City of Chicago

SO2019-1373

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1100-1110 W Fulton Market and 300-308 N Aberdeen St - App No. 19964T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 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 Street; North Aberdeen Street; West Fulton Market Street; and a line 125.95 feet west of and parallel to North Aberdeen Street;

to those of the 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.

1100-1110 W. Fulton Market St. & 300-308 N. Aberdeen St.

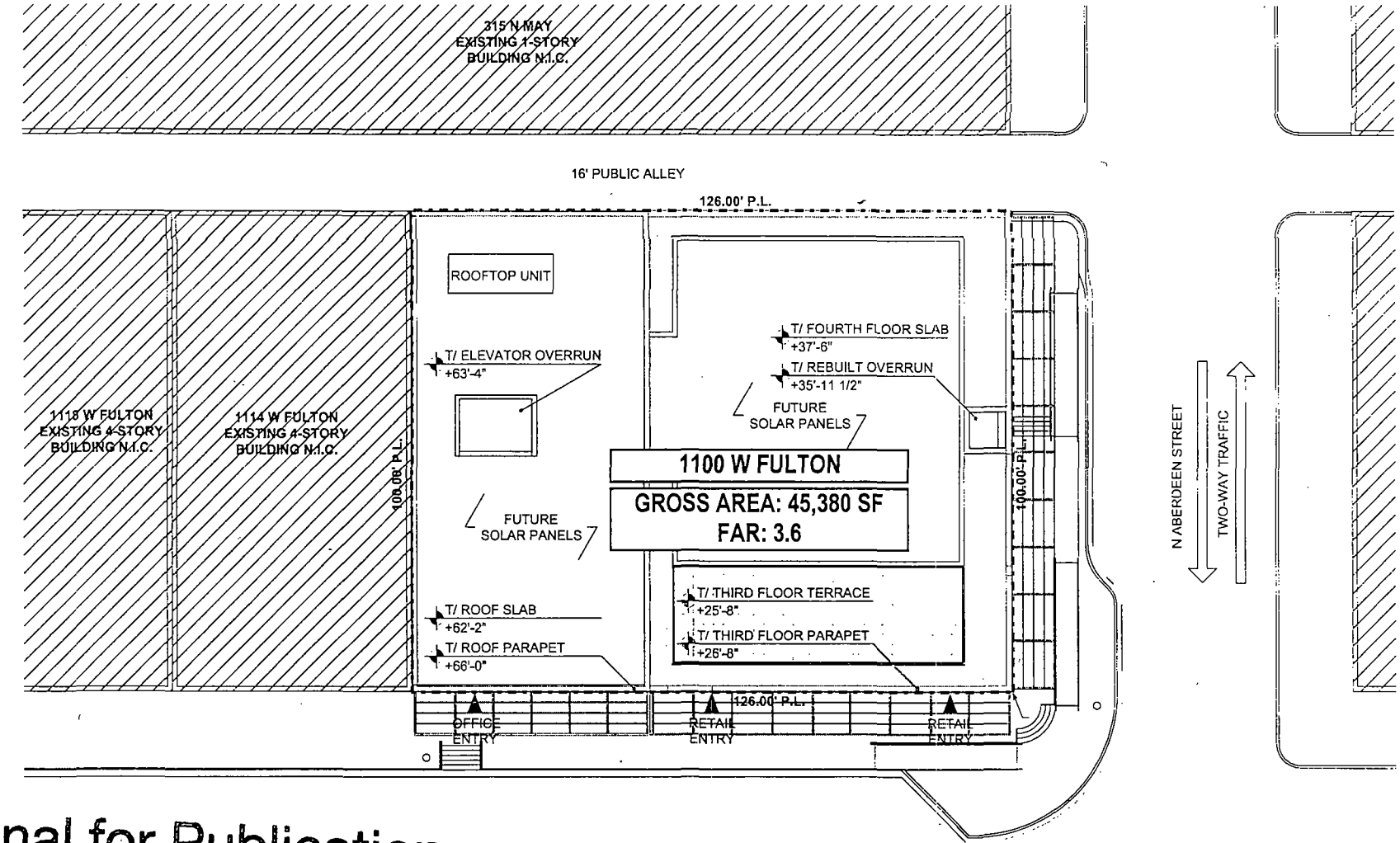
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48198188.1

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Substitute Project Narrative and Plans

1100 W Fulton Partners LLC is the Applicant and property owners of 1100-1104 West Fulton Market Street, Chicago, IL 60607. 1108 West Fulton Market Street is owned by 1108-1110 W Futon Partners LLC and has given proper consent. Applicant seeks a zoning map amendment to change the zoning district from C1-1 to DX-5 for 1100-1110 West Fulton Market in order to build an addition to an existing two story building to be used for retail and office space that exceeds the floor area ratio and building height requirements of its current zooming district.

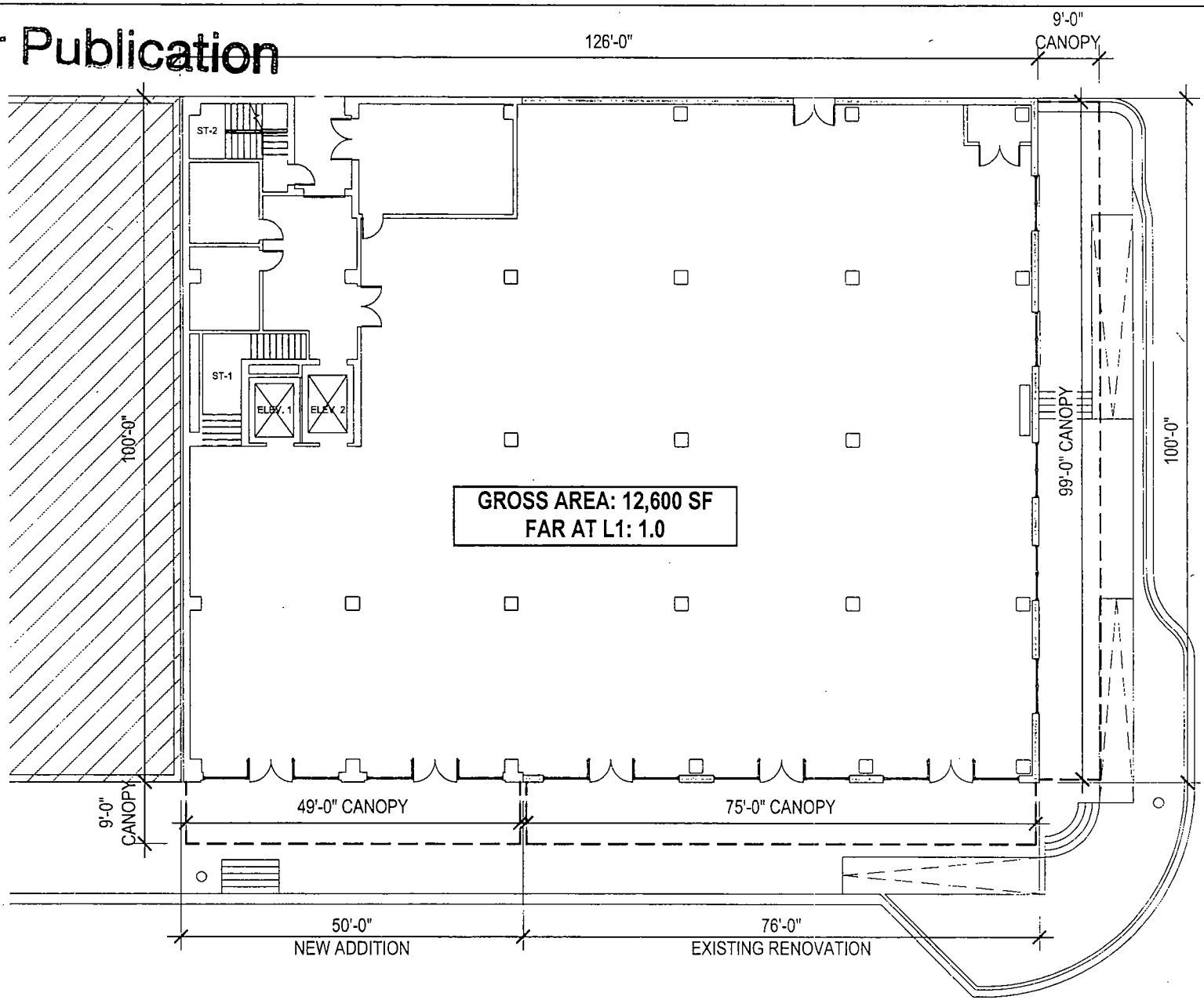
A. Floor Area Ratio:	3.6	
B. Density:	62.975 minimum lot area per dwelling unit; N/A for this site.	
C. Off-street Parking:	0 parking spaces in the attached lot.	
D. Setbacks:	Front:	0'-0"
	Side: West:	0'-0"
	East:	0'-0"
	Rear:	0'-0"
E. Building Height:	Exiting building approximately 63 feet	



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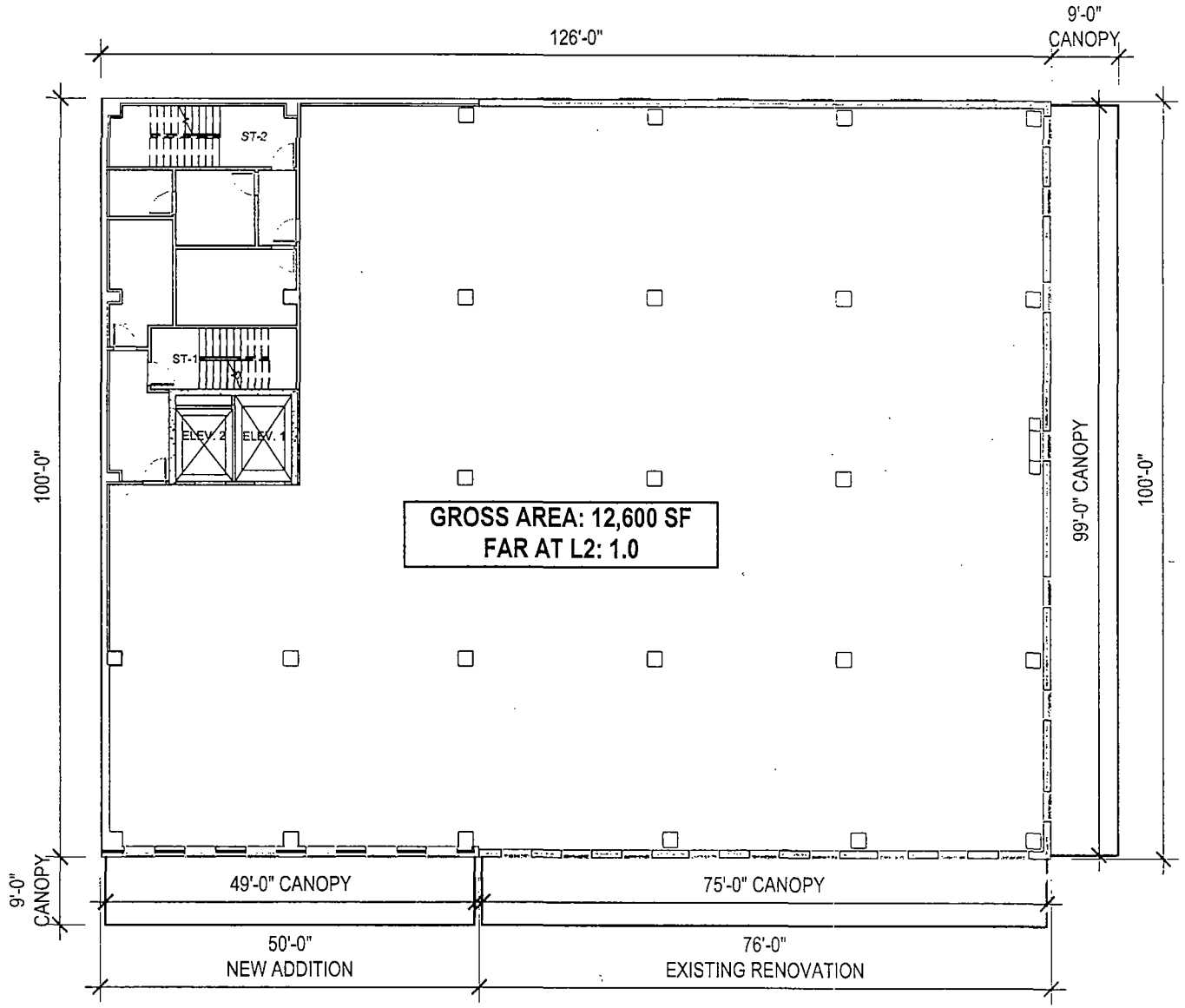
APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	SITE/LANDSCAPE PLAN
JUNE 17, 2019 — SCALE: 1/32"=1'-0"	

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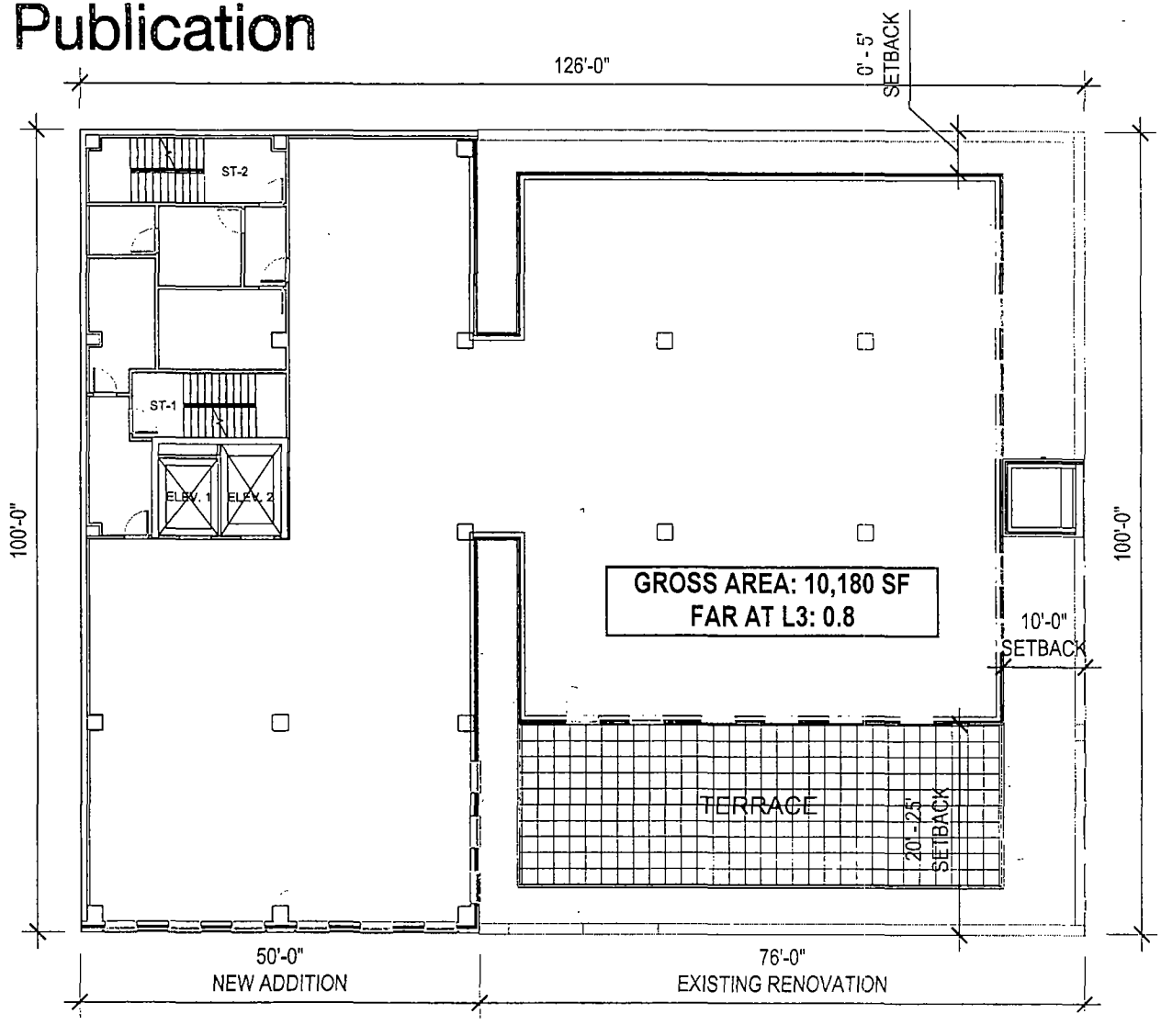
APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	FIRST FLOOR PLAN
JUNE 17, 2019 — SCALE: 3/64"=1'-0"	

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APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	SECOND FLOOR PLAN
JUNE 17, 2019 — SCALE: 3/64"=1'-0"	

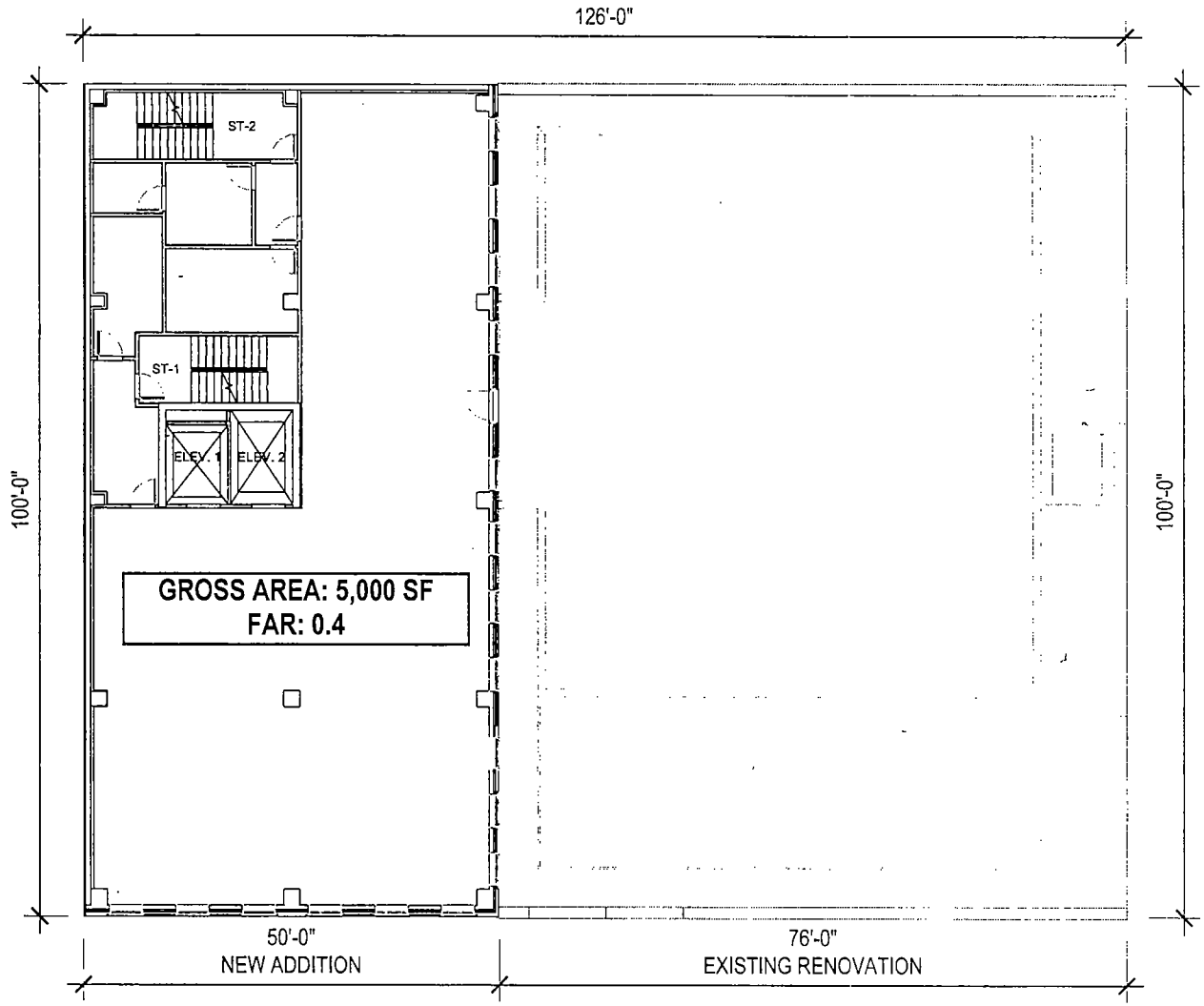
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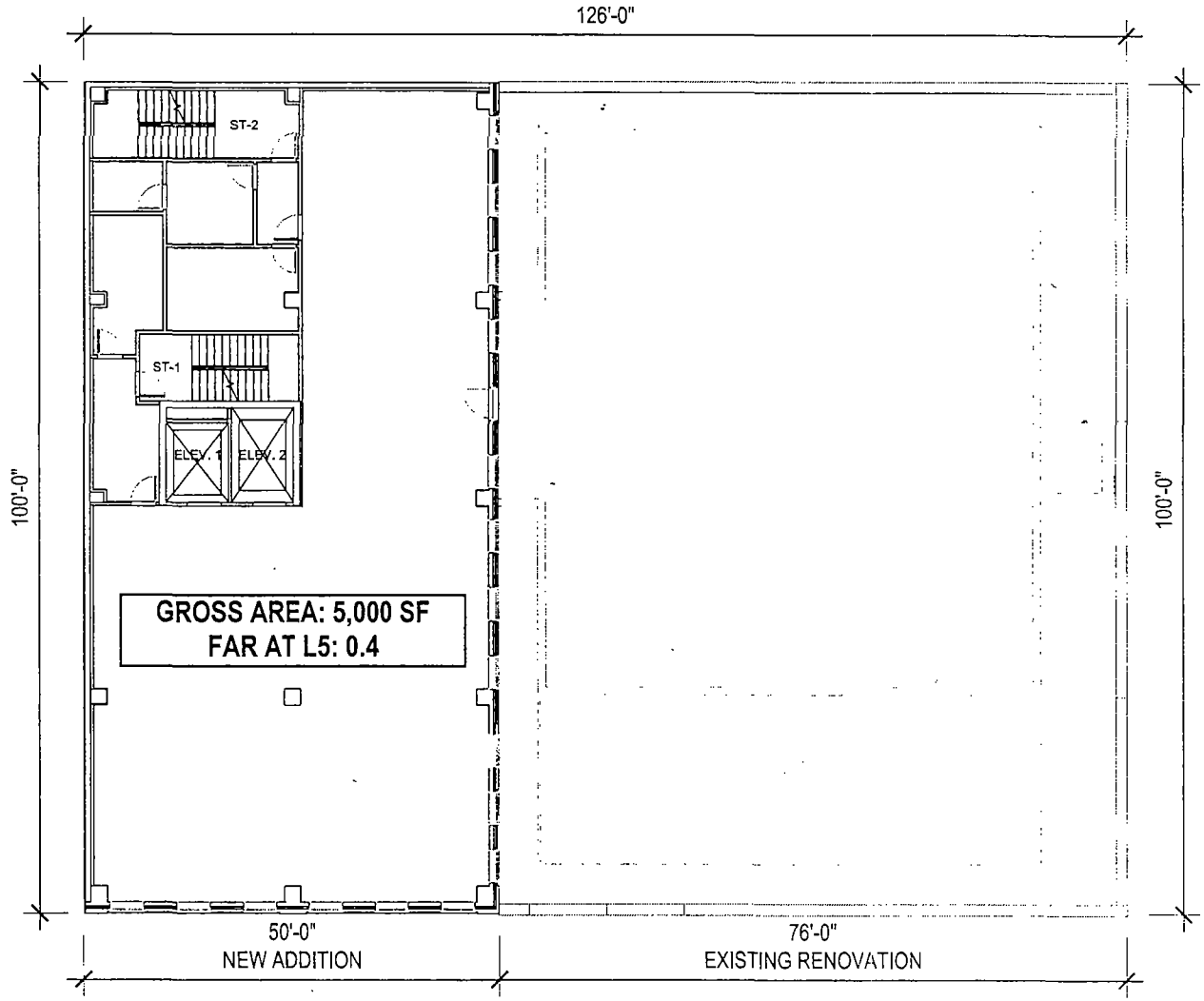
APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	THIRD FLOOR PLAN
JUNE 17, 2019 — SCALE: 3/64"=1'-0"	

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APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	FOURTH FLOOR PLAN
JUNE 17, 2019 — SCALE: 3/64"=1'-0"	

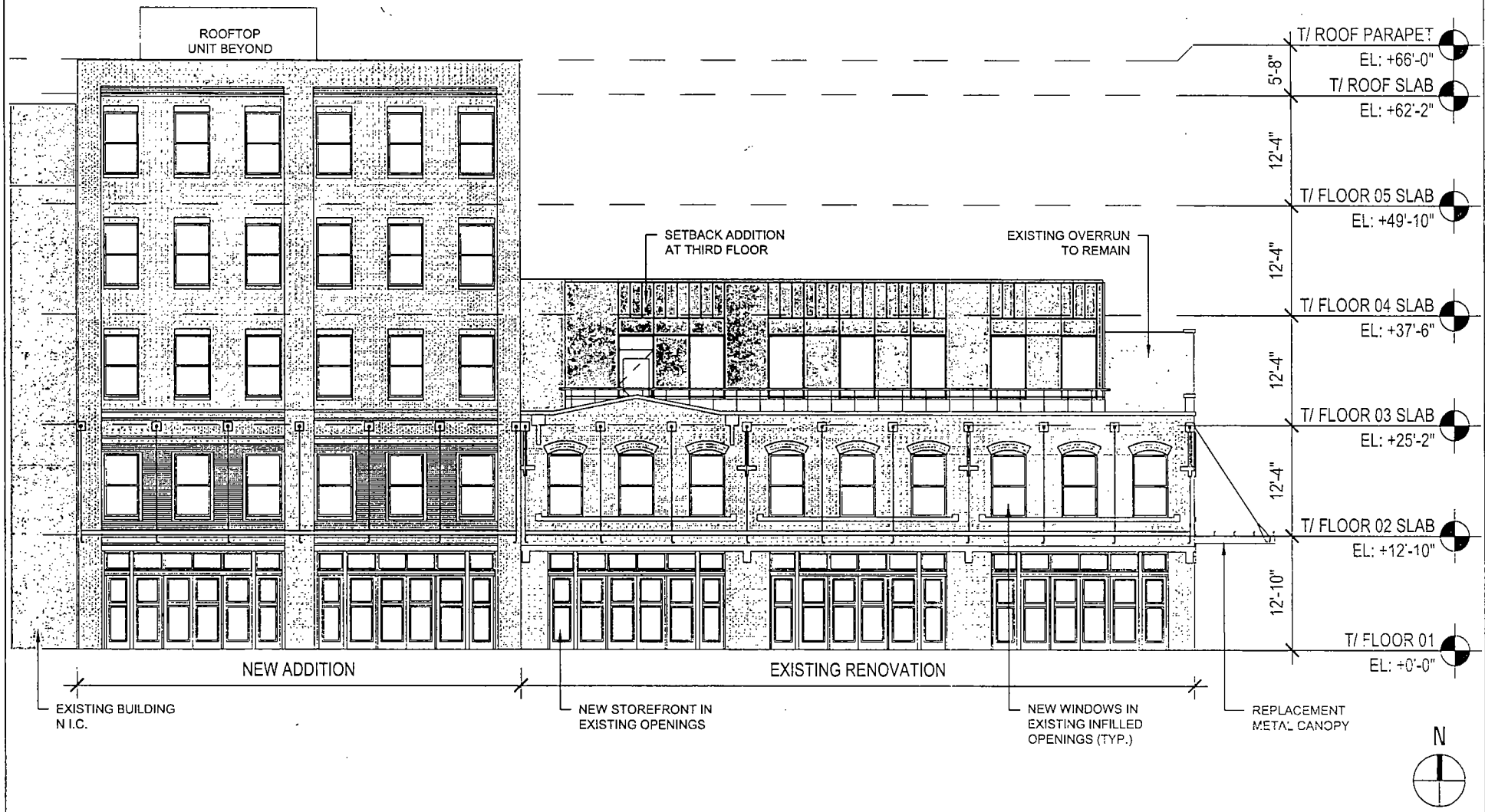
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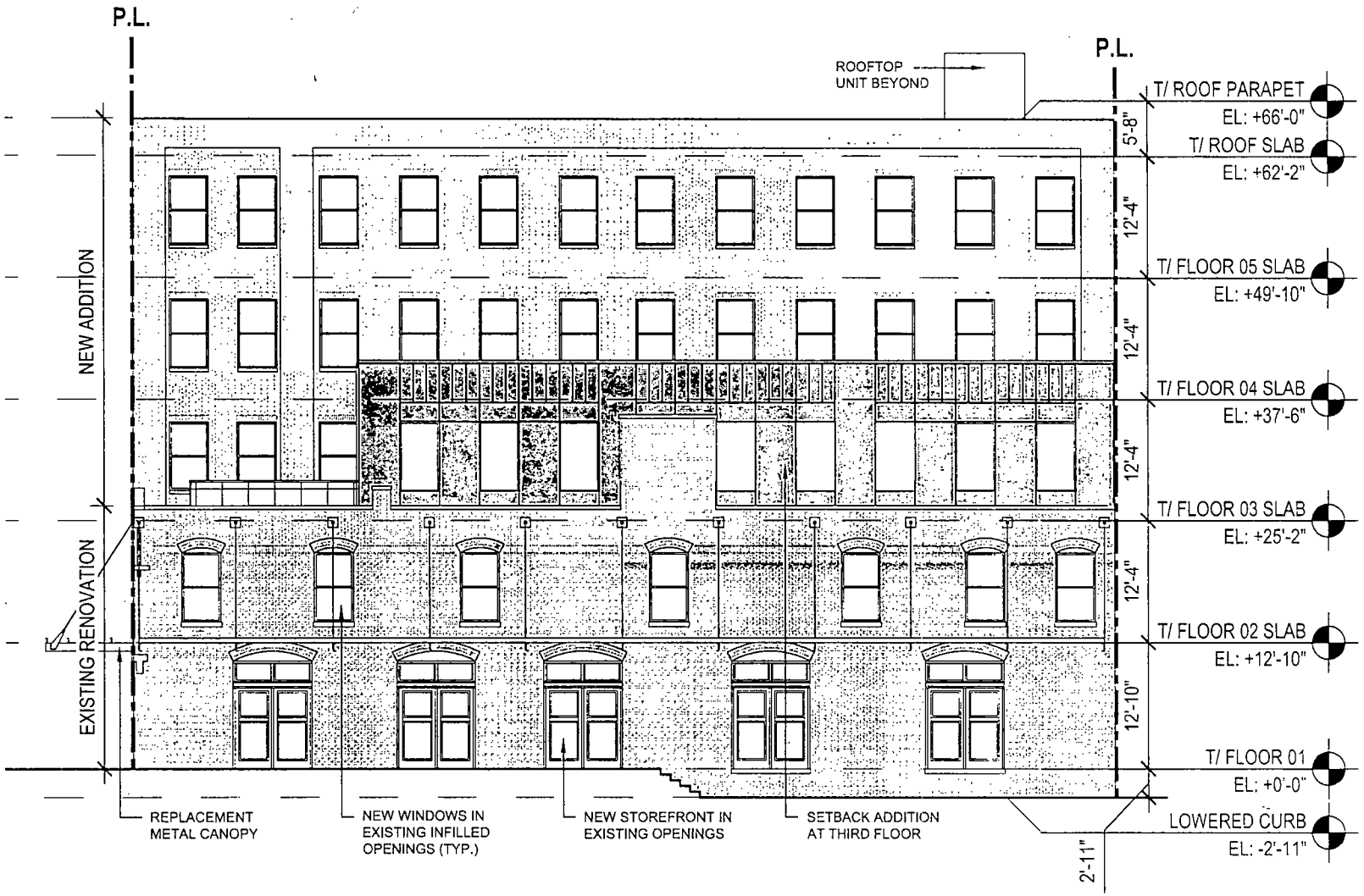
APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	FIFTH FLOOR PLAN
JUNE 17, 2019 — SCALE: 3/64"=1'-0"	

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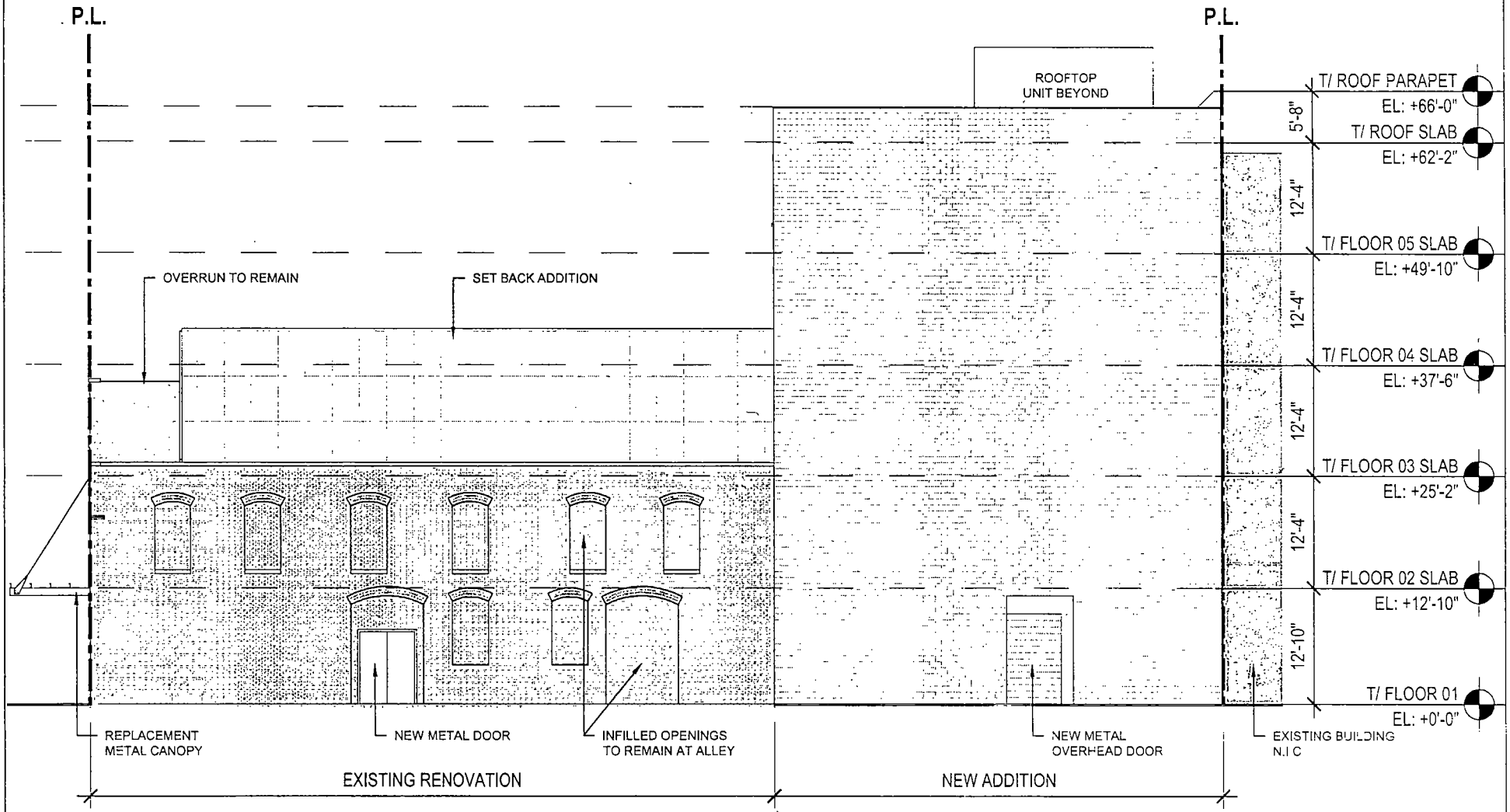
APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	SOUTH ELEVATION
JUNE 17, 2019 — SCALE: 1/16"=1'-0"	

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APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	EAST ELEVATION
JUNE 17, 2019 — SCALE: 1/16"=1'-0"	

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APPLICANT: 1100 W FULTON PARTNERS LLC	
ADDRESS OF PROJECT: 1100 WEST FULTON MARKET	NORTH ELEVATION
JUNE 17, 2019 — SCALE: 1/16"=1'-0"	