



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2016-666, Version: 1

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### SUBSTITUTE ORDINANCE

#### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C1-1 Neighborhood Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

WEST FULTON MARKET, NORTH CARPENTER STREET, THE PUBLIC ALLEY NEXT NORTH OF AND PARALLEL TO WEST FULTON MARKET, A LINE 125.75 FEET WEST OF AND PARALLEL TO NORTH CARPENTER STREET,

to those of DS-5 Downtown Service District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and publication.

Address:

I-ASTM 25487045.7

1032-1042 West Fulton Market, Chicago, Illinois

1

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

**Applicant: 1032 W. Fulton Market Condominium LLC Property**  
**Location: 1032-1042 West Fulton Market Proposed Zoning: DS-5**  
**Downtown Service District Lot Area: 12,575 sf**

1032 W. Fulton Market Condominium, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 1032 through 1042 W. Fulton Market from the C1-1 Neighborhood Commercial District to the DS-5 Downtown Service District. The Applicant proposes to add a single story addition to the existing 3-story building and erect a new 5-story building with a 5th floor setback on the property.

The site is located in the downtown expansion area established by Section 17-1-1500 of the Zoning Ordinance. The site is bounded by West Fulton Market to the south, Carpenter Street to the east, residential properties to the west, and a 10' public alley and commercial properties to the north. The site is located within the Kinzie Industrial Corridor TIF and the Fulton-Randolph Market District. To the north of the subject property are properties zoned C1-3, to the east is C3-5 zoning, and to the south and west is C1-1.

The subject property consists of approximately 12,575 square feet and is currently occupied by an existing 3-story office building and a surface parking lot. The Applicant proposes to add a single story addition to the existing 3-story building and erect a new 5-story building with a 5th floor setback on the property. The new building will include a 5<sup>th</sup> floor roof deck. Both structures will be masonry in construction. Each building will primarily serve as office space. The new building will include a ground floor retail component. A total of 17 off-street parking spaces will be provided in the new building. A basement level parking area will include 14 spaces. An additional 3 parking spaces will be provided at ground level.

The proposed zoning change will allow two longstanding businesses that have outgrown their space to remain in the community.

**NARRATIVE ZONING ANALYSIS**

7,695 sf 4.27

32,858 sf

N/A (no dwelling units)

63 feet, 0 inches (top of roof deck)

66 feet, 6 inches (top of parapet)

2 feet, 3 inches

0

**Parcel 1**

Lot Area: Floor Area Ratio: Floor Area: Density:

Building Height:

Setbacks:

Side/West: Front/South Side/East:

EASTU25487045.7

Rear/North: 0

Automobile Parking: 17

Bike Parking: 0

Loading: 1(10 foot x 25 foot)

Parcel 2

Lot Area: 4,880 sf

Floor Area Ratio: 3.72

Floor Area: 18,154 sf

Density: N/A (no dwelling units)

Building Height: 56 feet

Setbacks: 0

Automobile Parking: 0

Bike Parking: 0

# FINAL FOR NBUCffl1\*

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Unpaid