

Address: 942 - 946 West Fulton Market, Chicago, Illinois

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

Applicant: Thor 942 West Fulton LLC

Property Location: 942-946 West Fulton Market
Proposed Zoning: DX-3 Downtown Mixed Use District
Lot Area: 4,889 square feet

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Thor 942 West Fulton LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 942 through 946 West Fulton Market from the Cl-1 Neighborhood Commercial District to the DX-3 Downtown District. The Applicant proposes to rehabilitate and reuse an existing contributing building in the Fulton-Randolph Market Historic District by adding a single story addition to the existing 3-story building. The addition will be set back from the front building line, creating a fourth floor outdoor terrace.

The site is located in a block bounded generally by West Fulton Market to the south, North Sangamon Street to the east, North Morgan Street to the west, and a 10 foot public alley and commercial properties to the north. The site is located within the Kinzie Industrial Corridor and the Fulton-Randolph Market District. To the north of the subject property are properties zoned M2-3 and Business Planned Development 1282, to the south and east is Cl-1 zoning, and to the west is C3-2 zoning.

The subject property consists of approximately 4,889 square feet and is currently occupied by an existing 3-story building. The existing building is a contributing building in the Fulton-Randolph Market Historic District. The Applicant proposes to add a single story addition to the existing 3-story building. The addition will be masonry in construction and will be set back from the front building line, creating an outdoor terrace on the fourth floor. The building will primarily serve as office space with a ground floor retail component.

No off-street parking spaces are currently provided on-site and no new parking spaces are proposed. No additional off-street parking or loading spaces are required for rehabilitation or reuse of an existing "contributing building" within an official Chicago Landmark district, as is proposed here. Additionally, minimum off-street automobile parking ratios for non-residential uses may be reduced by up to 100 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 1320 feet of a CTA station entrance. The subject property is under 500 feet from the Morgan Street CTA Station.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio:

- i. Lot area: 4, 889 square feet
- ii. Existing building area: 11,862 square feet
- iii. New total building area: 15,084 square feet
 - a. Addition to existing building: 3,222 square feet
 - b. New 4^h Floor Terrace: 652 square feet

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- 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. Appro.x. 500 feet to Morgan CTA Station.)
- d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setbacks: 0 feet
 - iii. Rear setback: 16 feet 7 inches
- e) Building height:
 - i. Existing building: 41 feet 9 inches
 - ii. New Building: 49 feet 2 inches
- f) Off-street Loading: 0 spaces (Renovation of a contributing building in the Fulton-Randolph Historic District)

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