



816-824 West Fulton Market / 301-315 North Green Street / 813-825 West Wayman Street Chicago, Illinois

GASTM4I521802.1

**SUBSTITUTE NARRATIVE AND PLANS ZONING ANALYSIS TYPE 1 ZONING  
MAP AMENDMENT APPLICATION**

**Applicant: Thor 816-820 West Fulton LLC**

**Property Location: 816-824 West Fulton Market / 301-315 North Green Street / 813-825 West Wayman Street**

**Proposed Zoning: DX-5 Downtown Mixed Use District Lot Area:**

**16,250 square feet**

Thor 816-820 West Fulton LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located 816 through 824 West Fulton Market from the CI-1 Neighborhood Commercial District to the DX-5 Downtown District. The Applicant proposes the construction of a four-story commercial building.

The site is located at the northeast corner of West Fulton Market and North Green Street. The site is located within the Kinzie Industrial Corridor and in the Downtown Expansion Area per Section 17-1-1500 of the Zoning Ordinance effective June 1, 2016. To the north of the subject property are properties zoned PMD 4A, to the south is CI-1 zoning, to the west is C3-2 zoning, and to the east is C2-5 zoning.

The subject property consists of approximately 16,250 square feet and is currently occupied by existing 2-, 3-and 4-story buildings. The Applicant proposes to add on to the existing buildings. The result will be a four-story commercial building containing up to 60,440 square feet of floor area.

Parking will not be provided. The subject property is within 1,000 feet from the Morgan Street CTA Station entrance:

## NARRATIVE ZONING ANALYSIS

- a) Floor Area and Floor Area Ratio:
- i. Lot area: 16,250 square feet
  - iii. Total building area: 60,440 square feet
  - iv. FAR: 3.72
- b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)
- c) Amount of off-street parking: 0 spaces (Transit-served Location Parking Reduction Proposed. Approx. 1,000 feet to Morgan CTA Station.)
- d) Setbacks:
- i. Front setback: 0 feet
  - ii. Side setbacks: 0 feet
  - iii. Rear setback: 0 feet
- e) Building height: 60 feet 6 inches
- f) Off-street Loading: 0 spaces (No loading is required as the existing buildings are over 50 years old and the Applicant is proposing to expand the existing buildings by less than 25%)

EASTM 41521802.1

3

8 g e s

FINAL FOR PUBLICATION

NORTH  
ELEVATIC

APPL ADDRESS  
ICAN OF SCAL  
T: PROJEE:  
THO 820 WEN.T.S  
R 816 FULTOI |  
-820 MARKE  
WES  
T  
FULT  
ON  
LLC