



Office of the City Clerk

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

File #: O2018-2325, 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 be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No 1 -G in the area bounded by

the alley next north of and parallel to West Fulton Market; a line 126.06 feet east of and parallel to North May Street; West Fulton Market; and a line 76.06 feet east of and parallel to North May Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding use 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: 1114 West Fulton Market

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17-13-0303-C (1) Narrative Zoning Analysis

1114 West Fulton Street, Chicago, Illinois

Proposed Zoning: DX-5 Downtown Mixed-Use District

Lot Area: 5,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story building. The zoning change will also bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation plan calls for the establishment of commercial (3,137 square feet) space - at grade level, and office suites - above (Floors 2 thru 4). The plan also calls for the erection of a one-story penthouse, above the 4th Floor, which will be for the exclusive use of the tenants of the building. No onsite parking is intended or required. The existing building, with proposed 5th Floor addition, is and will be masonry in construction and will measure 61 feet-0 inches in height.

- A) The Project's Floor Area Ratio: 20,000 square feet (4.0 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
- D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks: East: 0 feet-0 inches West: 0 feet-0 inches
- E) Building Height:
 - 61 feet-0 inches

16' PUBLIC ALLEY 50.00'

1114 W. FULTON MARKET

TYPE III-A CONSTRUCTION 4 STORY BLDG.

IT"

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2E

50.00"

EXIST. ELEVATED PUBLIC WAY

W. FULTON MARKET

INFORMATION TAKEN FROM

SURVEY BY: STUD KICK' ASSOC. LTD.
DATE 12J1K01T ORDER NUMBER: 17-11-M

CHICAGO, ILLINOIS 10407

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11UW, FULTON MARKET
CHICAGO, ILLINOIS 40407

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REAR ELEVATION
SCALE: 1/6" = 1-0"

1114 W. FULTON MARKET
CHICAGO, ILLINOIS 60607
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