



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-1618  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/16/2016 **In control:** City Council  
**Final action:** 11/16/2016  
**Title:** Zoning Reclassification Map No. 1-G at 1107 W Fulton Market - App No. 18693T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2016-1618.pdf, 2. SO2016-1618.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed as Substitute	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/26/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/16/2016	1	City Council	Referred	

### SUBSTITUTE ORDINANCE

#### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:***

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Cl-1 Neighborhood Commercial District symbols and indications as shown on Map No.1-G in the area bounded by

West Fulton Market; a line 40 feet west of and parallel to North Aberdeen Street; a line 100 feet south of and parallel to West Fulton Market; and a line 80 feet west of and parallel to North Aberdeen Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 1107 West Fulton Market

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**17-13-0303-C (1) Narrative Zoning Analysis      Substitute Ordinance, Narrative & Plans 1107 West  
Fulton Market, Chicago, Illinois - Application No. 18693T1**

Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 4,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing (non-conforming) four-story building -including the reconfiguration of the existing interior floor/ceiling ratios, the erection of new front facade, and the construction of a new one-story penthouse addition. After the rehabilitation and completion of the proposed one-story penthouse addition, the newly remodeled building will contain three-stories of commercial/retail/office space and two floors of office/artist live-work space. There will be a total of approximately 7,717 square feet of commercial/retail/office space, located between the 1<sup>st</sup> thru 3<sup>rd</sup> Floors and approximately 5,469 square feet of live-work space, located between the 4<sup>th</sup> Floor and the 5<sup>th</sup> floor (penthouse). There will be no on-site parking available at the property. The building, and the proposed addition, will be masonry in construction and measure 63 feet -10 inches in height.

- a) The Project's Floor Area Ratio:  
18,007 square feet (4.5 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):  
No dwelling units proposed
- c) The amount of off-street parking:  
Zero  
*\*No parking provided or required.*

d) Setbacks:

a. Front Setback: 0 feet 0 inches

b. Rear Setback: 0 feet 0 inches

c. Side Setbacks:

West: 0 feet 0 inches

East: 0 feet 0 inches

(e) Building Height:

63 feet-10 inches

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