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Application: 22937 - T1

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
900-10 W. Fulton Market Street

The Applicant seeks to rezone 900-910 W. Fulton Market Street from a Business Planned Development Number 1475 ("PD 1475") to a DX-5 Downtown Mixed-Use District for the proposed rehabilitation of the four-story building at 900 W. Fulton Market, a new five-story building at 906 W. Fulton Market, and the rehabilitation of the 2-story building at 910 W. Fulton Market as a single integrated building. The building will contain about 29,665 square feet of commercial space and nine dwelling units. The building's height will be 69 feet.

Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the required rear setback to 0 feet under Section 17-13-1101-B and to reduce any loading space requirement to 0 under Section 17-13-1101-D, plus an administrative adjustment to reduce the required parking from 5 parking spaces to 0. The Applicant also requests all zoning relief required under the Chicago Zoning Ordinance necessary for the plans subject to this Zoning Map Amendment.

Project Bulk and Density

Lot Area	10,091 SF
Density MLA (Lot area per unit)	1,121 SF/Unit (9 dwelling units)
Off Street Parking	0 spaces*
Loading Spaces	0 spaces**
Front Setback	0 feet
Rear Setback	0 feet***
Side Setback (East)	0 feet
Side Setback (West)	0 feet
FAR	4.2
Building Height	69 feet

* Pursuant to 17-13-0303-D, the Applicant seeks to reduce the parking spaces from 5 to 0 under Section 17-13-1003-EE.

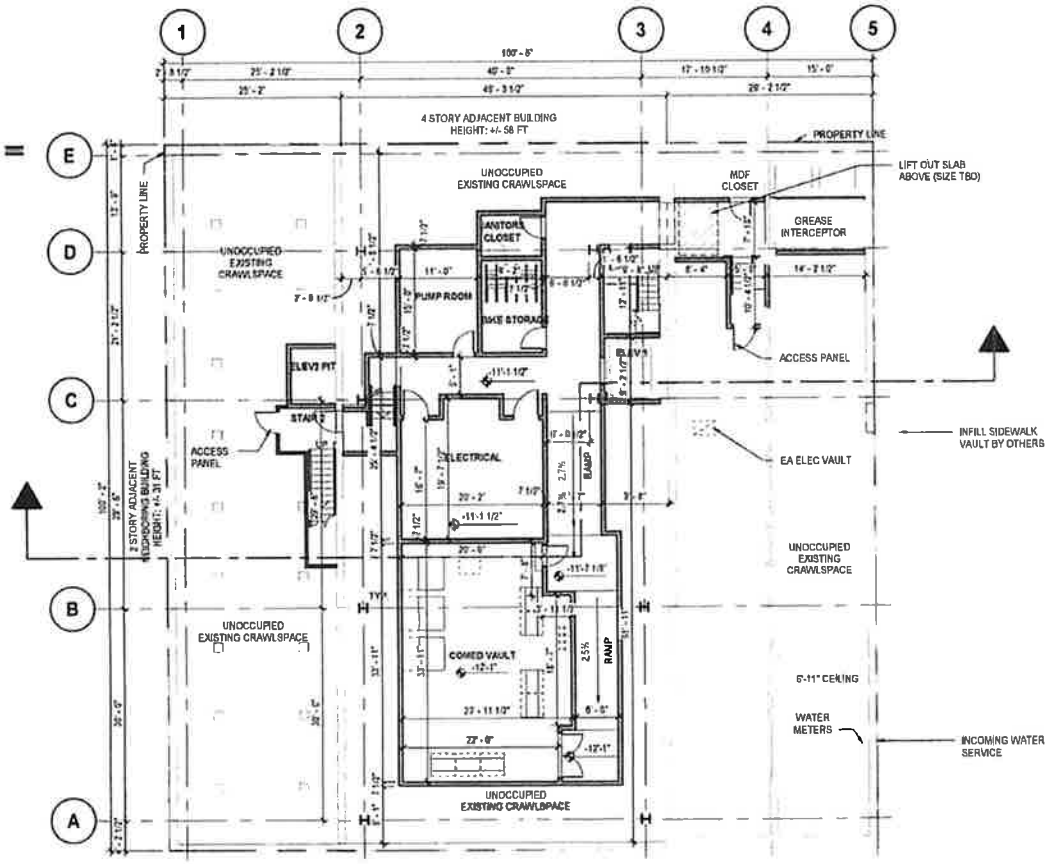
** Pursuant to 17-13-0303-D, the Applicant seeks to reduce any loading space requirement to 0 under Section 17-13-1101-D

*** Pursuant to Section 17-13-0303-D, the Applicant seeks to reduce the required rear setback to 0 feet under Section 17-13-1101-B.

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Basement Plan

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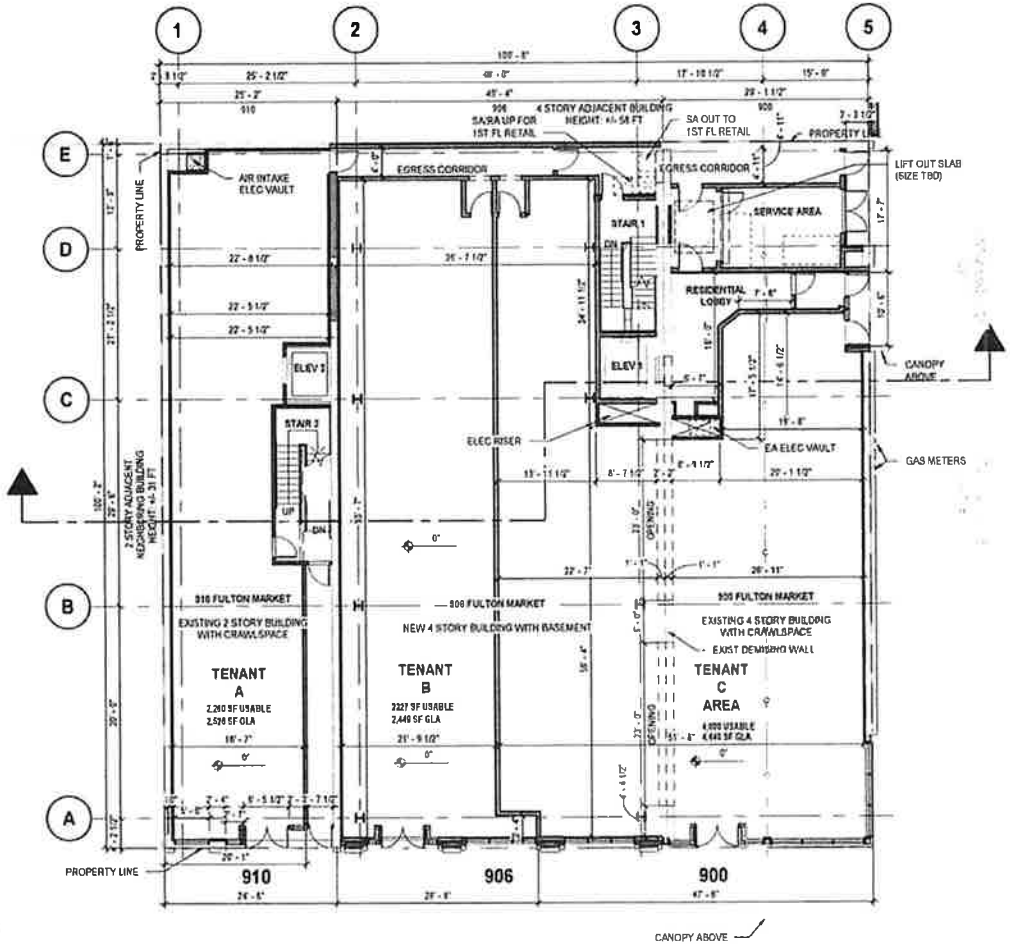
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SCALE 1/16" = 1'-0"

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Ground Floor Plan

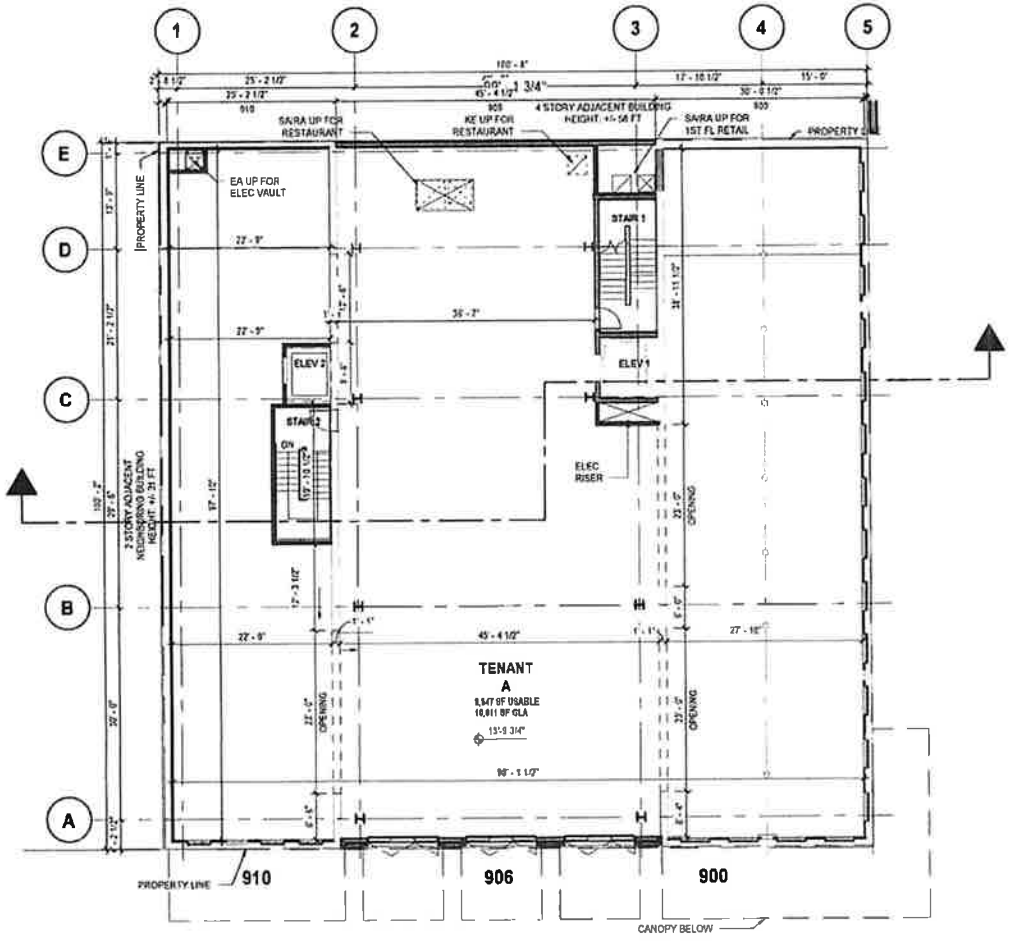
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Second Floor Plan

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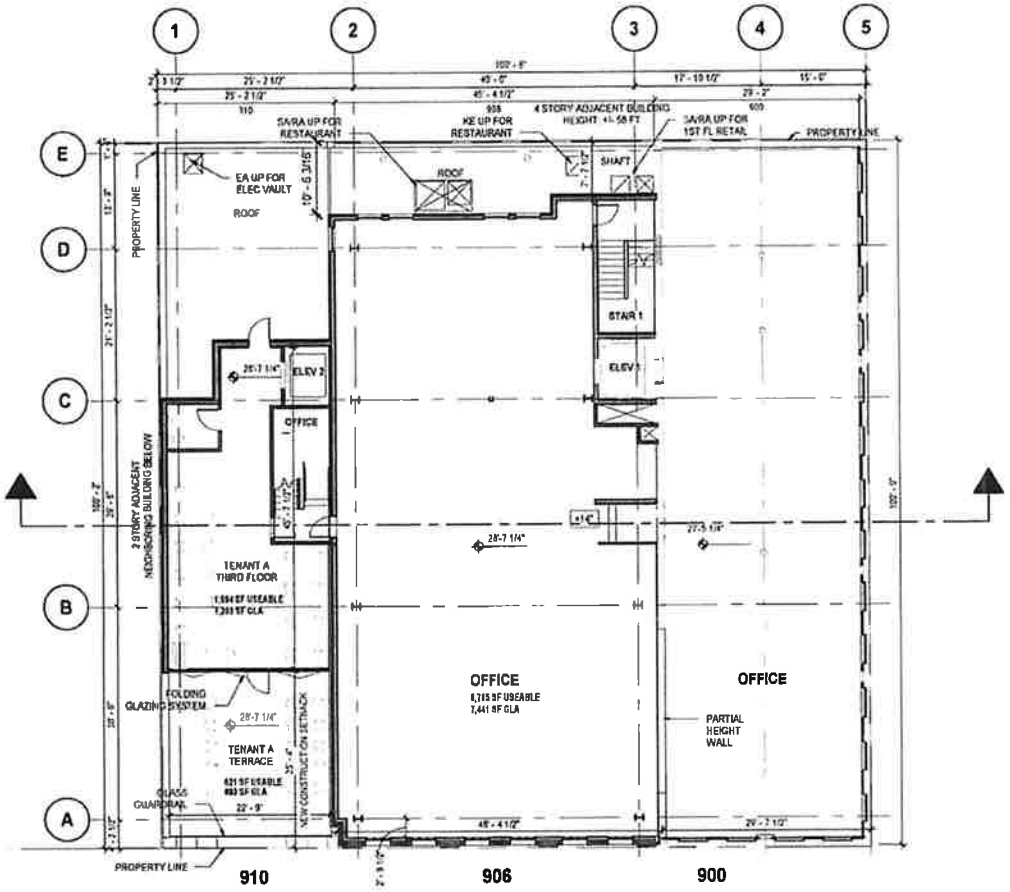


SCALE 1/16" = 1'-0"

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Third Floor Plan

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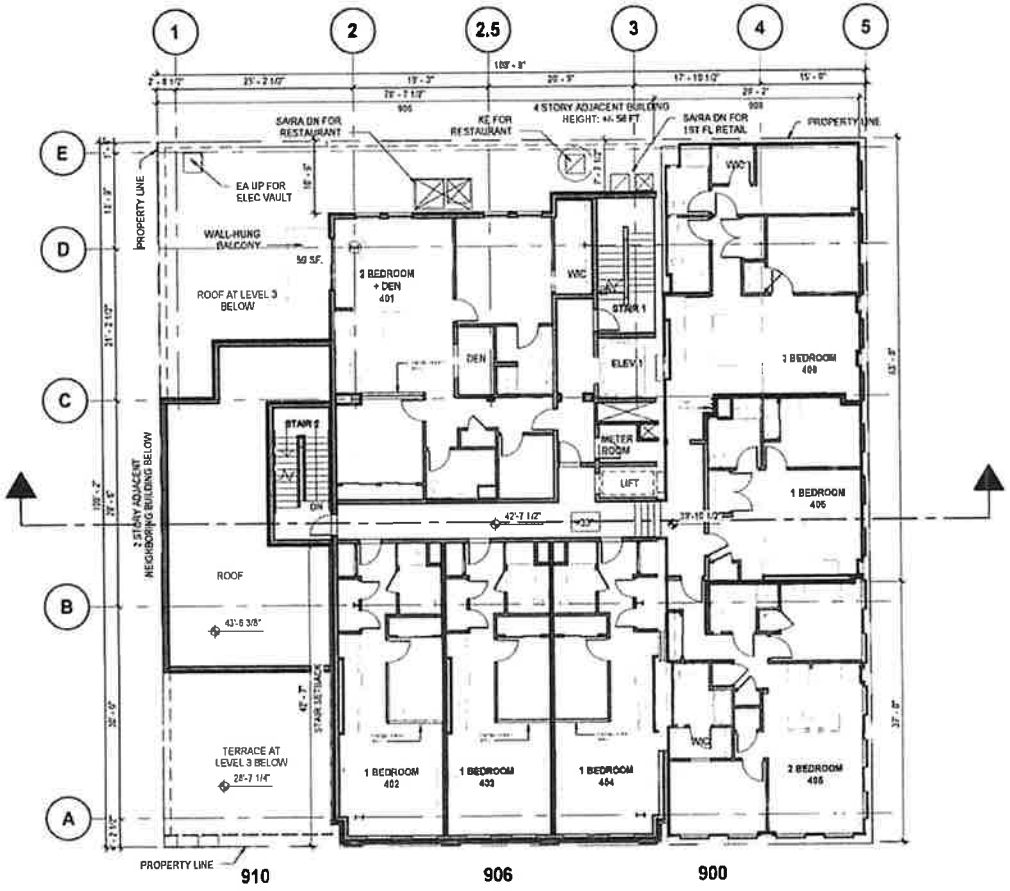




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Fourth Floor Plan



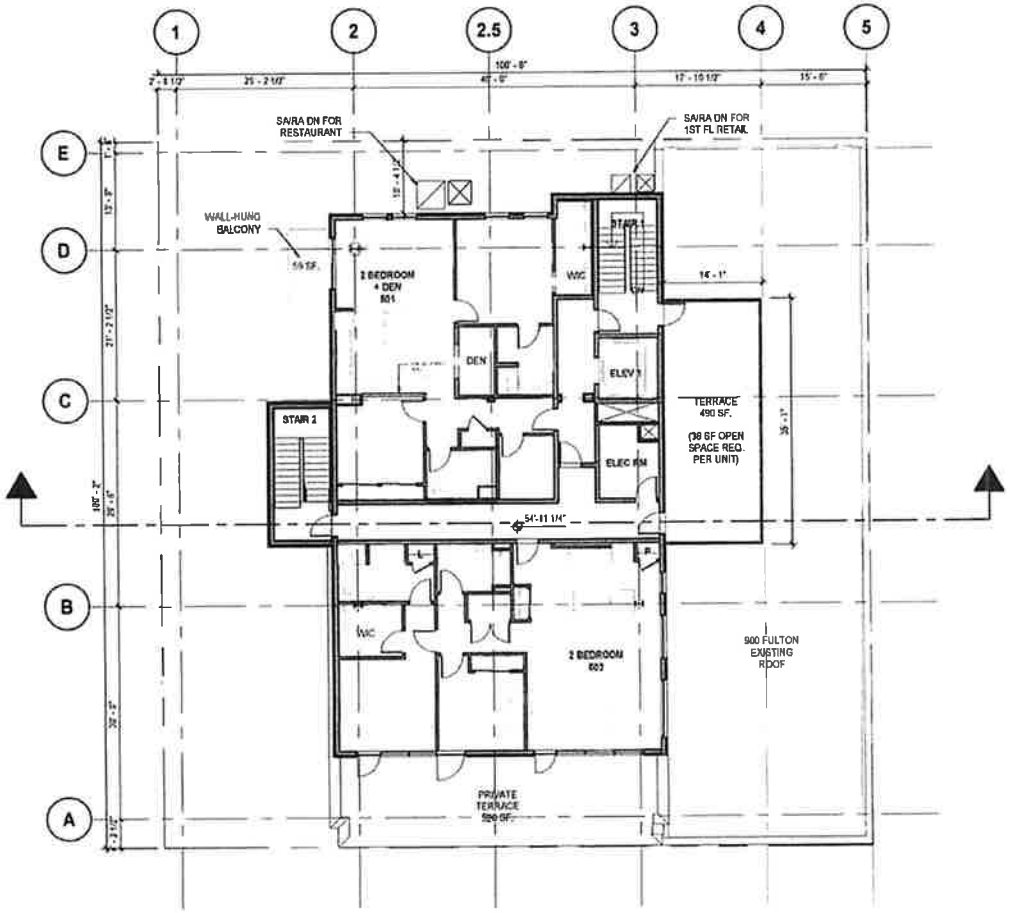


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Fifth Floor Plan





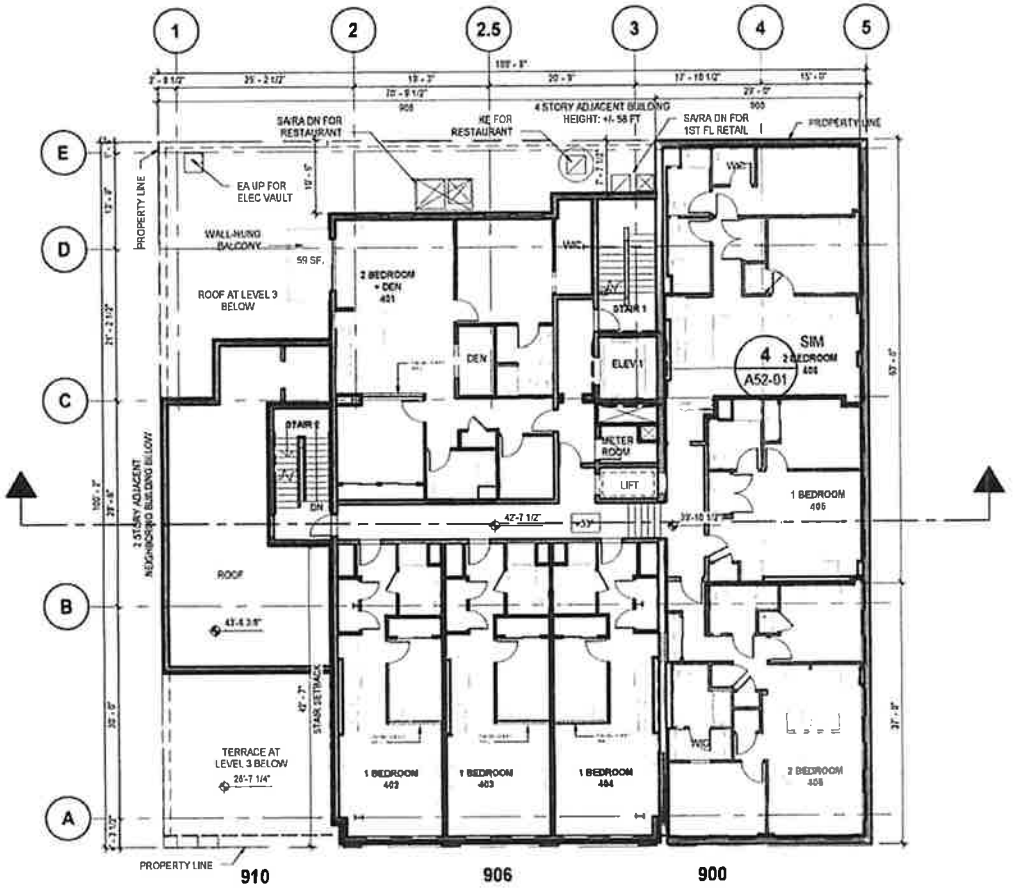


Fraser Design

Fourth Floor Plan

Alternate: Bearing Wall Design

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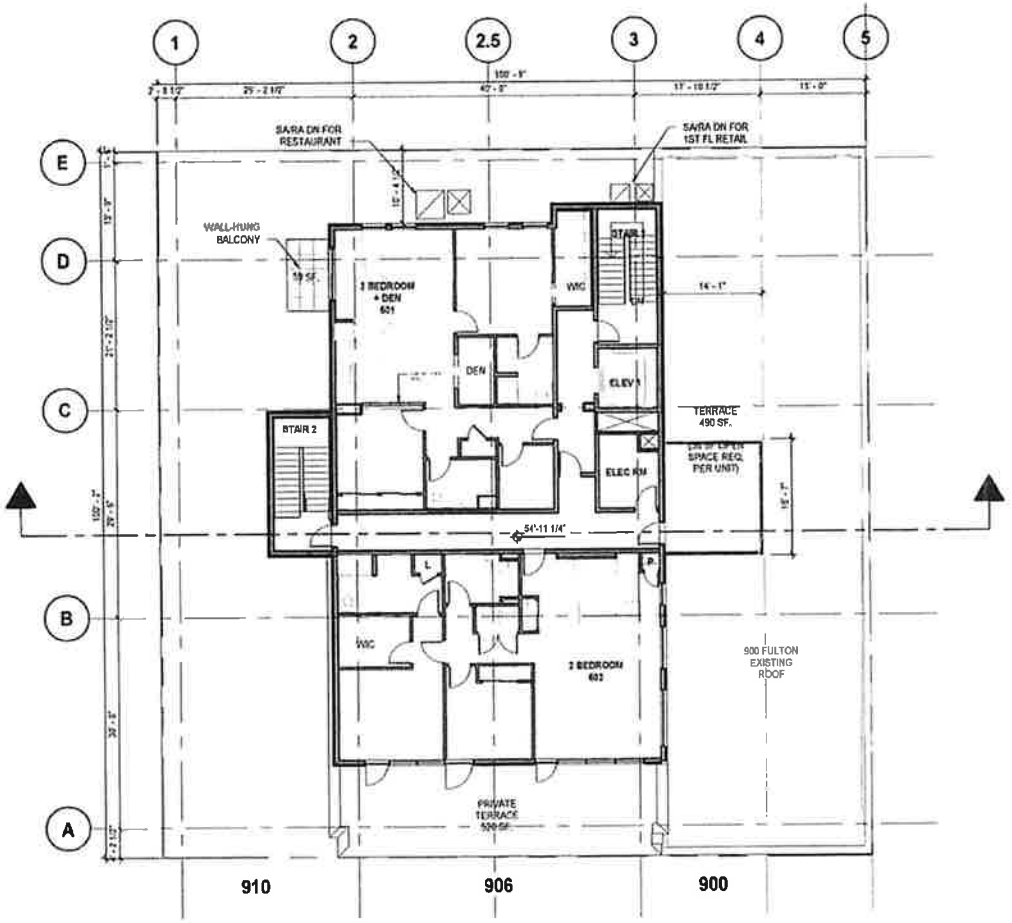


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Fifth Floor Plan

Alternate: Bearing Wall Design

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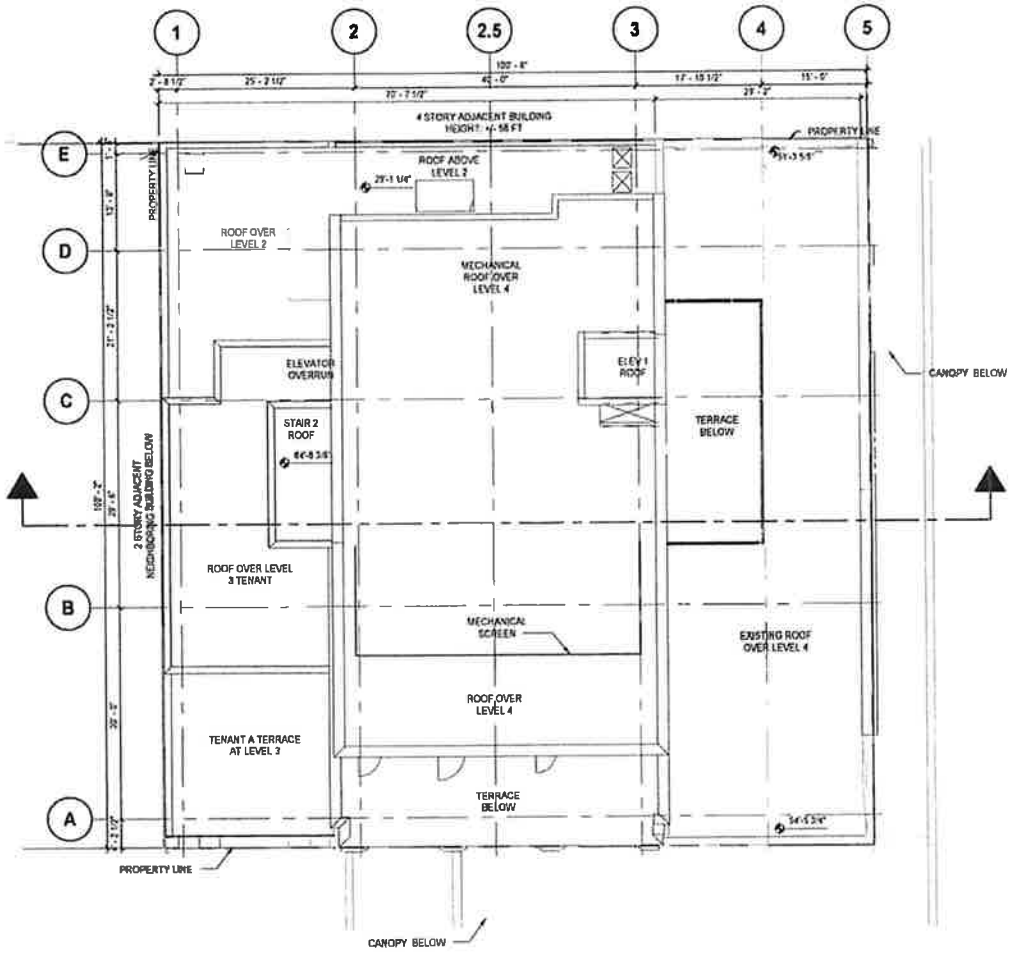


SCALE: 1/16" = 1'-0"

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Roof Plan

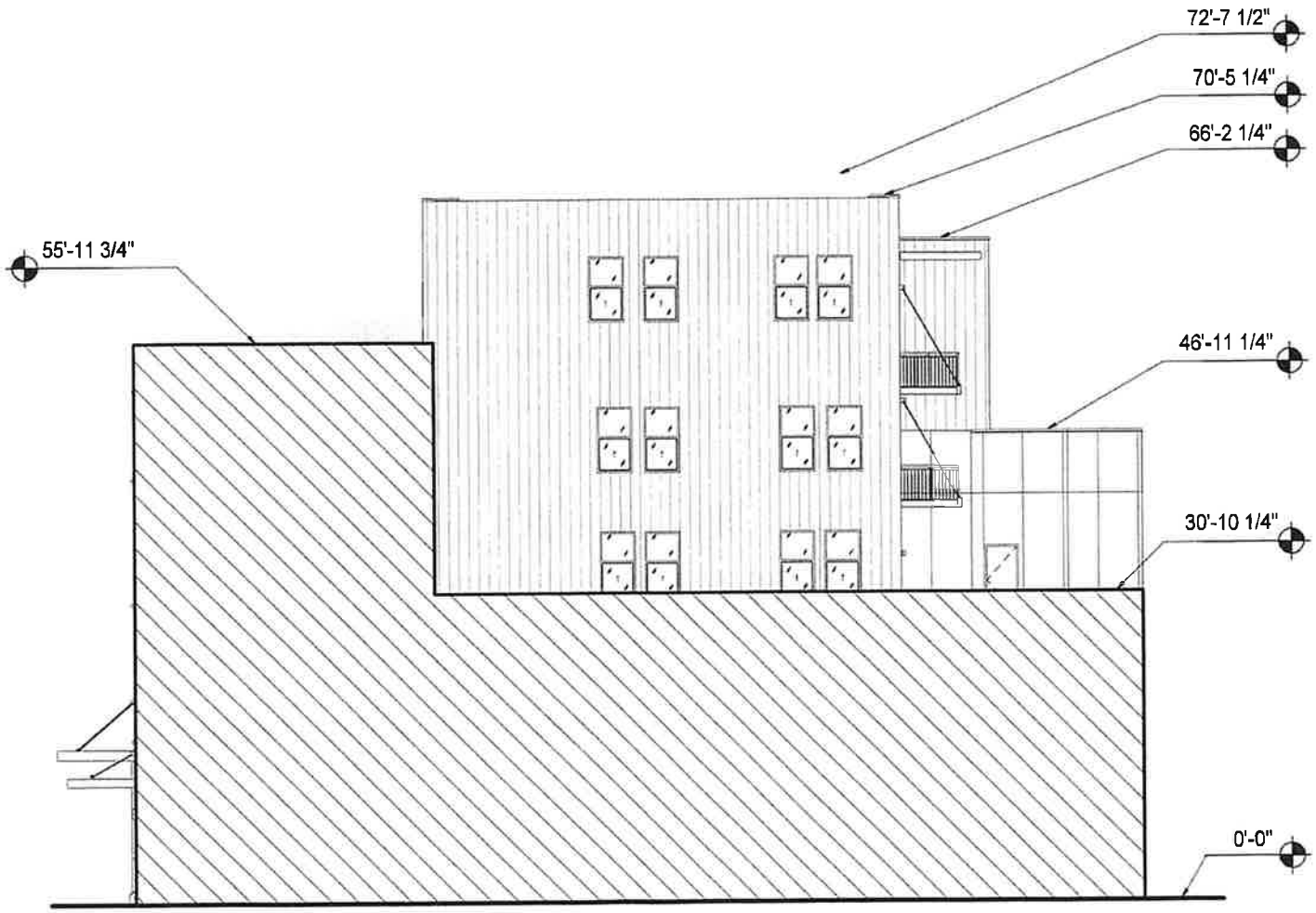
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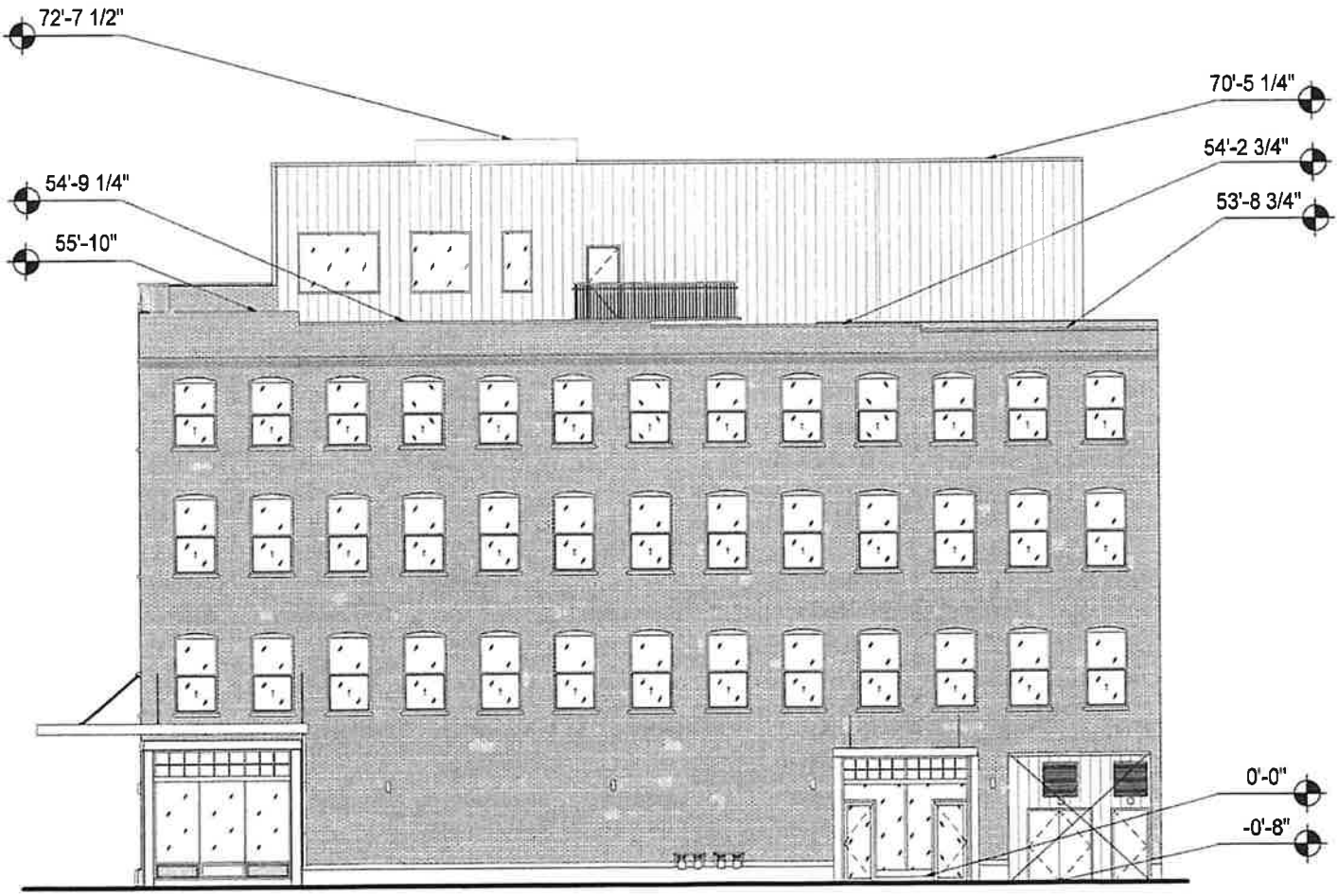
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NORTH ELEVATION

Client:	*MIDWEST PROPERTY GROUP*		NORTH ELEVATION - BUILDING
Address of Project:	*Chicago, IL 60607*		
Date:	*12/03/25*		
Sheet Number:	*22*	Scale: *1/16" = 1'-0"*	

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EAST ELEVATION

Client:	*MIDWEST PROPERTY GROUP*		EAST ELEVATION - BUILDING
Address of Project:	*Chicago, IL 60607*		
Date:	*12/03/25*		
Sheet Number:	*23*	Scale: *1/16" = 1'-0"*	

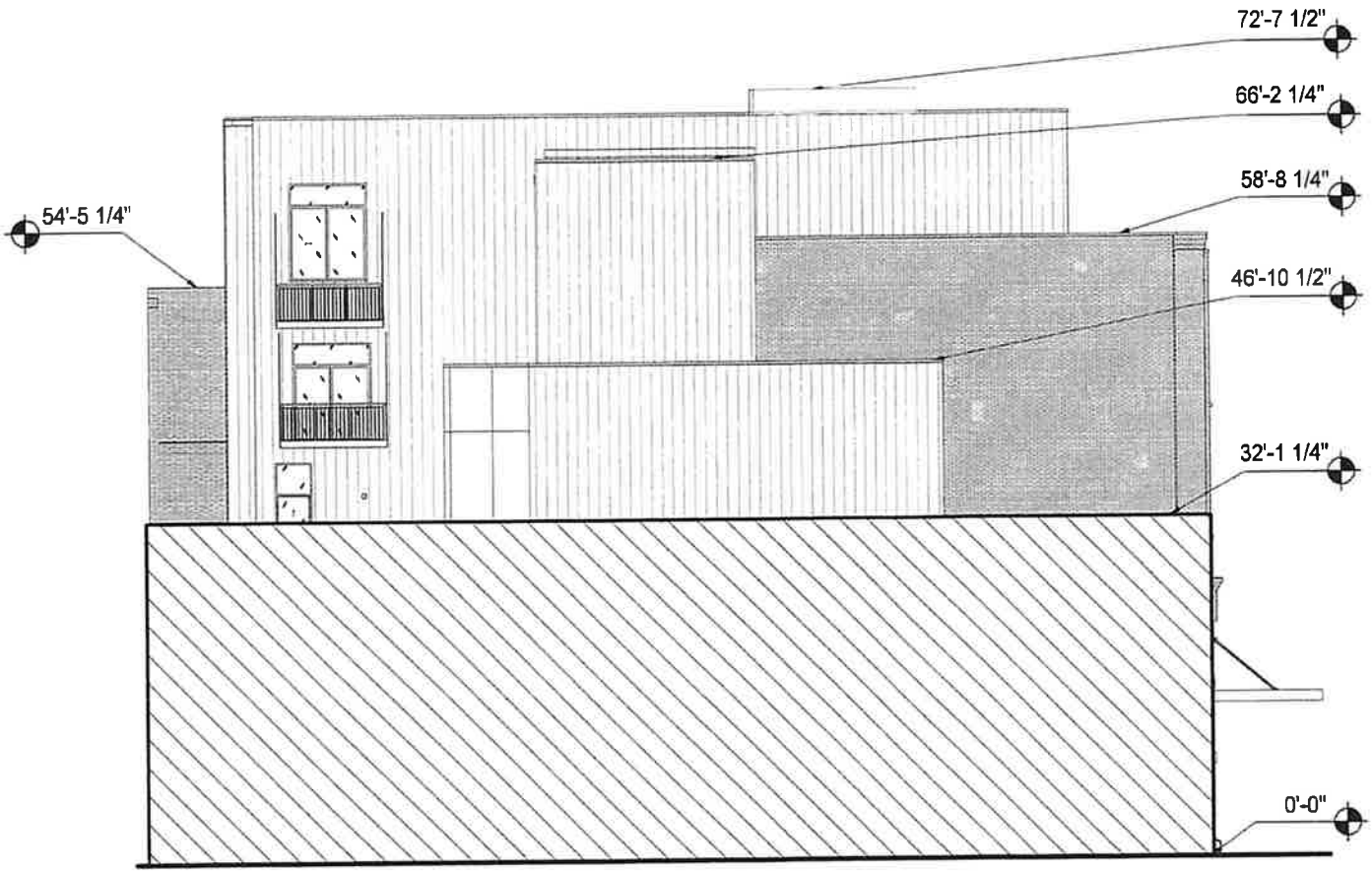
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SOUTH ELEVATION

Client:	*MIDWEST PROPERTY GROUP*		SOUTH ELEVATION - BUILDING
Address of Project:	*Chicago, IL 60607*		
Date:	*12/03/25*		
Sheet Number:	*24*	Scale: *1/16" = 1'-0"*	

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WEST ELEVATION

Client:	*MIDWEST PROPERTY GROUP*		WEST ELEVATION - BUILDING
Address of Project:	*Chicago, IL 60607*		
Date:	*12/03/25*		
Sheet Number:	*25*	Scale: *1/16" = 1'-0"*	