Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2014-4948, **Version:** 1

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 ofthe 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 fagades 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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RAMP UP TO PARKING

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UPff
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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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 <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"

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832 W FULTON MARKET
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NEW CONSTRUCTION

W FULTON ST

1 "\ THIRD FLOOR PLAN
A3 J SCALE: 1" = 40'-0"

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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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UPPER LEVEL PARKING

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COMMON BRICK BEYOND FACE BRICK -.

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

RAINSCREEN PANEL SYSTEM

FJHB BfiB

NEW CONSTRUCTION EXISTING FACADE CONSTRUCTION

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T/EXST PARAPET MAX 48'-0"

LEVEL 3

36'-6"

LEVEL 2

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

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