



Office of the City Clerk

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Legislation Text

File #: SO2019-1379, Version: 1

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 CI-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 3rd Floor. The rehabilitation plan also calls for the establishment of 'office suites', within the western portion of the 1st Floor and on the entirety of the 2nd thru 4th Floors, while the eastern portion of the 1st 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 4th 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 4th Floor)

69 feet-10 inches (ceiling of rooftop access structure)

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