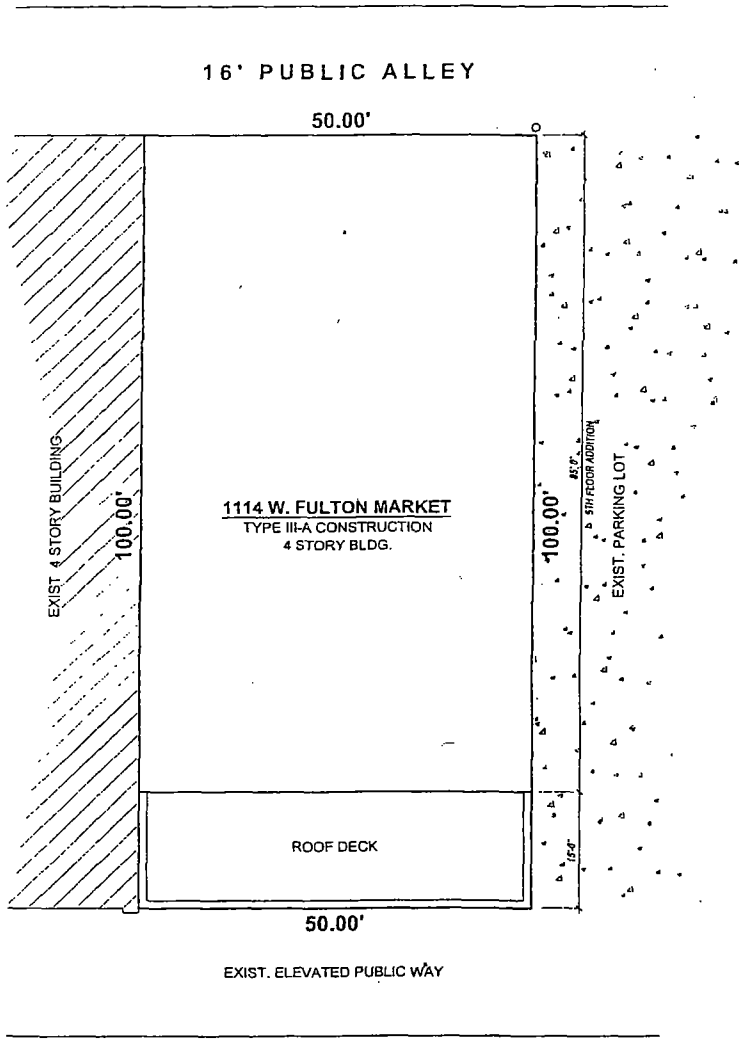
Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 5,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story building. The zoning change will also bring the existing *non-conforming* building into compliance, under the current Zoning Ordinance. The proposed renovation plan calls for the establishment of commercial (3,137 square feet) space – at grade level, and office suites – above (Floors 2 thru 4). The plan also calls for the erection of a one-story penthouse, above the 4th Floor, which will be for the exclusive use of the tenants of the building. No onsite parking is intended or required. The existing building, with proposed 5th Floor addition, is and will be masonry in construction and will measure 61 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 20,000 square feet (4.0 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): NO dwelling units proposed
- (C) The amount of off-street parking: 0 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - East: 0 feet-0 inches
 - West: 0 feet-0 inches
- (E) Building Height:
 - 61 feet-0 inches

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W. FULTON MARKET

1 SITE PLAN
SCALE: 3/32" = 1'-0"

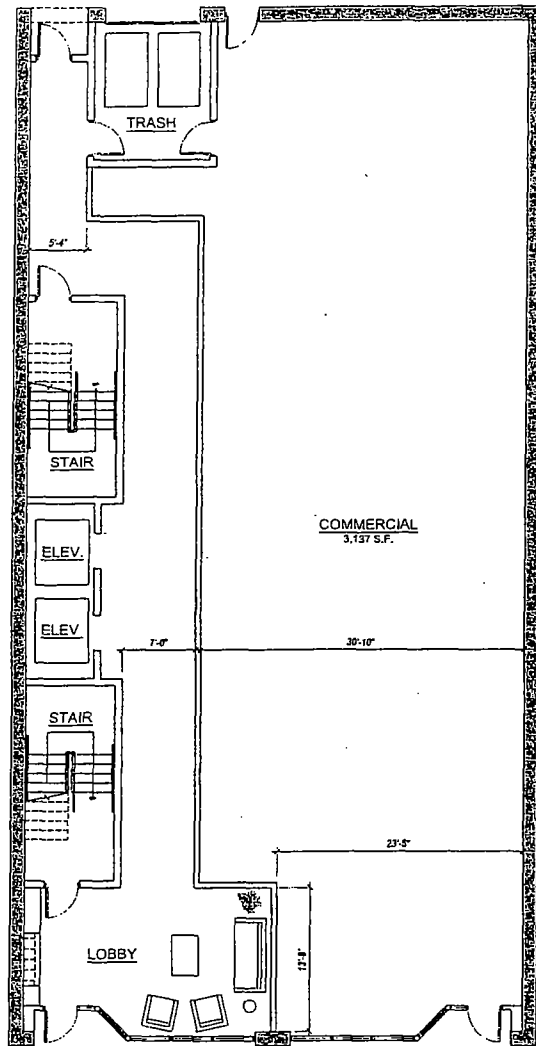


INFORMATION TAKEN FROM

SURVEY BY.	STUDNICKA & ASSOC. LTD.
DATE	12/15/2017
ORDER NUMBER	17-12-43

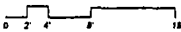
1114 W. FULTON MARKET CHICAGO, ILLINOIS 60607	SPACE ARCHITECTS - PLANNERS	VERSION 1.0
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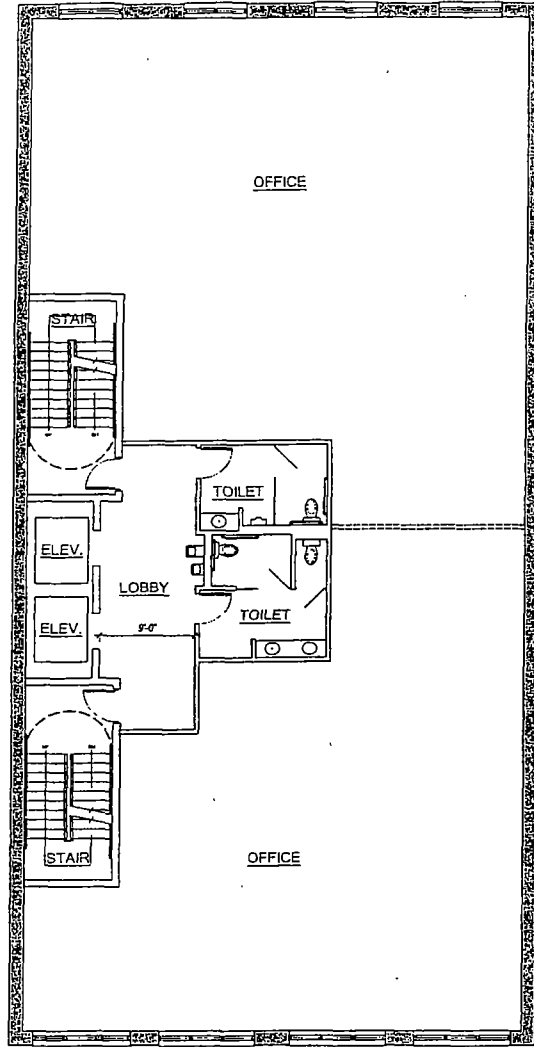


1 1ST FLOOR PLAN - OPT 1

SCALE: 1/8" = 1'-0"



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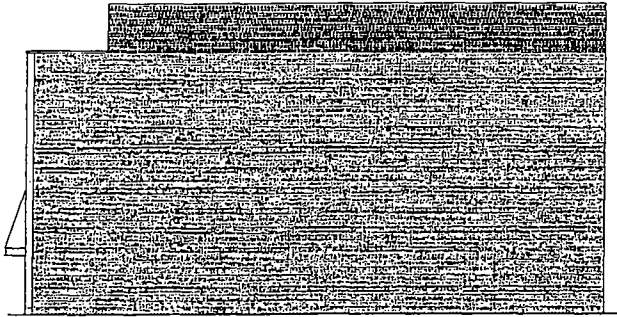
1 2ND FLOOR PLAN - OPT 1

SCALE: 1/8" = 1'-0"



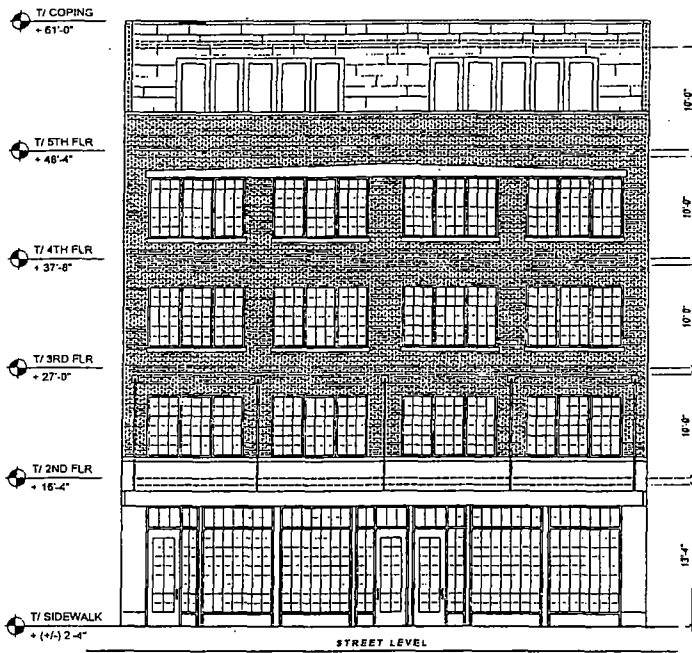
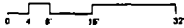
1114 W. FULTON MARKET
CHICAGO, ILLINOIS 60607

SPACE | VERSION
ARCHITECTS - PLANNERS | 1.0



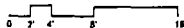
2 EAST ELEVATION

SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION

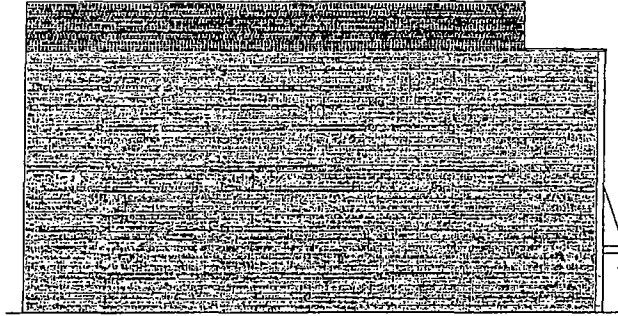
SCALE: 1/8" = 1'-0"



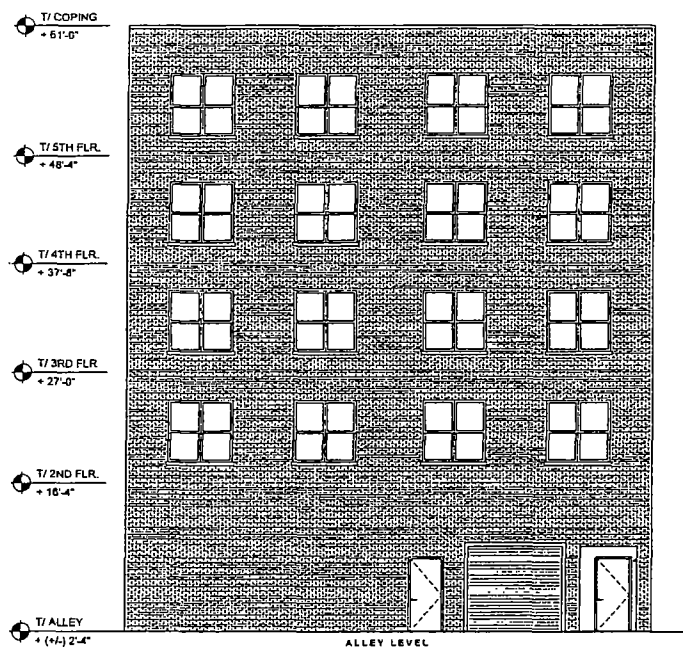
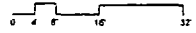
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1114 W. FULTON MARKET
CHICAGO, ILLINOIS 60607

SPACE ARCHITECTS + PLANNERS
VERSION **1.0**



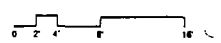
2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



- ◆ T/ COPING
+ 61'-0"
- ◆ T/ 5TH FLR
+ 48'-4"
- ◆ T/ 4TH FLR
+ 37'-8"
- ◆ T/ 3RD FLR
+ 27'-0"
- ◆ T/ 2ND FLR
+ 16'-4"
- ◆ T/ ALLEY
+ (+/-) 2'-4"

ALLEY LEVEL

1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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