

# 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.

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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 Manufacturing and District. proposed C3-2, Commercial, **Employment** The uses 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	(1) 10' x50' Berth
	required	
Minimum Lot Area ("MLA")	N/A	No dwelling units

# **FINAL FOR PUBLICATION**

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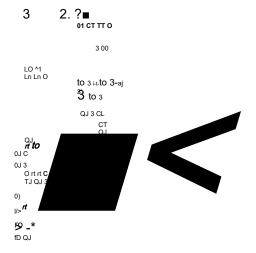
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RAMP UP TO PARKING

<u>UPff</u> 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 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

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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 <a href="http://www.okwarchitects.com">http://www.okwarchitects.com</a>

#### 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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W WAYMAN ST

EXISTING FACADE

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**NEW CONSTRUCTION** 

W FULTON ST

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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

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:

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

RAINSCREEN PANEL SYSTEM

# FJHB BfiB

NEW CONSTRUCTION EXISTING FACADE CONSTRUCTION

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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