

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

Common Address of Property: 1107 West Fulton Market

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**17-13-0303-C (1) Narrative Zoning Analysis Substitute Ordinance, Narrative & Plans 1107 West
Fulton Market, Chicago, Illinois - Application No. 18693T1**

Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 4,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing (non-conforming) four-story building -including the reconfiguration of the existing interior floor/ceiling ratios, the erection of new front facade, and the construction of a new one-story penthouse addition. After the rehabilitation and completion of the proposed one-story penthouse addition, the newly remodeled building will contain three-stories of commercial/retail/office space and two floors of office/artist live-work space. There will be a total of approximately 7,717 square feet of commercial/retail/office space, located between the 1st thru 3rd Floors and approximately 5,469 square feet of live-work space, located between the 4th Floor and the 5th floor (penthouse). There will be no on-site parking available at the property. The building, and the proposed addition, will be masonry in construction and measure 63 feet -10 inches in height.

- a) The Project's Floor Area Ratio:
18,007 square feet (4.5 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
No dwelling units proposed
- c) The amount of off-street parking:
Zero
**No parking provided or required.*

d) Setbacks:

a. Front Setback: 0 feet 0 inches

b. Rear Setback: 0 feet 0 inches

c. Side Setbacks:

West: 0 feet 0 inches

East: 0 feet 0 inches

(e) Building Height:

63 feet-10 inches

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