



City of Chicago



SO2020-3872

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1907 W Fullerton Ave - App No. 20450T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

20450-T1
Intro Date 07/22/2020

SUBSTITUTE 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 M3-3 Heavy Industry District symbols and indications as shown on Map No. 5-H in an area bound by

West Fullerton Avenue; a line 275.0 feet east of North Elston Avenue and perpendicular to West Fullerton Avenue; the public alley next south of West Fullerton Avenue; And a line 250 feet east of North Elston Avenue and perpendicular to West Fullerton Avenue

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1907 West Fullerton Avenue

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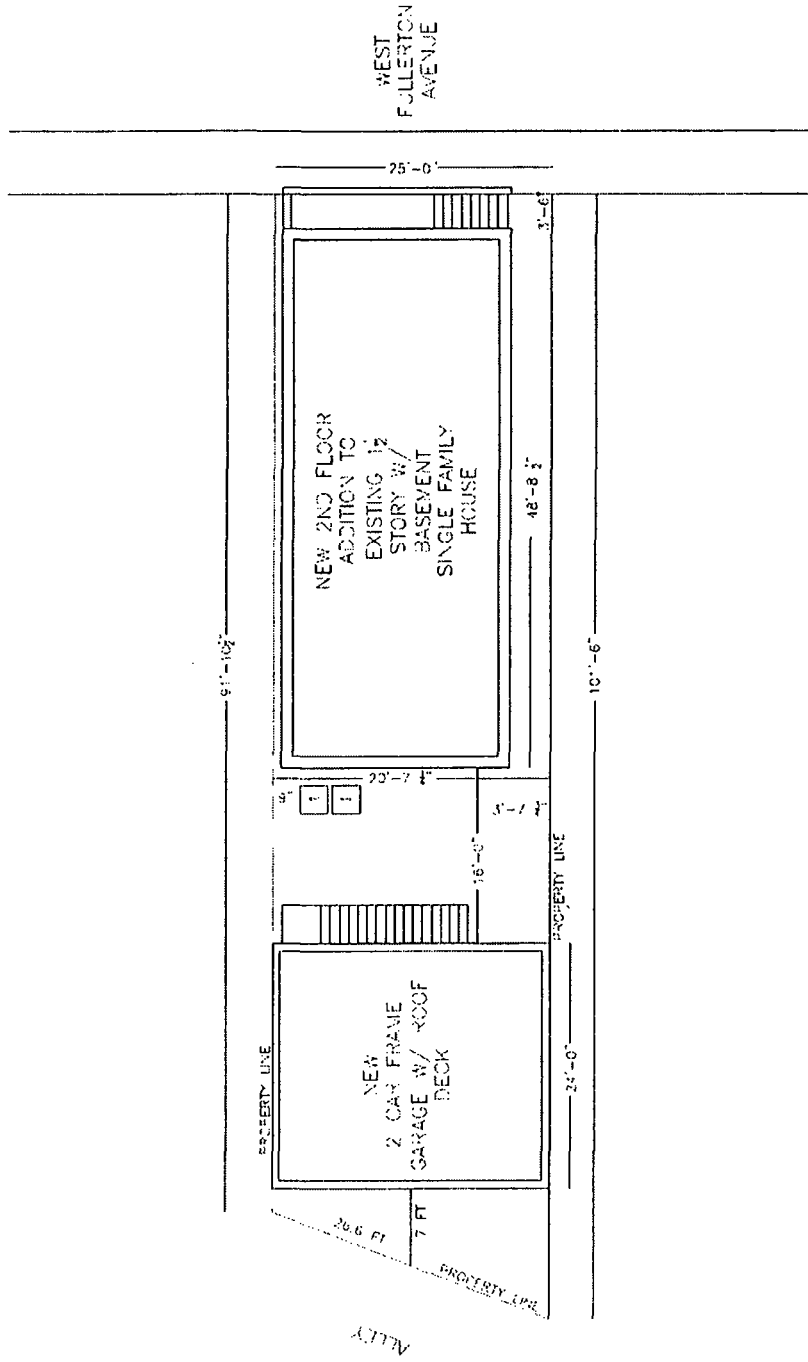
Type-1 ZONING MAP AMENDMENT: SUBSTITUTE NARRATIVE & PLANS

1907 West Fullerton Avenue – M3-3 to B2-2

The applicant wishes to rezone the property in order to make the use conform with the zoning district. Residential uses are not permitted in a Manufacturing District. The applicant proposes to construct a second floor addition to the existing 1½-story residential building following the existing exterior wall lines with 3.0' cantilever not following the existing wall line. The applicant will seek administrative or variance relief as necessary.

FAR	0.85
Building Area	2,053 Square Feet
Density (MLA)	2,415 Square Feet
Lot Area	2,415 Square Feet
Building Height	27 Feet 4¼ Inches
Front Setback	3 Feet 6 Inches
Rear Setback	43 Feet 2 Inches
East Side Setback	3 Feet 7¼ Inches
West Side Setback	0 Feet 9 Inches
Parking	2 Parking Stalls

Final for Publication



SUBJECT SITE PLAN

Final for Publication



<p>STUDIO Villanueva ARCHITECTURE LLC</p> <p>1001 W. Grand Ave. Chicago, IL 60607 Tel: 312.467.1100 www.villanueva.com</p>	<p>NOTE</p>	<p>1 FIRST FLOOR PLAN</p>	<p>2 SECOND FLOOR PLAN</p>
<p>3 THIRD FLOOR PLAN</p>	<p>4 FOURTH FLOOR PLAN</p>	<p>5 FIFTH FLOOR PLAN</p>	<p>6 SIXTH FLOOR PLAN</p>
<p>7 SEVENTH FLOOR PLAN</p>	<p>8 EIGHTH FLOOR PLAN</p>	<p>9 ROOF PLAN</p>	<p>10 GENERAL NOTES</p>

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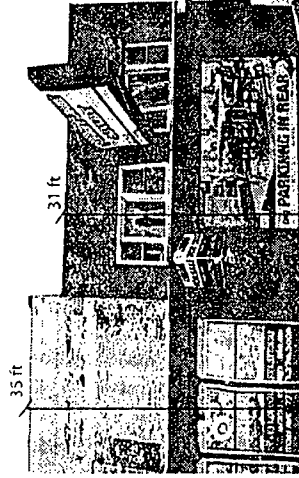
<p>CITY OF CHICAGO APPROVAL STAMP</p> <p>STUDIO Villanueva ARCHITECTURE LLC</p> <p>1033 West George Street Chicago, Illinois 60647 Telephone 773 718 1230</p>	<p>NOTES</p> <p>1. SEE PLAN SHEET FOR WINDOW SCHEDULES</p> <p>2. SEE PLAN SHEET FOR WINDOW SCHEDULES</p> <p>3. SEE PLAN SHEET FOR WINDOW SCHEDULES</p> <p>4. SEE PLAN SHEET FOR WINDOW SCHEDULES</p> <p>5. SEE PLAN SHEET FOR WINDOW SCHEDULES</p> <p>6. SEE PLAN SHEET FOR WINDOW SCHEDULES</p>
<p>EXT. MAIN ELEVATIONS</p> <p>DATE: 10/15/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 1033 WEST GEORGE STREET</p> <p>ARCHITECT: STUDIO VILLANUEVA ARCHITECTURE LLC</p> <p>DATE: 10/15/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 1033 WEST GEORGE STREET</p> <p>ARCHITECT: STUDIO VILLANUEVA ARCHITECTURE LLC</p>	
<p>A2</p>	

BUILDING ELEVATIONS

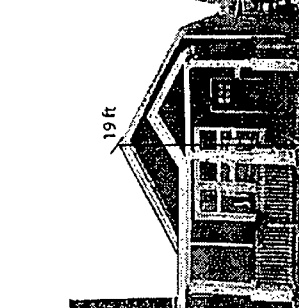
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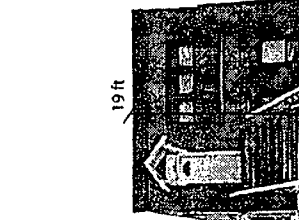
1883-1885 W Fullerton Ave.



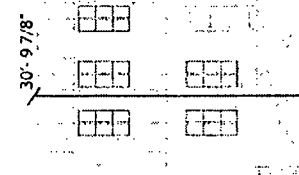
1887 W Fullerton Ave.



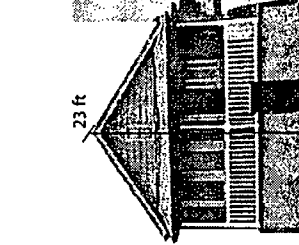
1903 W Fullerton Ave.



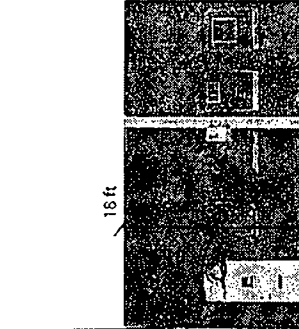
1905 W Fullerton Ave.



1907 W Fullerton Ave.

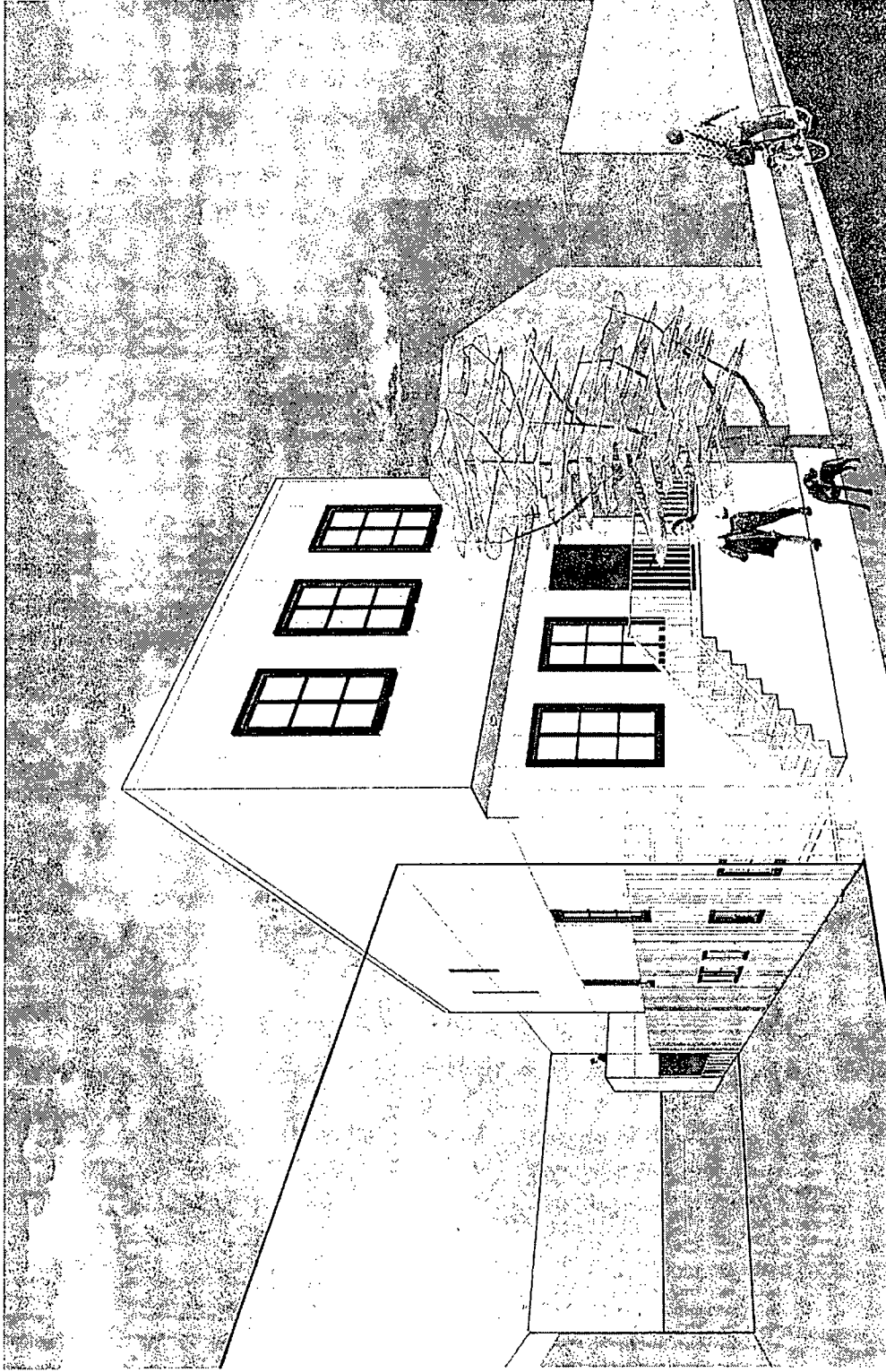


1915 W Fullerton Ave.



TREETSCAPE

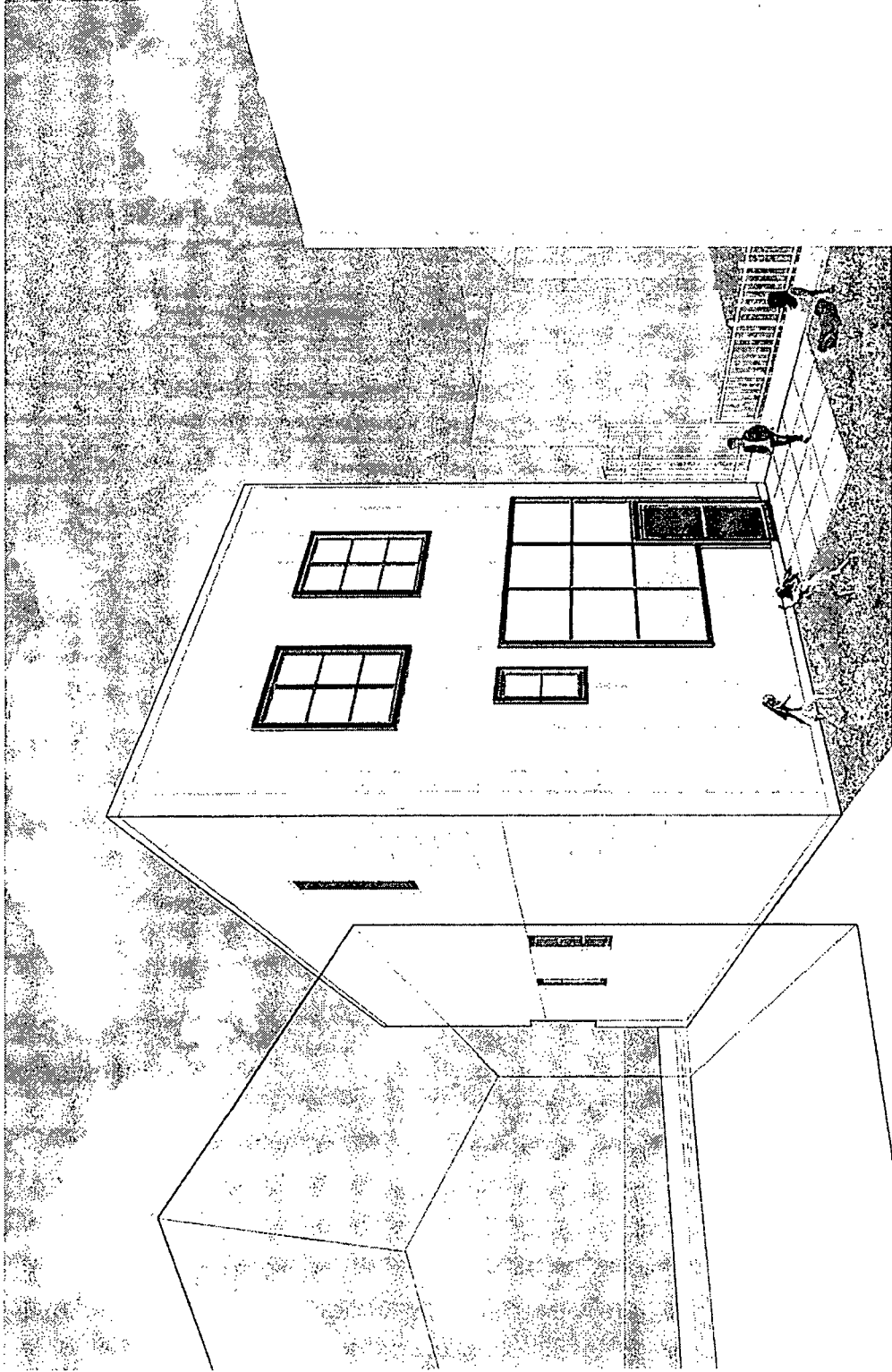
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RONT RENDERING

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EAR RENDERING