



# City of Chicago



O2023-96

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/18/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-H at 1600-1608 W Fullerton Ave - App No. 22085T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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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 *M1-2 Limited Manufacturing/Business Park District* symbols and indications as shown on Map Grid Index 7-H in the area bounded by

The alley next north of and parallel to West Fullerton Avenue; a line 58.50 feet west of and parallel to North Ashland Avenue; West Fullerton Avenue; and a line 83.50 feet west of and parallel to North Ashland Avenue.

to those of a *B2-3 Neighborhood Mixed-Use District*.

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1600-1608 West Fullerton Avenue

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

1600-1608 West Fullerton Avenue, Chicago, Illinois

Proposed Zoning: *B2-3 Neighborhood Mixed-Use District*

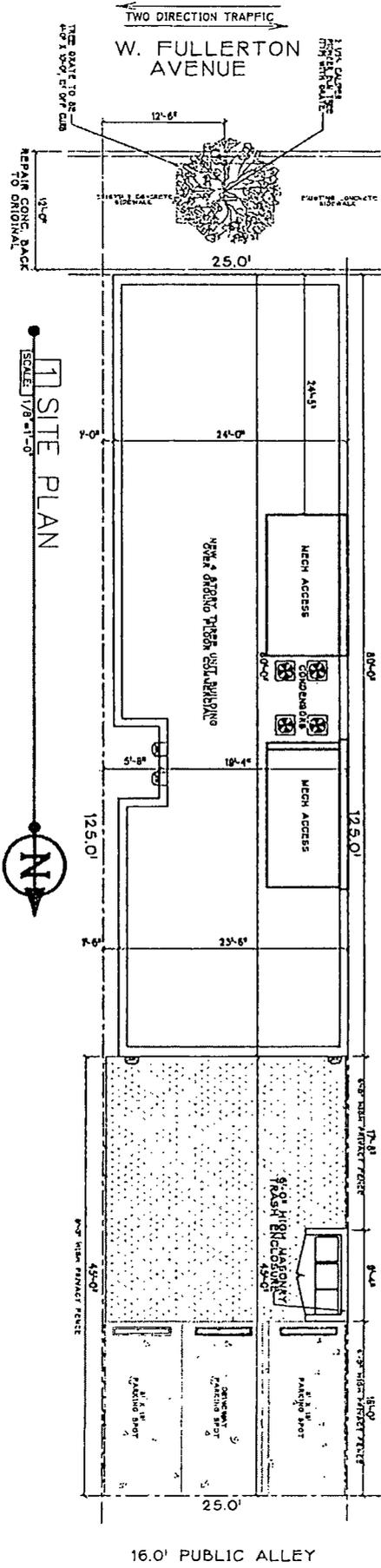
Lot Area: 3,125 square feet

Proposed Land Use: The subject property consists of a single lot of record, which such lot is presently vacant and unimproved. The Applicant is seeking a *Zoning Map Amendment* in order to redevelop the site with a new four-story *mixed-use* building, which will feature *commercial* space on the 1<sup>st</sup> Floor and three (3) *dwelling units* on and between the 2<sup>nd</sup> through 4<sup>th</sup> Floors – one *dwelling unit* on each floor. \*[*Residential* uses (but-for *shelters*) are NOT permitted under the current *M1-2* zoning classification.] The new development, as designed and proposed, will offer off-street parking for three (3) vehicles, at the rear of the site. The new building will be masonry in construction and will measure 45 feet-0 inches in height (to the underside of the flat roof).

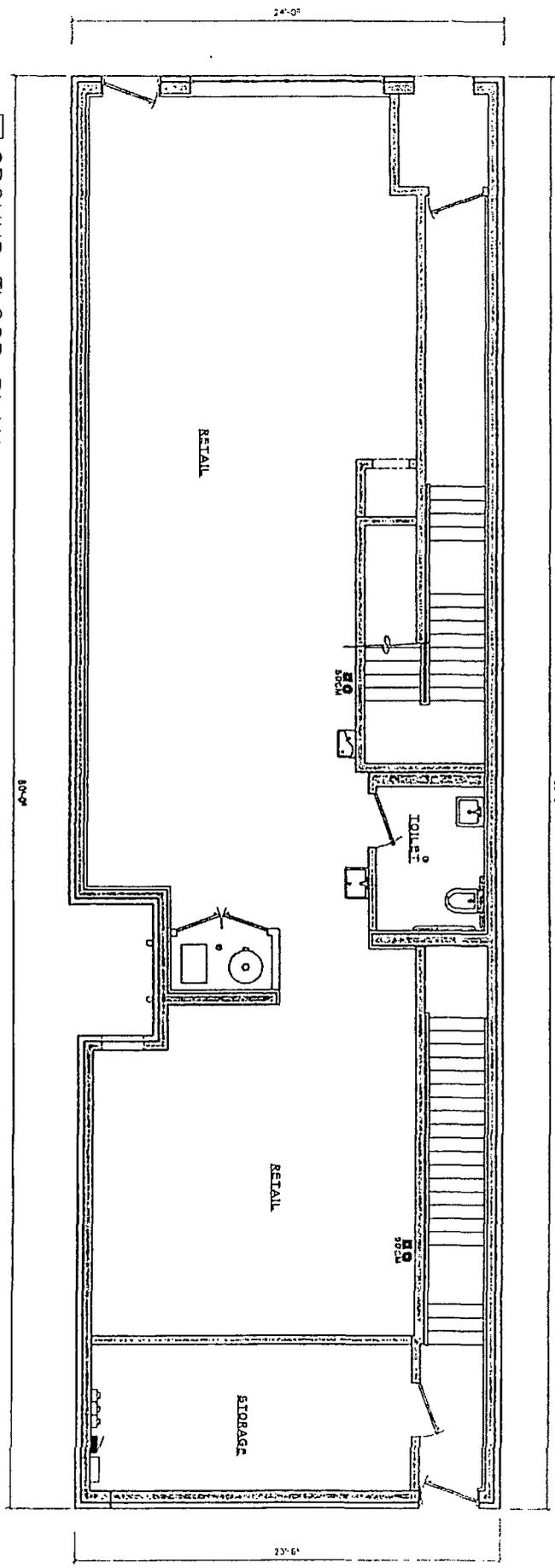
- (A) The Project's Floor Area Ratio: 7,800 square feet square feet (2.5 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units (1,041.7 square feet per dwelling unit)
- (C) The amount of off-street parking: 3 vehicular spaces
- (D) Setbacks:
  - a. Front Setback: 0 foot-0 inches
  - b. Rear Setback: 45 feet-0 inches
  - c. Side Setbacks:
    - East: 0 feet-0 inches
    - West: 0 feet-0 inches
- (E) Building Height: 45 feet-0 inches (*underside of flat roof*)

*\*PLEASE NOTE: The Applicant will comply with Section 17-3-0307 Exceptions, of the Chicago Air Quality Ordinance, should such provisions be determined as applicable.*

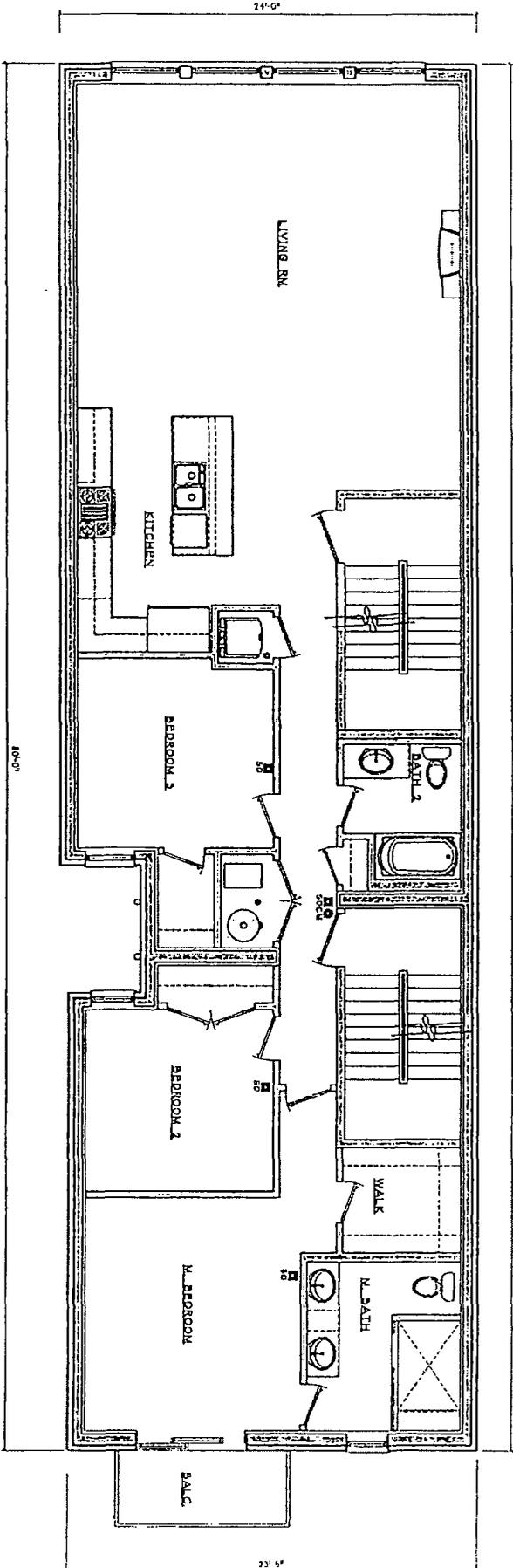
ZONING INFORMATION				ZONING SET BACK INFORMATION			
ZONING CLASSIFICATION:	32-3	100 SQ. FT. UNIT NUMBER OF UNITS ALLOWED PER ZONING:	3.0	SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
LOT DIMENSIONS:	25.0' X 125.0'	MAXIMUM BUILDABLE SQUARE FOOTAGE:	9,375	FRONT YARD SETBACK REQUIREMENT:	NO FRONT SETBACK	0'-0"	0'-0"
LOT AREA:	3,125 SQ. FT.	ACTUAL SQUARE FOOTAGE PER PLAN:	7,800	SIDE YARD SETBACK REQUIREMENT:	NO SIDE SETBACK	0'-0"	0'-0"
				REAR YARD SETBACK REQUIREMENT:	30'-0" TO RES.	30'-0"	45'-0"
				MAXIMUM MEAN HEIGHT ALLOWED:	OF LOT FRONTAGE	30'-0"	45'-0"
				REAR YARD OPEN SPACE REQUIREMENT:	CODE DESCRIPTION	REQUIRED	ACTUAL
				OPEN SPACE REQUIREMENT:	NONE REQUIRED	NONE	N/A



16.0' PUBLIC ALLEY

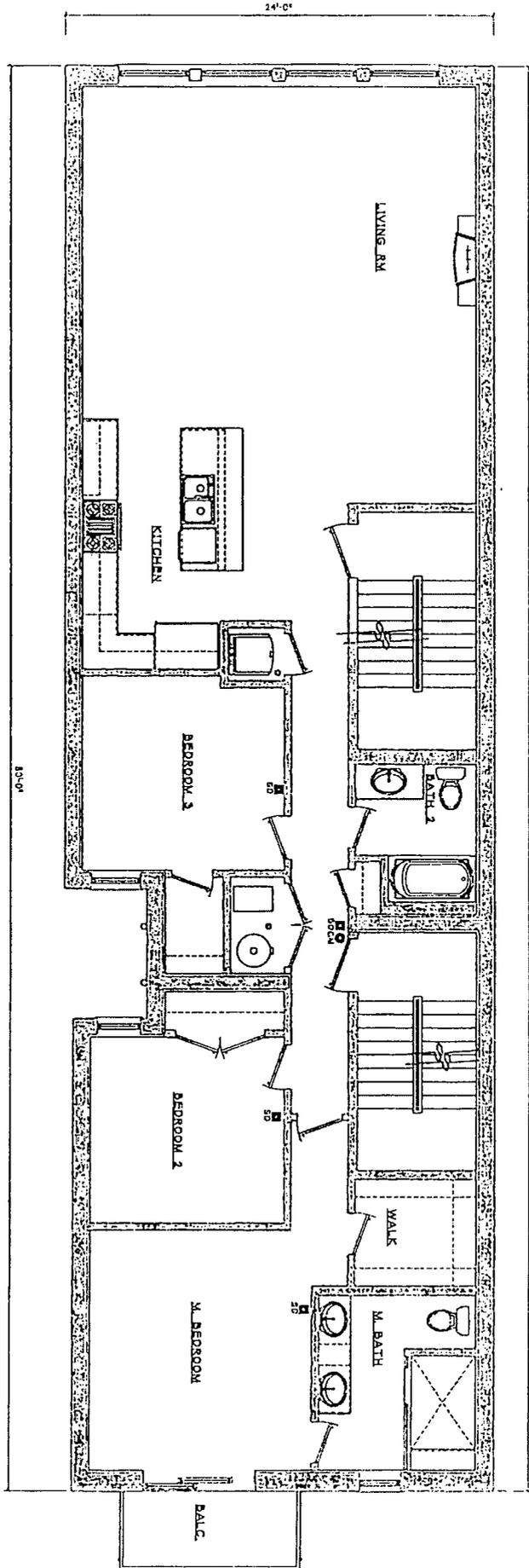


1 GROUND FLOOR PLAN  
SCALE 1/4" = 1'-0"

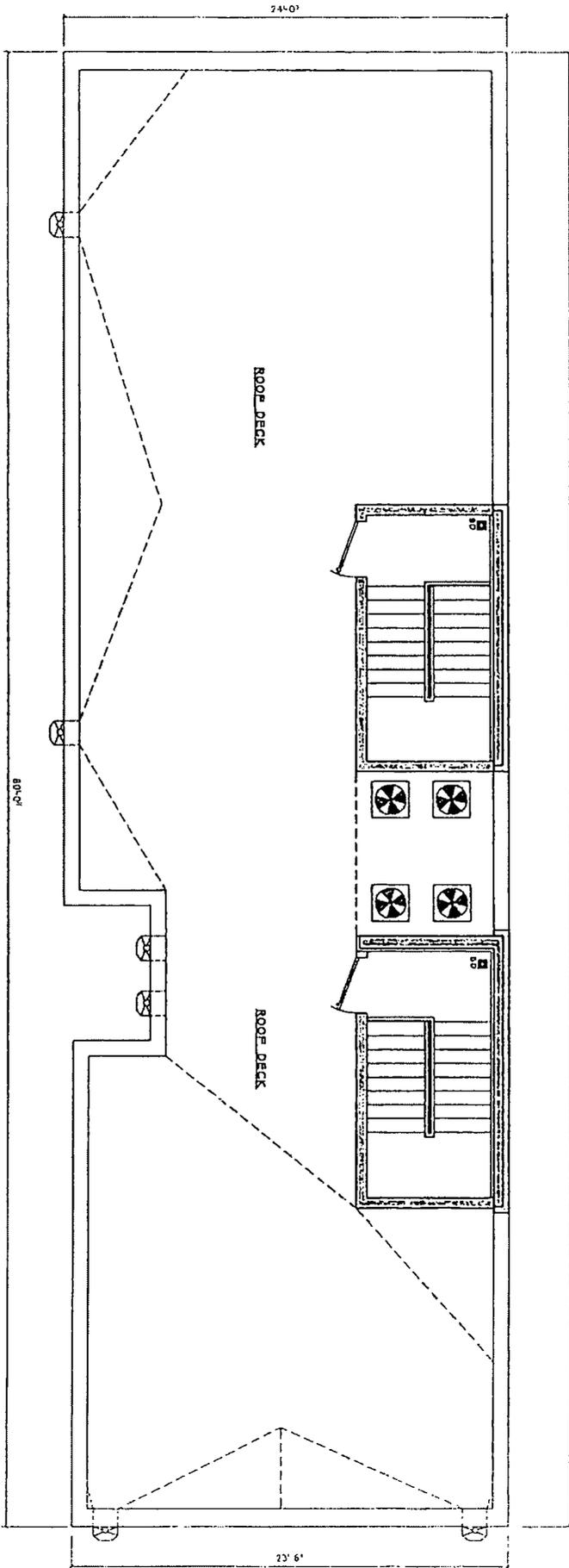


2 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

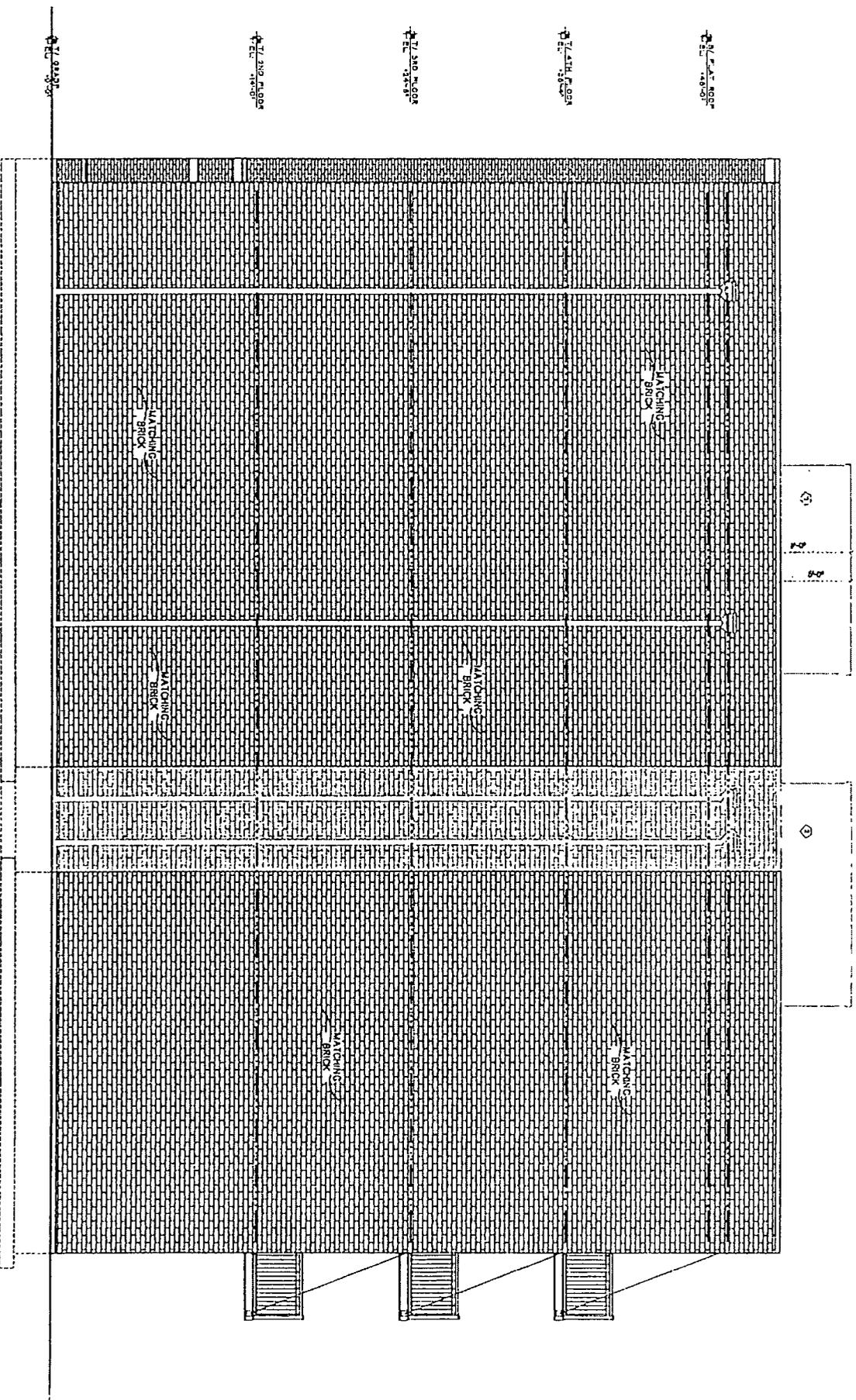




4 FOURTH FLOOR PLAN  
SCALE 1/4" = 1'-0"



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RIGHT SIDE ELEVATION



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