



# Office of the City Clerk

City Hall  
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Room 107  
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## Legislation Details (With Text)

**File #:** SO2014-4948  
**Type:** Ordinance **Status:** Passed  
**File created:** 6/25/2014 **In control:** City Council  
**Final action:** 11/5/2014  
**Title:** Zoning Reclassification Map No. 1-G at 832-856 W Fulton Market St - App No. 18077T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2014-4948.pdf, 2. SO2014-4948.pdf

Date	Ver.	Action By	Action	Result
11/5/2014	1	City Council	Passed as Substitute	Pass
10/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
7/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/25/2014	1	City Council	Referred	

### 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 of the C1-1, Neighborhood Commercial District symbols shown on Map 1-G in the area generally bounded by:

West Wayman Street; North Green Street; West Fulton Market Street; and North Peoria Street

to the designation of C3-2, Commercial, Manufacturing and Employment District. SECTION 2. This ordinance takes effect after its passage and approval.

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Common Address: 832-856 West Fulton Market Street

10/21/14

### 832-856 West Fulton Market Street ("Property") Type 1 Rezoning

The Property is 37,992.79 square feet in size and encompasses a full city block bounded by Wayman Street on the north; Green Street on the east; Fulton Market Street on the south; and Peoria Street on the west. The current zoning of the Property is C1-1, Neighborhood Commercial District, and the proposed zoning is C3-2, Commercial, Manufacturing and Employment District. The proposed uses are commercial/entertainment with ground floor retail. Individual retail spaces will not exceed 7,500 square feet. There will be no residential dwelling units. The Property has two existing buildings which are designated "contributing buildings" in the proposed Fulton-Randolph Market District recently preliminarily designated by the Commission on Chicago Landmarks. The historic facades will be preserved with new additions to the buildings. The existing floor area exceeds the current C1-1 floor area ratio.

Zoning Standard	C3-2 District	Proposed
Floor Area Ratio ("FAR")	2.2 - 83,584 SF allowed	2.19-83,200 SF
Maximum Building Height	50'	50'
Setbacks	No setbacks required	No setbacks
Parking Groups M&L	80 spaces	80 spaces
Loading	Retail (16,775 SF) = 1 berth Commercial (60,000+ SF) = 1 berth (2) 10' x 25' berths required	(1) 10' x50' Berth
Minimum Lot Area ("MLA")	N/A	No dwelling units

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75' LOADING ZONE

(1) WXSff LOADING BERTH  
NEW WINDOWS TO MATCH ORIGINAL BUILDING ELEVATIONS TYP

RETAIL AREA 3,975 SF

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RETAIL AREA 3,013 SF

W WAYMAN ST  
RAMP UP TO  
ELEVATED  
WALK

UP

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8' - o<sup>M</sup>a

RETAIL AREA 3,28 SF

EXISTING FACADE

RETAIL AREA 4,600 SF

NEW CONSTRUCTION

NOTE:  
STREETSCAPE IMPROVEMENT REQUIREMENTS PENDING FINAL CDOT DESIGN STANDARDS

**1 \ GROUND FLOOR PLAN**  
**V A1 J SCALE: 1" = 40'-0"**

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**OKW Architects**

600 West Jackson Blvd Chicago, IL 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com  
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**832 W FULTON MARKET STREET - CORE AND SHELL**

DATE:  
10/28/14

W FULTON ST

**1 \ SECOND FLOOR PLAN**  
**A2 J SCALE: 1" = 40'-0"**

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10/28/14

W WAYMAN ST

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NEW CONSTRUCTION

W FULTON ST

**1 " THIRD FLOOR PLAN**

**A3 J SCALE: 1" = 40'-0"**

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DATE:  
10/28/14

B/STRUCTURE MAX

LEVEL 2  
16'-8"

UPPER LEVEL PARKING q 3'-10"  
LOWER LEVEL PARKING

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( 1 \ BUILDING SECTION  
\ A5 J SCALE: 1" = 30'-0"

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COMMON BRICK BEYOND FACE BRICK -

r  
NEW CONSTRUCTION  
EXISTING GLASS BLOCK  
INFILL TO BE REMOVED AND NEW WINDOWS TO BE INSTALLED WINDOWS TO MATCH HISTORIC CONFIGURATION

RAINSCREEN PANEL SYSTEM BEYOND

EXISTING FACADE \L 7

REBUILT ELEVATED WALK WITH RAILING

## EAST BUILDING ELEVATION

**A6 j SCALE: 1" = 40'-0"**

EXISTING MASONRY FACADE TO BE REPAIRED/RESTORED

NEW FIXED WINDOWS -TO MIMIC DOUBLE HUNG IN EXIST MASONRY OPENINGS EXISTING MASONRY

## SOUTH BUILDING ELEVATION

**A6 j SCALE: 1" = 40'-0"**

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### 832 W FULTON MARKET STREET-CORE AND SHELL

DATE:  
10/28/14

**1 \ NORTH BUILDING ELEVATION \ A7 J SCALE: 1" = 40'-0"**

RAINSCREEN PANEL SYSTEM

# FJHB BfiB

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NEW CONSTRUCTION EXISTING FACADE CONSTRUCTION

T/EXST PARAPET MAX 48'-0"

36'-6"

LEVEL 2

**2      A      WEST      BUILDING      ELEVATION      A7      J      SCALE:      1"**  
**= 40'-0"**

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