

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

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.

rri §| sj ~i <! <| 0 Common Address: 832-856 West Fulton Market Street

10/21/14

832-856 West Fulton Market Street ("Property") Type 1 Rezoning

No dwelling units

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 Commercial, Manufacturing and **Employment** District. proposed 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 No setbacks required Parking Groups M&L 80 spaces 80 spaces Loading Retail $(16,775 \text{ SF}) = 1 \text{ berth } (1) 10' \times 50' \text{ Berth}$ Commercial (60.000+ SF) = 1 berth (2) 10' x 25' berths required

N/A

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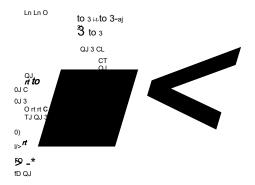
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RAMP DN TO LOWER LEVEL PARKING -

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RAMP UP TO PARKING

1 !! 75' LOADING ZONE

(1) WXSff LOADING BERTH NEW WINDOWS TO MATCH ORIGINAL BUILDING ELEVATIONS TYP

W WAYMAN ST RAMP UP TO ELEVATED WALK UP Ιi 8' - o^Ma

RETAIL AREA 3,975 SF

RETAIL AREA 3,013 SF

RETAIL AREA 3,28 SF

ro

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 **STREET - CORE AND** SHELL

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NEW CONSTRUCTION	
	W FULTON ST

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DATE: 10/28/14 B/STRUCTURE MAX

UPPER LEVEL PARKING $_{
m q}$ 3'-10" LOWER LEVEL PARKING $_{
m 4}$

LEVEL 2 16'-8"

(1 \BUILDING SECTION \A5 J SCALE: 1" = 30-0"

BROOKLYN BOWL

BROOKLYN BOWL

UPPER LEVEL PARKING

LOWER LEVEL PARKING

LOWER LEVEL PARKING

(2 ×^ BUILDING SECTION V

4>

A5 J SCALE: 1" = 30'-0"



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COMMON BRICK BEYOND FACE BRICK --

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 i 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

INEW CONSTRUCTION EXISTING FACABLE 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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