



City of Chicago



SO2019-1379

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 1133-1155 W Fulton Market - App No. 19976T1
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, is hereby 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

West Fulton Market; North May Street; the alley next south of
and parallel to West Fulton Market; and North Racine Avenue

to those of a DX-5 Downtown Mixed-Use District and a corresponding uses 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: 1133-1155 West Fulton Market

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17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE AND PLANS* 1133-1155 West Fulton Market, Chicago, Illinois

Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 25,060 square feet

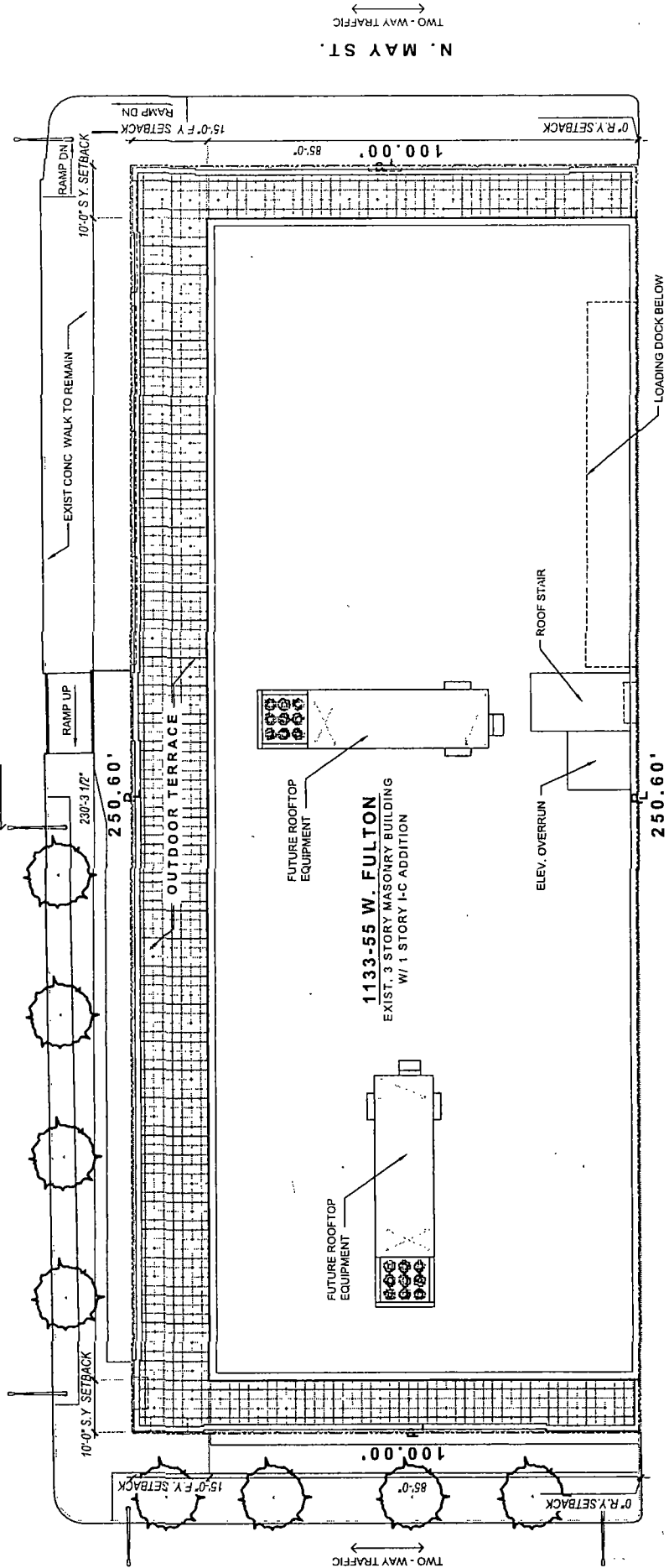
Proposed Land Use: The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the two (2) existing three-story conjoined buildings, which buildings are presently *non-conforming* under the current Zoning Ordinance. The proposed change in zoning, therefore, will also cure the *non-conforming* conditions, at the property. Part of the rehabilitation proposal calls for the erection of a new one-story (vertical) addition – above the existing 3rd Floor. The rehabilitation plan also calls for the establishment of ‘office suites’, within the western portion of the 1st Floor and on the entirety of the 2nd thru 4th Floors, while the eastern portion of the 1st Floor will be dedicated to ‘retail’ use. Toward this end, the proposed one-story addition will contain a single office suite, with a private outdoor terrace - which will wrap around the front and sides of the space. No ‘residential uses’ are proposed or intended. There is, and will remain, no off-street vehicular parking, at the site. The existing building, with proposed 4th Floor addition, is and will be masonry, glass and steel in construction and will measure 60 feet-0 inches in height.

- (A) The Project’s Floor Area Ratio: 94,733 square feet (3.78 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
**Please see: Sec. 17-10-0101-C(2) Change of Use (Nonresidential) and Sec. 17-10-0102-A(2) Rehabilitation of Contributing Building in Landmark District*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
 - 60 feet-0 inches (ceiling of 4th Floor)
 - 69 feet-10 inches (ceiling of rooftop access structure)

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W. FULTON MARKET

ONE-WAY TRAFFIC



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

NOTE: SETBACK DIMENSIONS
APPLICABLE TO ADDITION ONLY

16' PUBLIC ALLEY

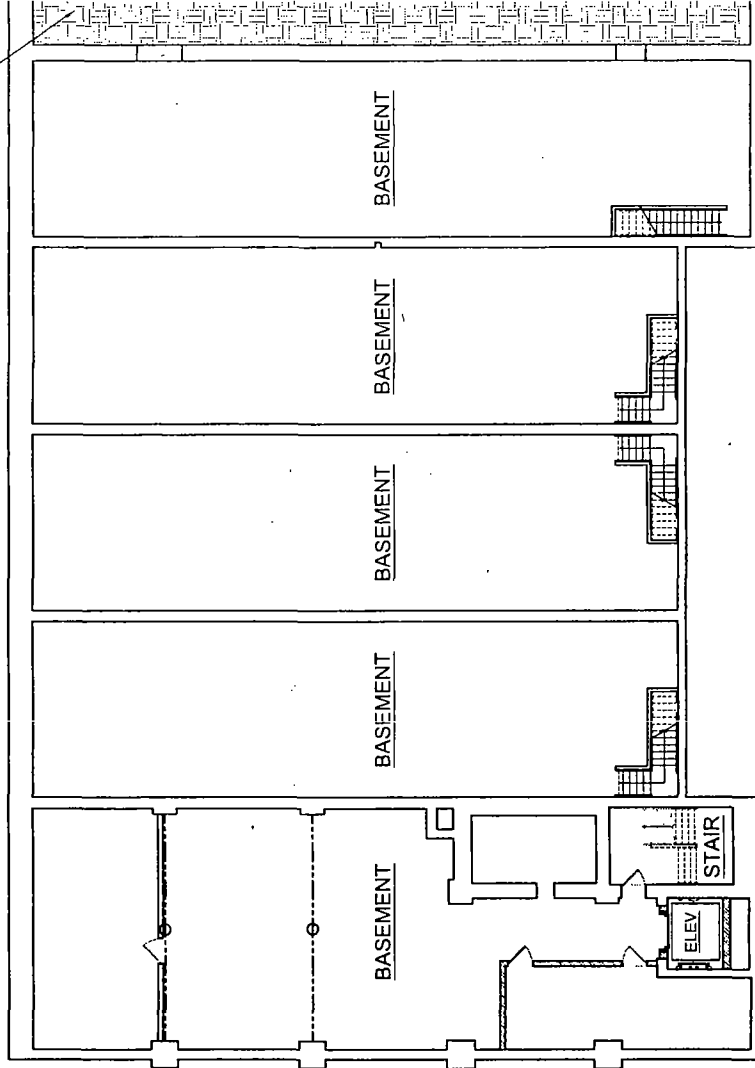
INFORMATION TAKEN FROM

SURVEY BY: STODOLNICKA AND ASSOC
DATE: 11/14/2016
ORDER #: 16-11-74

1133-55 W. FULTON
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EXIST. VAULT TO BE FILLED PER CDOT
FULTON MARKET IMPROVEMENTS



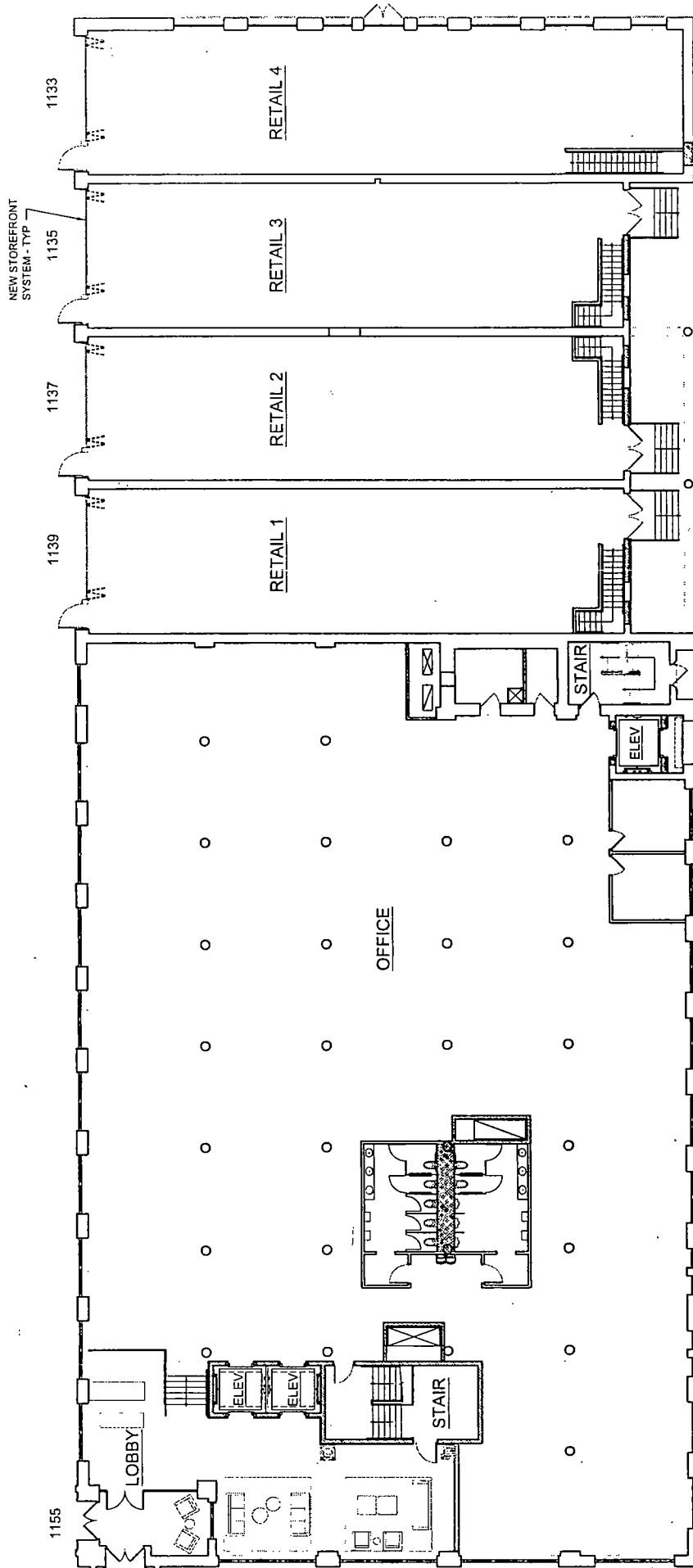
0 4' 8' 16' 32'

1 PROPOSED BASEMENT PLAN
SCALE: 1/16" = 1'-0"

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1 PROPOSED 1ST FLOOR PLAN

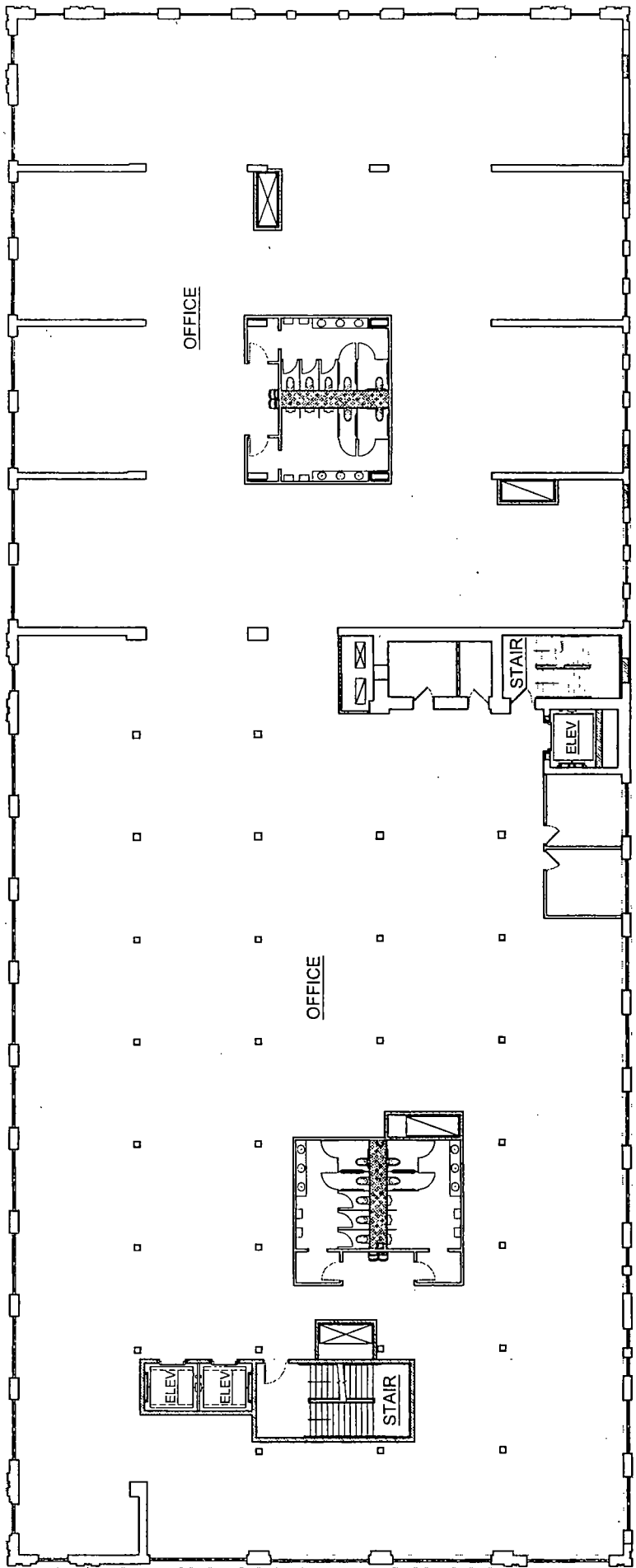
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0' 4' 8' 16' 32'

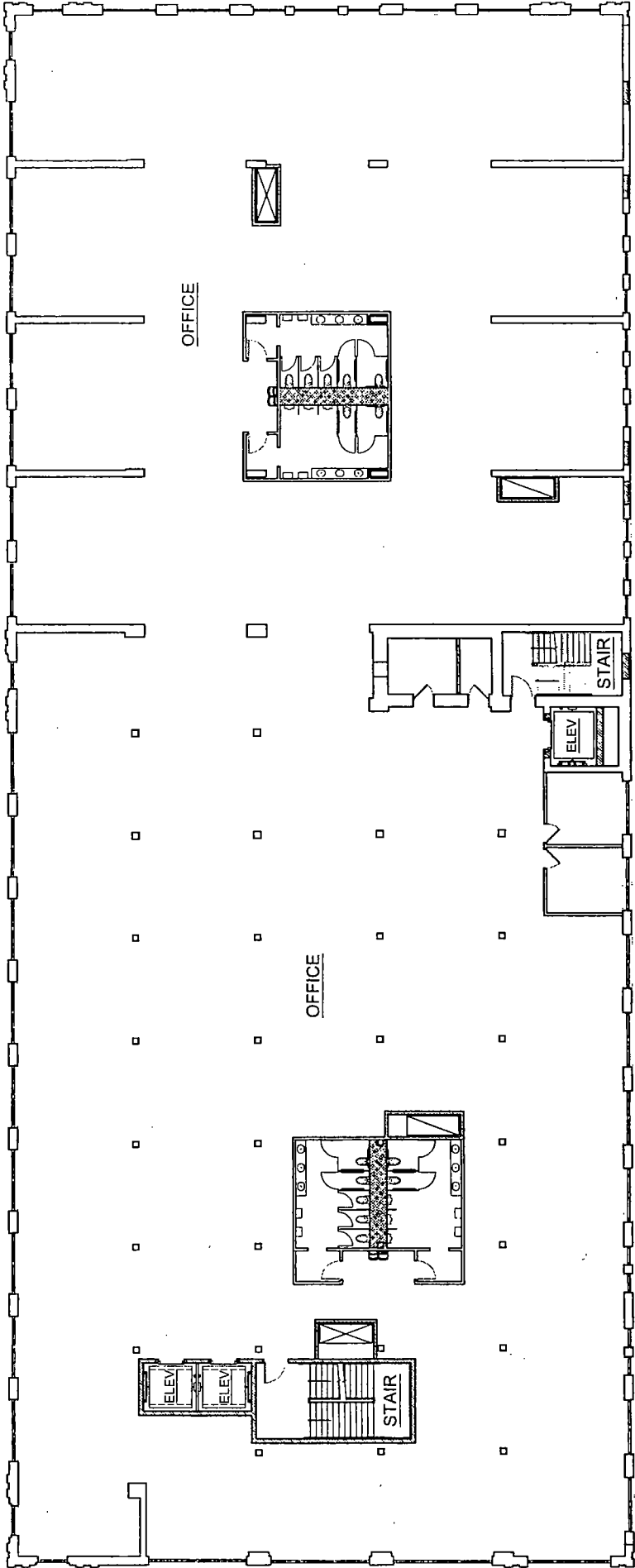
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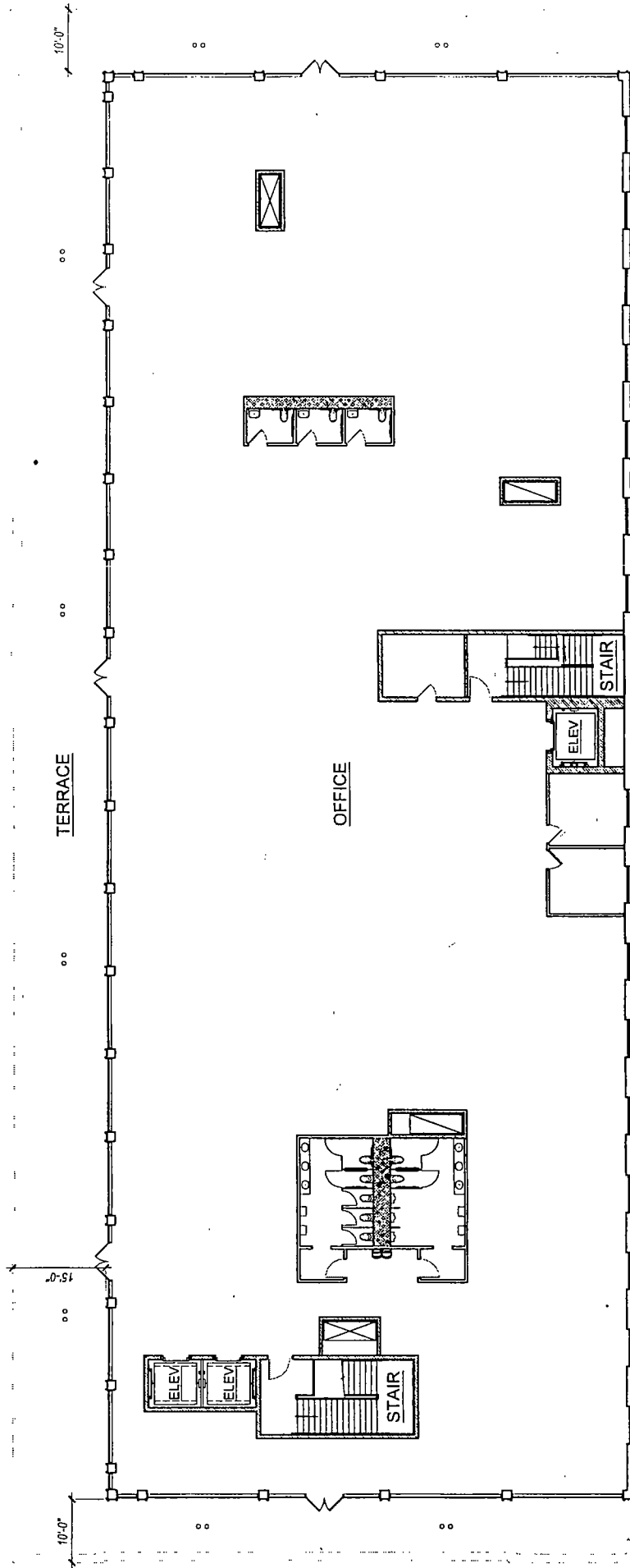
1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 PROPOSED 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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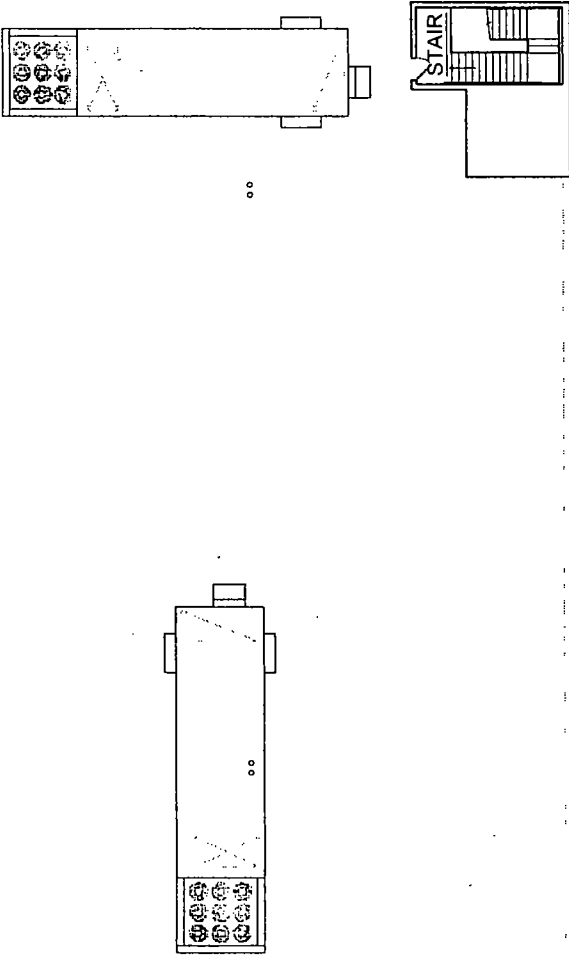


1 PROPOSED 4TH FLOOR PLAN
SCALE: 1/16"=1'-0"

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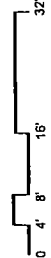
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1 PROPOSED ROOF PLAN

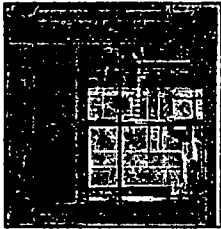
SCALE: 1/16" = 1'-0"



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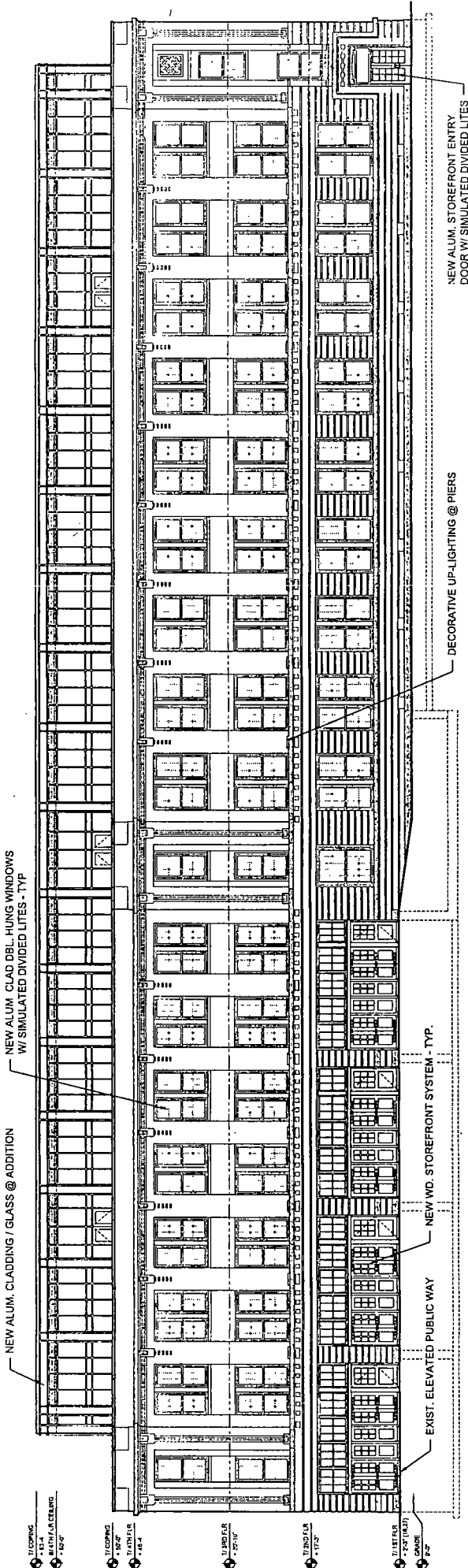
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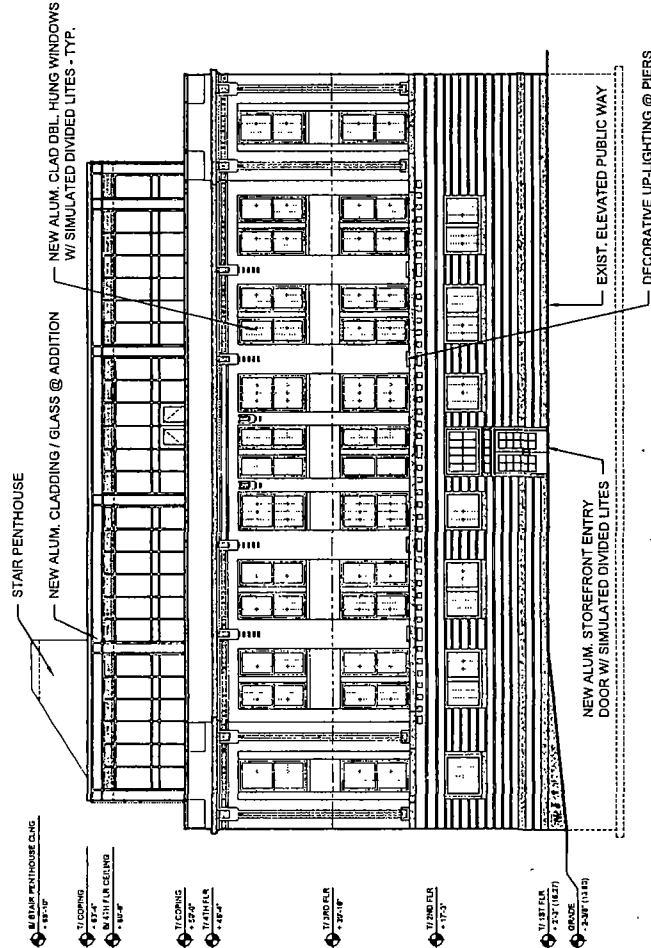


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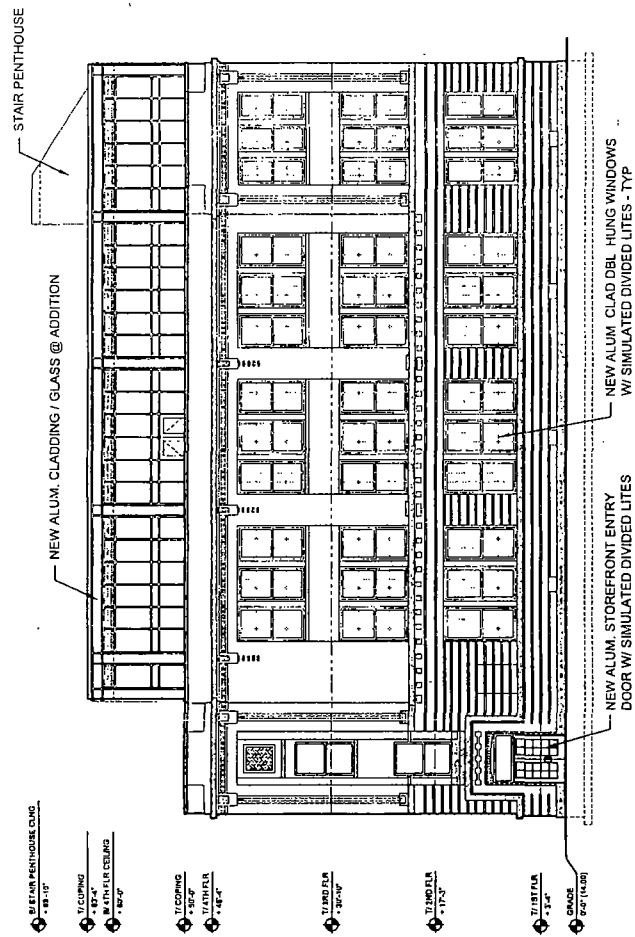


WINDOW FINISH
BLACK MATTE





1 EAST ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"

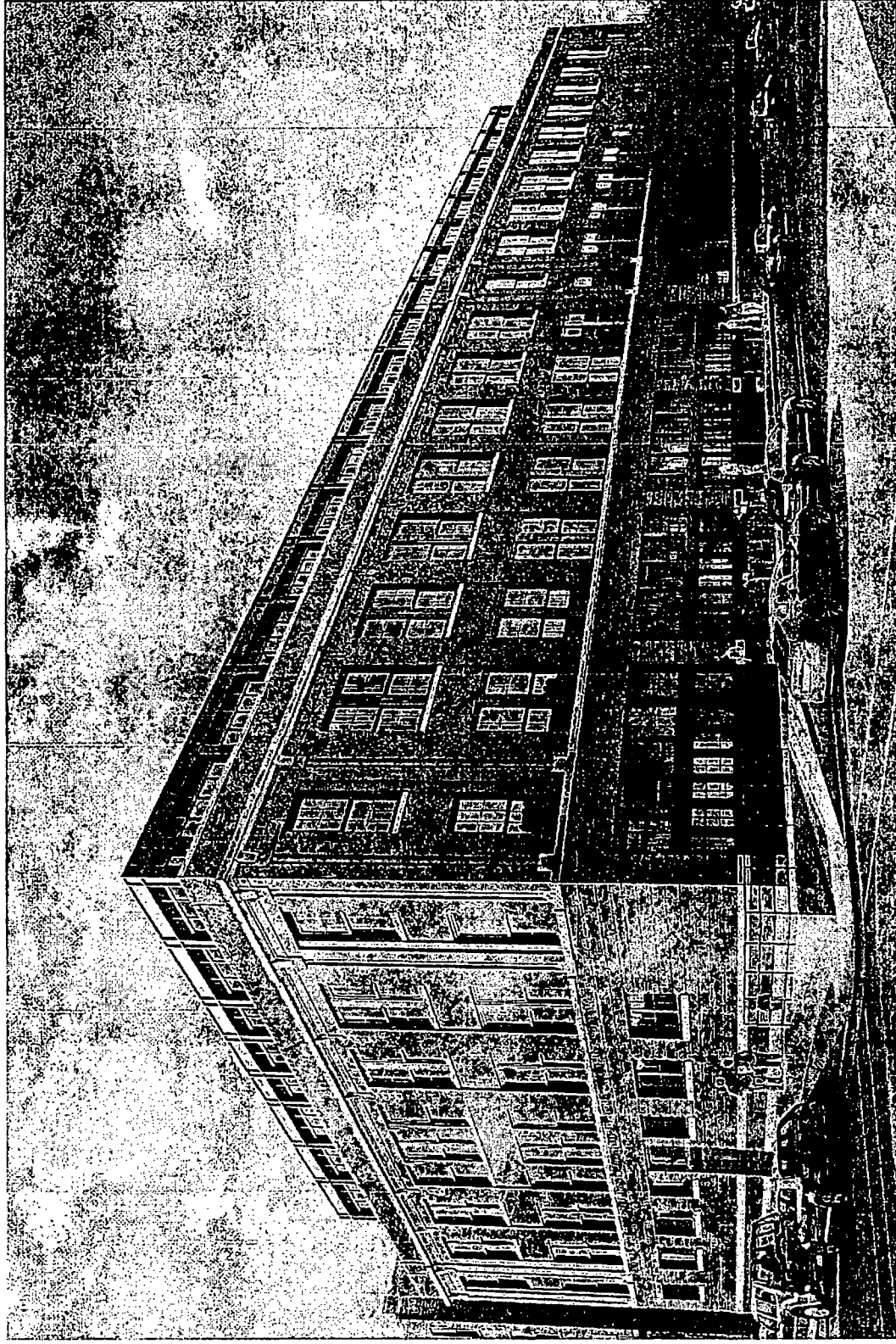


2 WEST ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"

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

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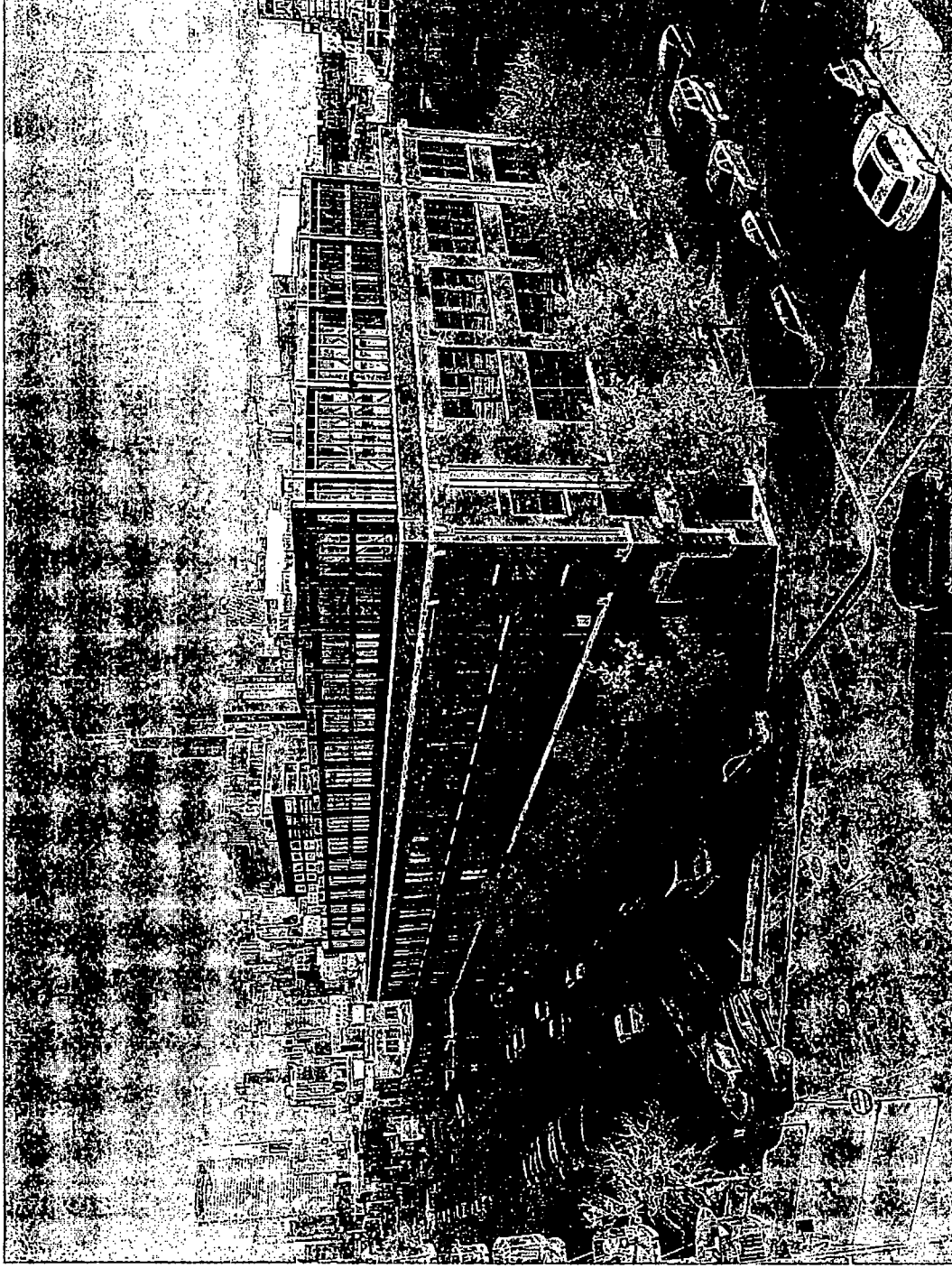


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EXTERIOR VIEW OF 1133-55 W. FULTON

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