



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2019-1379  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/13/2019  
**In control:** City Council  
**Final action:** 7/24/2019  
**Title:** Zoning Reclassification Map No. 1-G at 1133-1155 W Fulton Market - App No. 19976T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2019-1379.pdf, 2. SO2019-1379.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed as Substitute	Pass
3/13/2019	1	City Council	Referred	

## Final for Publication

### 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 the Cl-1 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

West Fulton Market; North May Street; the alley next south of and parallel to West Fulton Market; and North Racine Avenue

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.

1133-1155 West Fulton Market

## Final for Publication

*17-13-0303-C (1) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE AND PLANS*

1133-1155 West Fulton Market, Chicago, Illinois

Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 25,060 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the two (2) existing three-story conjoined buildings, which buildings are presently non-conforming under the current Zoning Ordinance. The proposed change in zoning, therefore, will also cure the non-conforming conditions, at the property. Part of the rehabilitation proposal calls for the erection of a new one-story (vertical) addition - above the existing 3<sup>rd</sup> Floor. The rehabilitation plan also calls for the establishment of 'office suites', within the western portion of the 1<sup>st</sup> Floor and on the entirety of the 2<sup>nd</sup> thru 4<sup>th</sup> Floors, while the eastern portion of the 1<sup>st</sup> Floor

addition will contain a single office suite, with a private outdoor terrace - which will wrap around the front and sides of the space. No 'residential uses' are proposed or intended. There is, and will remain, no off-street vehicular parking, at the site. The existing building, with proposed 4<sup>th</sup> Floor addition, is and will be masonry, glass and steel in construction and will measure 60 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 94,733 square feet (3.78 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): NO dwelling units proposed
- C) The amount of off-street parking: 0 vehicular parking spaces  
*\*Please see: Sec. 17-10-0101-C(2) Change of Use (Nonresidential) and Sec. 17-10-0102-A(2) Rehabilitation of Contributing Building in Landmark District*
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches

- b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches
- E) Building Height:
  - 60 feet-0 inches (ceiling of 4<sup>th</sup> Floor)
  - 69 feet-10 inches (ceiling of rooftop access structure)

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