



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

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.

rrri § | sj
~i <! <| o

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

FINAL FOR PUBLICATION

X5 Nj
Nt .
S"
TO Q. C <->
5'

o
C ro
oi
ro -q

o- *
5" NJ

S:

"O
13-
5)" 3'
O «
3-O

Cl
5
Q 01
Q 13
Q Q
els' <O
ro
N O 3
3
n> c
01
VI
TO Q.

O
NJ
O O
A
ri C-3
3
Q

Cr ro Q
Q"
ro Cl
| 3
3 Q 3
o
3

ro O 5

-i
o"
Q Cl 3"

f-
5 C
ro oi
if ro
TJ-3

3-i
ro
3
r-▶
3" O

c o
TJ 3" Q CL

3"
ro oi 5 ro 3 cl

3-
CL
ro

c 5" Q. "o * 3

Q-1
>r
3'

n

3

Bo m
3

3-ro 3 O -i

Q 5'
3
ro 3

3" oi

5;

ro

3

2 to cl
to to cl
C it <r

O 3

O

O

O

O

Ln O
sP
-*

ro
CL C
it

to J2

to
CL
TJ OJ

oo

o o

oo QJ

OJ

oo o

T3 OJ o ro

re .Q C_ ^'
CD Q.

O

fi)

TJ QJ

3 00

en o

TJ 01 Cl
ro

ro ej
CT
OJ in
ro
Q_
TJ 0J

3 00
o -
ri C

o 3
0)

TJ 0J

tj ro

o o o

TJ QJ e n
> tj tj_
n QJ
ro O
NI

O
TJ OJ -1 ^
3'00
O
O c "a

O
NJ
O
NJ

O 3?
r> a>

00
lo o

O O
-/
ui N(f) 3 Q. LO I-
RO fj)
V)

a ■ O
0)
n ID
I
O
3?
n ro

ro
OJ
Cr
OJ O)
ro
Q.
■ a
OJ

n Si. n

o
3

T3 OJ
n ro

ro

o o o

to

■ O
OJ
O ro
oi
T3
ro

O o o

OJ tsj
■ a ej n ro
>
■ O _
n'
0)
CT ro o
INI
O -o
OJ

3 00
O
O c
T3

O
NJ
o
NJ

JO to

ro ro

ro < ro

o
o)

■O
n) o to

JO
o
■Q Q
ro

-1 ro
o o o

■§
Q 3
m

Vi
Nj

■O
n) r
m
ui

o
fo

o
3"
Q
■O

Q cr

5 3'

CT) o

C
T3 01
O NJ

o
■vj
3" Q < ro
O n o c
3

to
T3 Q 3 ri

3
to 3
CP Q 01 ro Cl
13 Q

3'

<-> Q
5- P

o
NJ O
O 3 01
Q

3 00

O
3'
π

as
CT

3

ro
2°
T> OJ

π
73
a> 3
r+ L4

TJ
O

\$2°
JO to π-ro a; μ
o
3

o
3n C Cl to
oo
oJ

q
U)1
N) TS
O TJ O
in
ro a.
(NI
o
5' oa
O
oi'

oo
o
o S-
π
S =
TJ 03 OJ o

TJ
OJ
ist
to n O 3
CL

3 S

=i' ro
<n to
O n

0 -5-1 TJ QJ 3 D

<:
TJ_QJ

O ZR.

TJ QJ 3

LT) TJ O
-n e_ = Q r t
n O
oo

3 2. ? ■
01 CT TT O

3 00

LO ^1
Ln Ln O

to 3 it-to 3-aj
3 to 3

QJ 3 CL
CT
OJ

QJ
r to

OJ C

OJ 3

O r r t C

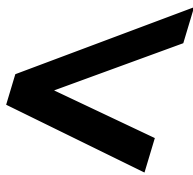
TJ QJ 3

O)

l> r

9 -*

FD QJ



-n

O

W
NI
lo
LO N)

O

3

5 n>

Q_

73 FD CL C

rt O'

3

O

1

O

O

NJ

O

O

-1

CL

O
3

0) J3

ro
CL
TJ QJ -i
57
3'
era

O
oj
TJ fi)
3 00

rt)
OJ
CT
QJ
ro
CL
T5 QJ

00

QJ

T3 QJ

TJ
ro

o o o

-n O

-a

CD O

O

>
TJ TJ_
ri
QJ CT
ro n
NI
O
TJ QJ

^{3.00}
CD .i O

O
NJ
O -■J

O
ri RO

O O
-i
in
N) O)
3
Q.
QJ L
ro a>
V)
m
VI
TJ O) o ro

ro
OJ
cr
OJ
in ro CI
TJ O) -i 57 3

00 r>
QJ
O C

O
3

O
(/I TJ QJ

4>
O O O

rt)
3 N)

TJ QJ
co
TJ rt)

O
O o

> TJ TJ_
O QJ CT rt)
n
NI
O
TJ QJ

00
O c
TJ

O NJ
O
NI

3D rt)

rt) rt)
rt> < rt)
rt) o)

TJ n)
n rt) 1
3J
rt)

03
O

QJ TJ TJ_
rt
QJ CT rt)
TJ 0)

3 00

O

Q rt)
O
n rt C
TJ 0)

O^r QJ en
ro
CL
TJ QJ

n C

O
3

TJ 0)
n rt)

rt) < rt)

O n r> c
TJ QJ 3

> TJ TJ_
o
QJ CT rt)
n
N
O
TJ QJ

00
G)-i
O C
TJ

O
N)
O

3
1)
1) -1+ QJ
3' 3
3 10 3

O
N)
O

3 00
2° O

3 00

QJ CT

O QJ

O O on rt) n O 3 Cl

UI UI H
J> O O

3 n

Cl rt)

O O

QJ r> ro
o o o

lo ro rt o 3 Cl
o o

o o
O
P rt C
TJ OJ
«< 3
CO
O
S

TJ OJ
o TJ'
OJ 3
r+
O TJ O
CT O 1
5" oo

ro
3
r-
rt)
3-
QJ
5'
3 ro
3 r+
Q) 3 CL
CT O)

cn r+ OJ

-1 OJ O 3 O -
Ln
m 3 o
O
Ln
ro Cl

o o

rt)
QJ
00
3. I
X N)
rt) 1
9- 00

vT <n

n
OJ
NJ
T r o
1/1 ro a.
NI O 3_
5'
00
O
vi'
rt) TI
TJ S.
M O'
5! 3

00 ^»
n SJ n »

0
3

00 O

TJ 01 n m

en o

T5 0J
rt rt)

00
N) LO
O

UI NJ
cn TJ QJ rt rt>

cn Vi
NI

TJ QJ rt FO
3

0) 3 CL
TJ QJ

TJ QJ 3
LO TJ O

O to
NJ UI

h-> OJ
Ul p_d>
00
en 00 j>
h-> OJ
O nj
Ln tn

QO
>_i
rt) OJ

R^UN^U
NJ

00 OJ N)

O 3

0)

N) rt-NJ_

ro

OH

RAMP DN TO LOWER LEVEL PARKING -

|LAJ UJ

TRASH

ffiiUR,

HI

RAMP UP TO PARKING

I !!

UPff

75' LOADING ZONE

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

RETAIL AREA 3,975 SF

■JAL

RETAIL AREA 3,013 SF

W WAYMAN ST
RAMP UP TO
ELEVATED
WALK

UP

li

8' - o^Ma

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"

(W \ i \ /
=d W \ ' \ V

OKW Architects

600 West Jackson Blvd Chicago, IL 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com
<<http://www.okwarchitects.com>>

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"

OKW Architects

600 West Jackson Blvd Chicago, IL 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com <<http://www.okwarchitects.com>>

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

DATE:
10/28/14

W WAYMAN ST

EXISTING FACADE

rr

BROOKLYN BOWL

2 §
E LU
g z

///\OPEN TO G A. ' BELOW \

BROOKLYN BOWL

< <
u CS
I-
O (J
g

NEW CONSTRUCTION

W FULTON ST

1 " THIRD FLOOR PLAN

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

OKW Architects

600 West Jackson Blvd Chicago, IL 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com <http://www.okwarchitects.com>

832 W FULTON MARKET STREET-CORE AND SHELL

10/28/14

**FOR
PUBUCKTO**

OKW Architects

600 West Jackson Blvd Chicago, IL 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com <http://www.okwarchitects.com>

832 W FULTON MARKET STREET - CORE AND SHELL

DATE:
10/28/14

B/STRUCTURE MAX

LEVEL 2
16'-8"

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

4>
-S-2"

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

||

BROOKLYN BOWL

BROOKLYN BOWL

4>

UPPER LEVEL PARKING

LOWER LEVEL PARKING

LOWER LEVEL PARKING

(2 xA BUILDING SECTION V
A5 J SCALE: 1" = 30'-0"

. \ \ V A V /

A MA / \ /

OKW Architects

600 West Jackson Blvd Chicago, IL 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com
<<http://www.okwarchitects.com>>

832 W FULTON MARKET STREET - CORE AND SHELL

DATE:
10/28/14

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"

OKW Architects

600 West Jackson Blvd Chicago, IL 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com
<<http://www.okwarchitects.com>>

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

y
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"

OKW Architects

600 West Jackson Blvd Chicago, IL 60661 T 312.798.7700 F 312.798.7777 www.okwarchitects.com
<<http://www.okwarchitects.com>>

832 W FULTON MARKET STREET - CORE AND SHELL

DATE:
10/28/14