



# City of Chicago



O2022-2725

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/21/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-H at 1905 W Fullerton Ave - App No. 21134T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 B2-2 Neighborhood Mixed-Use 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. 1905 West Fullerton Avenue

**TYPE 1 ZONING MAP AMENDMENT: NARRATIVE AND PLANS**

**1905 WEST FULLERTON AVENUE, CHICAGO, IL 60614**

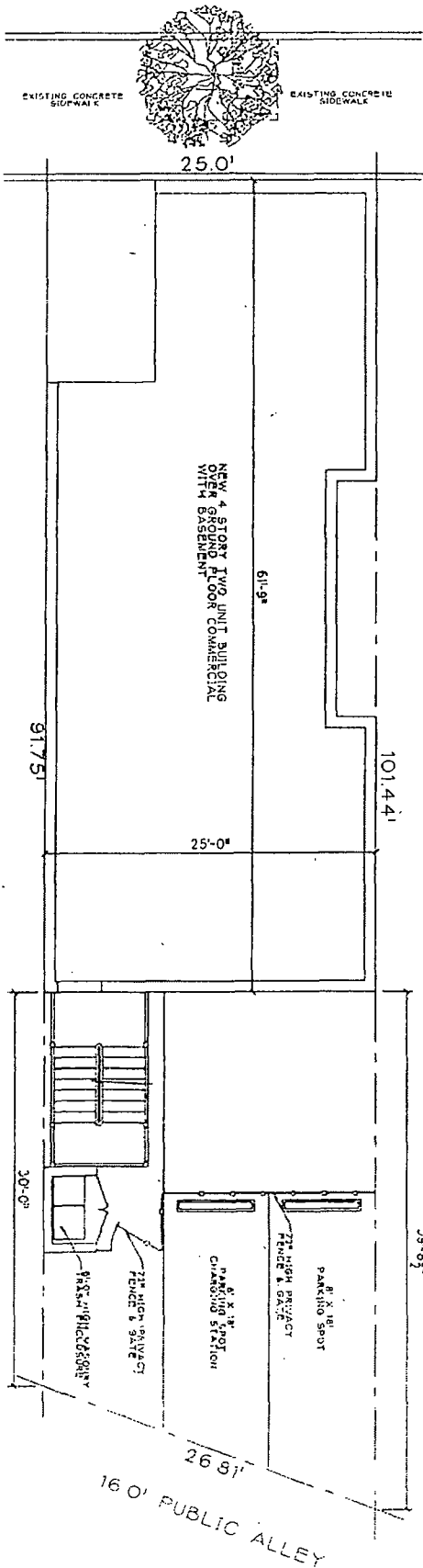
**B2-2 TO B2-2: SUBSTITUTE USAGE**

This is a mandatory Type 1 Zoning Map Amendment to continue the B2-2 Neighborhood Mixed Use and alter the drawings for a redesigned use to establish office/retail and two residential dwelling units above for a proposed four-story building. A set of plans provided.

FAR	1.9 Lot area 2,414.875sf
BUILDING AREA	4,595 SF
DENSITY (MLA) per	1,207.43/Dwelling Unit (2 Dus)
BUILDING HEIGHT	38'10"
FRONT SETBACK	0'
REAR SETBACK	30'0"
EAST SETBACK	0'
WEST SETBACK	0'
PARKING	Two Paved Parking spaces

WEST FULLERTON AVE.

TWO DIRECTION TRAFFIC



1 SITE PLAN  
SCALE 1/8"=1'-0"

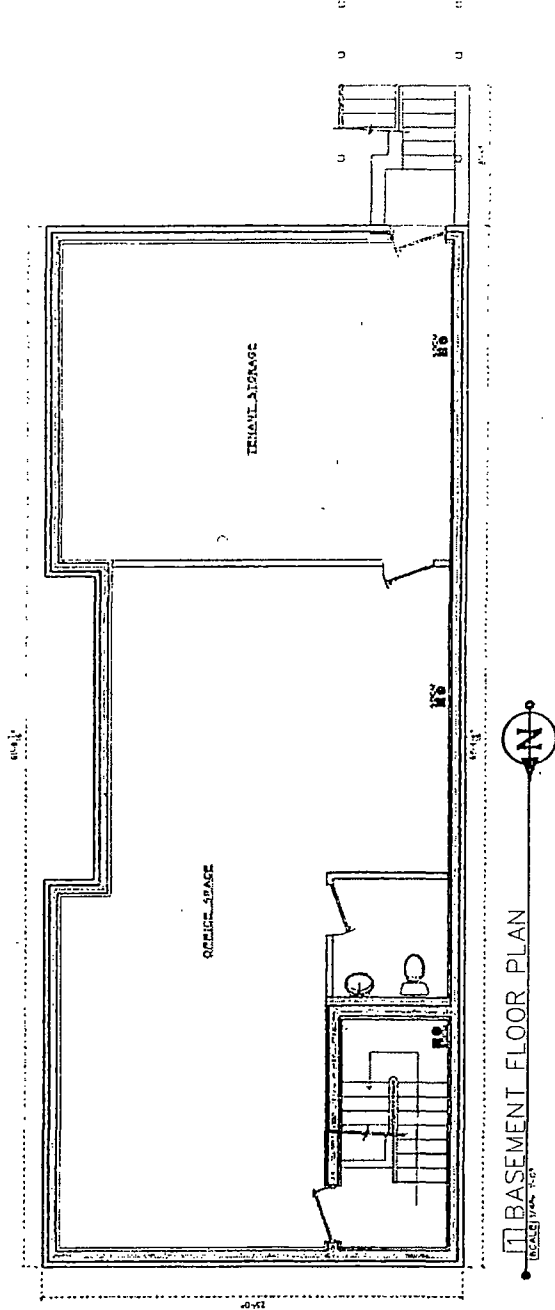


REQUESTED B2-2 ZONING SET BACK INFORMATION			
SET BACK LOCATION	CODE DESCRIPTION	REQUIRED	ACTUAL
FRONT YARD SETBACK REQUIREMENT	NONE REQUIRED	0'-0"	0'-0"
SIDE YARD SETBACK REQUIREMENT:	ON INTERIOR LOT LINE OR AT CORNER LOT LINE	0'-0"	0'-0"
REAR YARD SETBACK REQUIREMENT	30'-0" REAR SETBACK TO BOTTOM OF PLANT ROOM OR TO MID POINT OF PARTIES	30'-0"	30'-0"
MAXIMUM VEAN HEIGHT ALLOWED:		45'-0"	39'-10"
REAR YARD OPEN SPACE REQUIREMENT	CODE DESCRIPTION	REQUIRED	ACTUAL
OPEN SPACE REQUIREMENT	0' OPEN SPACE REQUIRED	0.0 S.F.	240 SQ. FT.

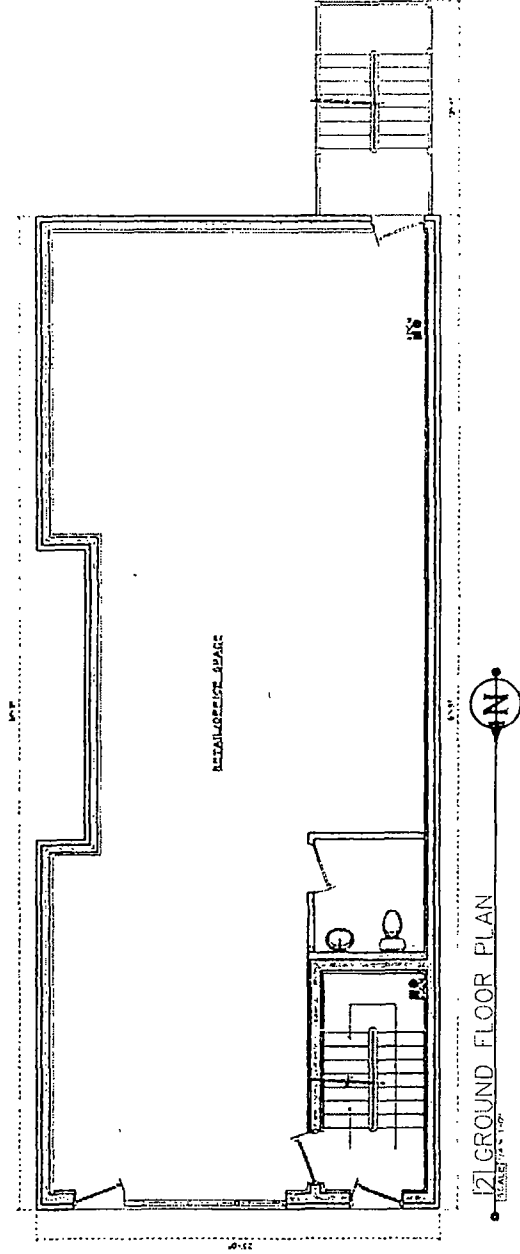
REQUESTED B2-2			
ZONING REQUST	B2-2	400 SQ FT LAND UNIT	MAXIMUM # OF UNITS REQUESTED
LOT AREA	244 SQ. FT.	X 22	MAXIMUM BUILDABLE SQUARE FOOTAGE-15,310
LOT DIMENSIONS	SEE SITE PLAN		ACTUAL SQUARE FOOTAGE PER PLANS 4,555
PARKING SPACE	2 SPACES	EXTERIOR	1 CHARGING STATION MIDDLE SPOT
TRASH ENCLOSURE	PRIVATE WITH 2 RECEPTACLES	MASONRY ENCLOSED ON PROPERTY	

Final for Publication

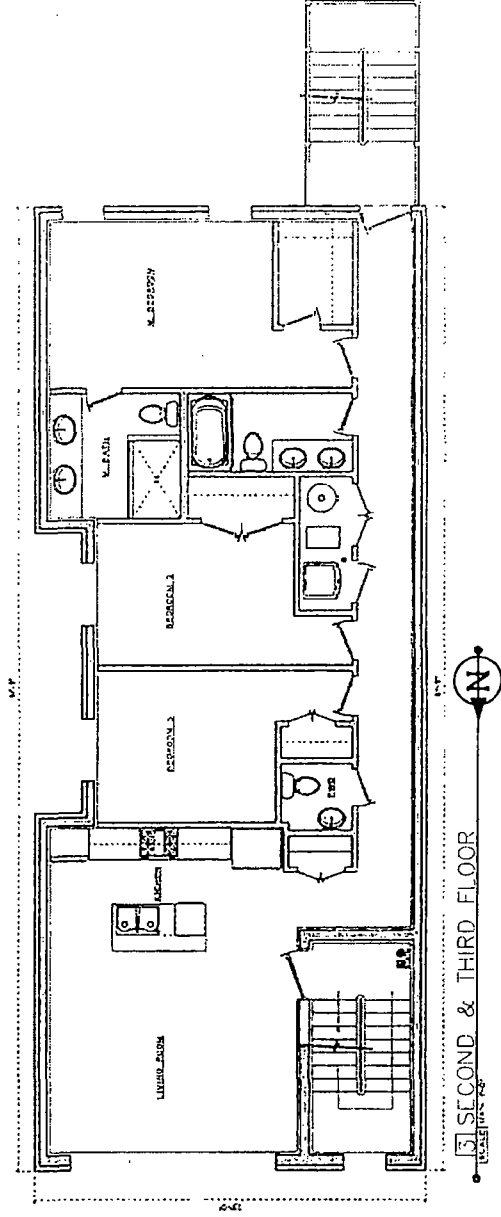
1905 W. FULLERTON AVE.



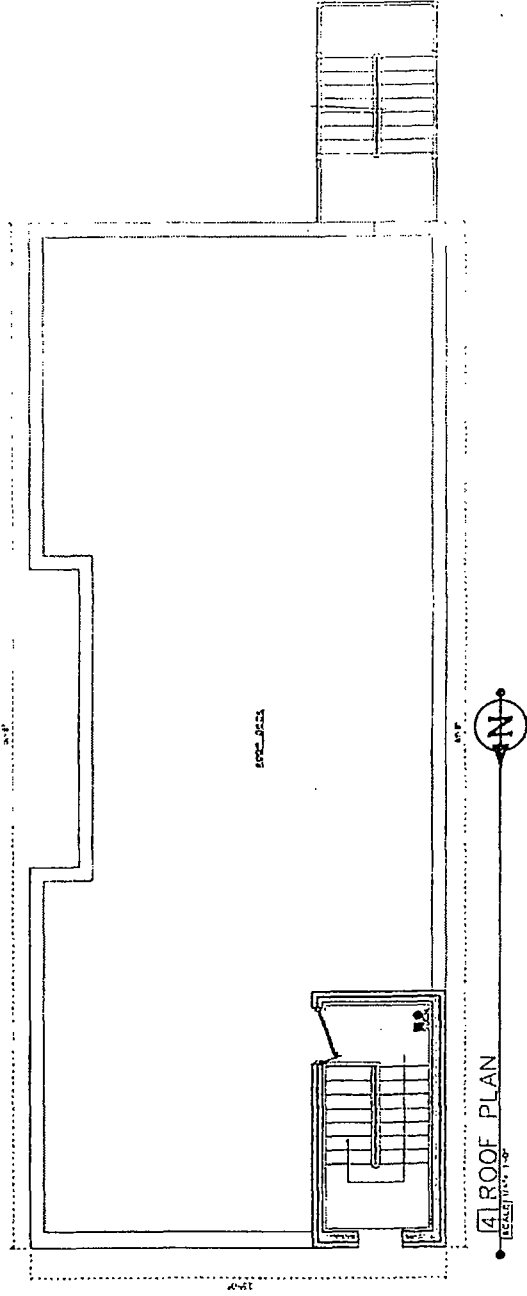
1905 W. FULLERTON AVE.



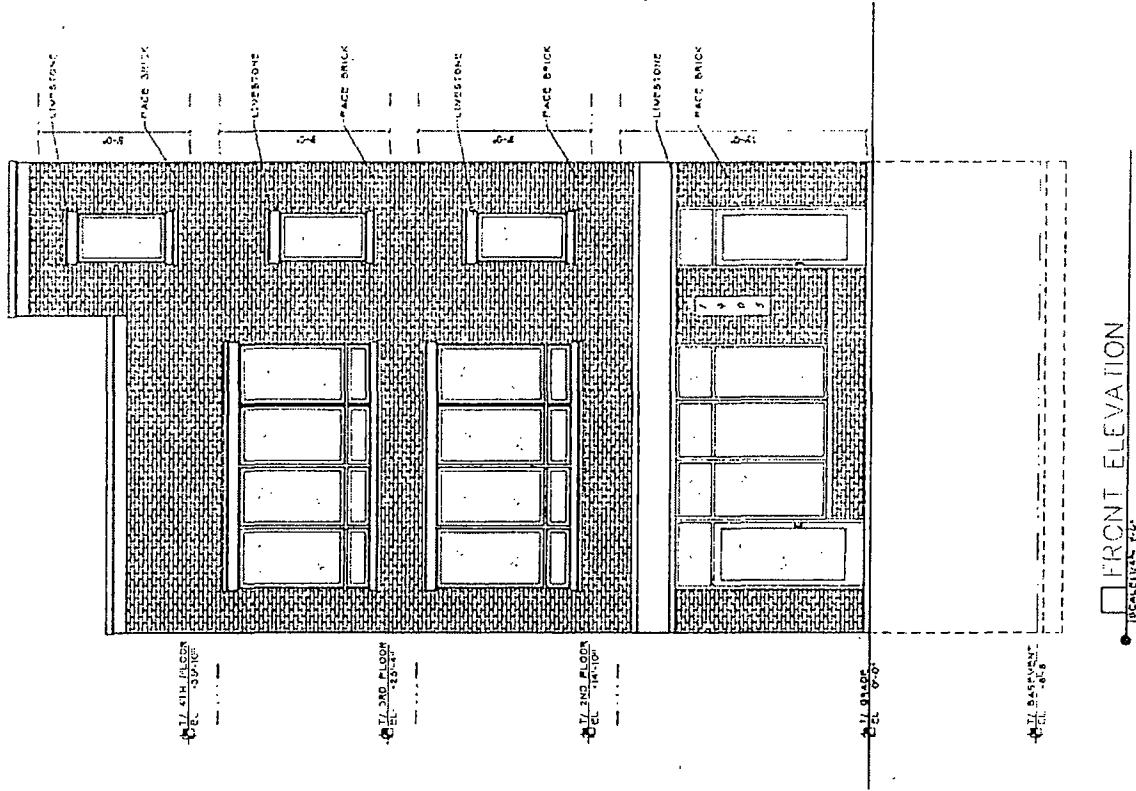
1905 W. FULLERTON AVE.

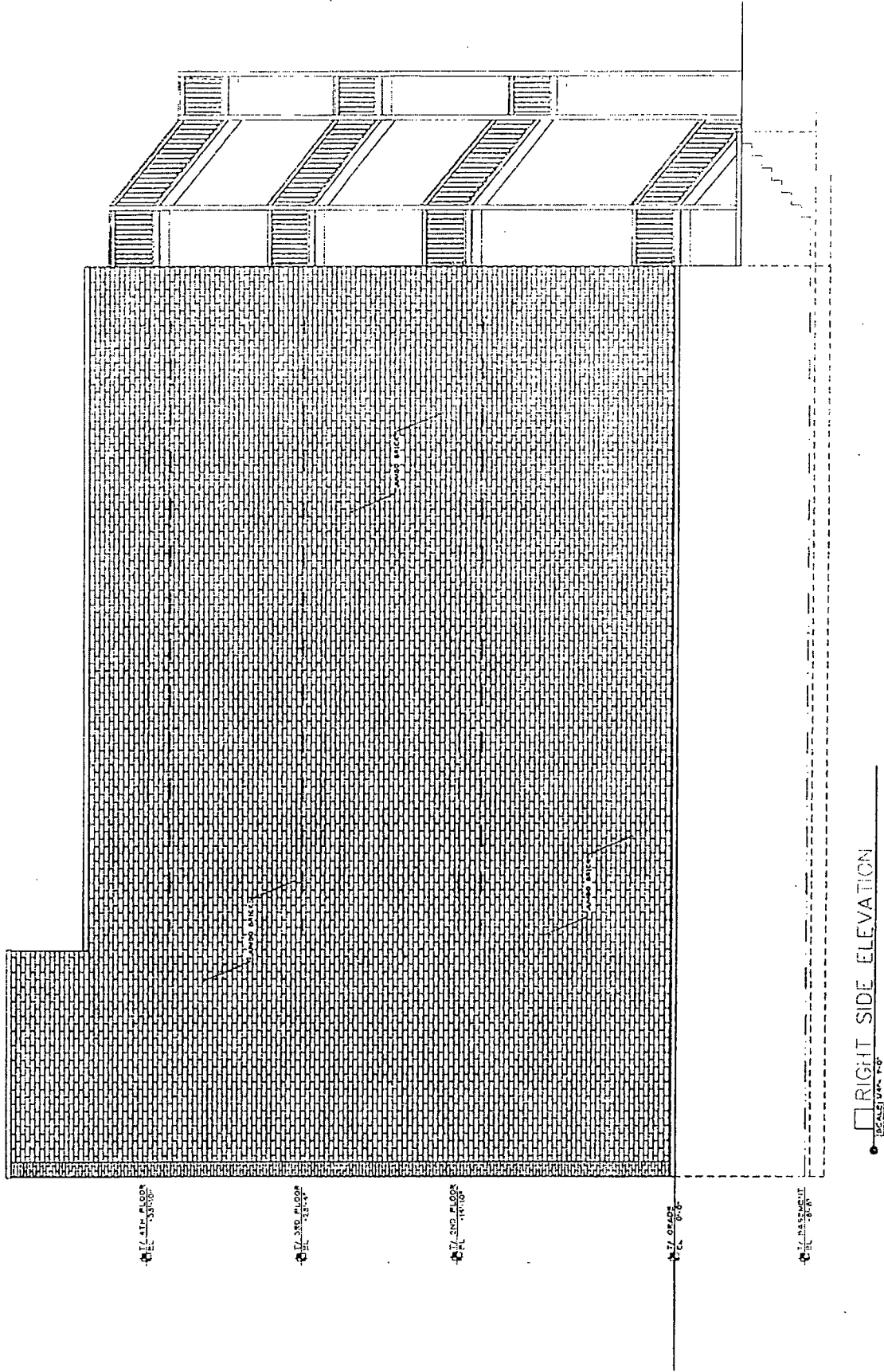


1905 W. FULLERTON AVE.

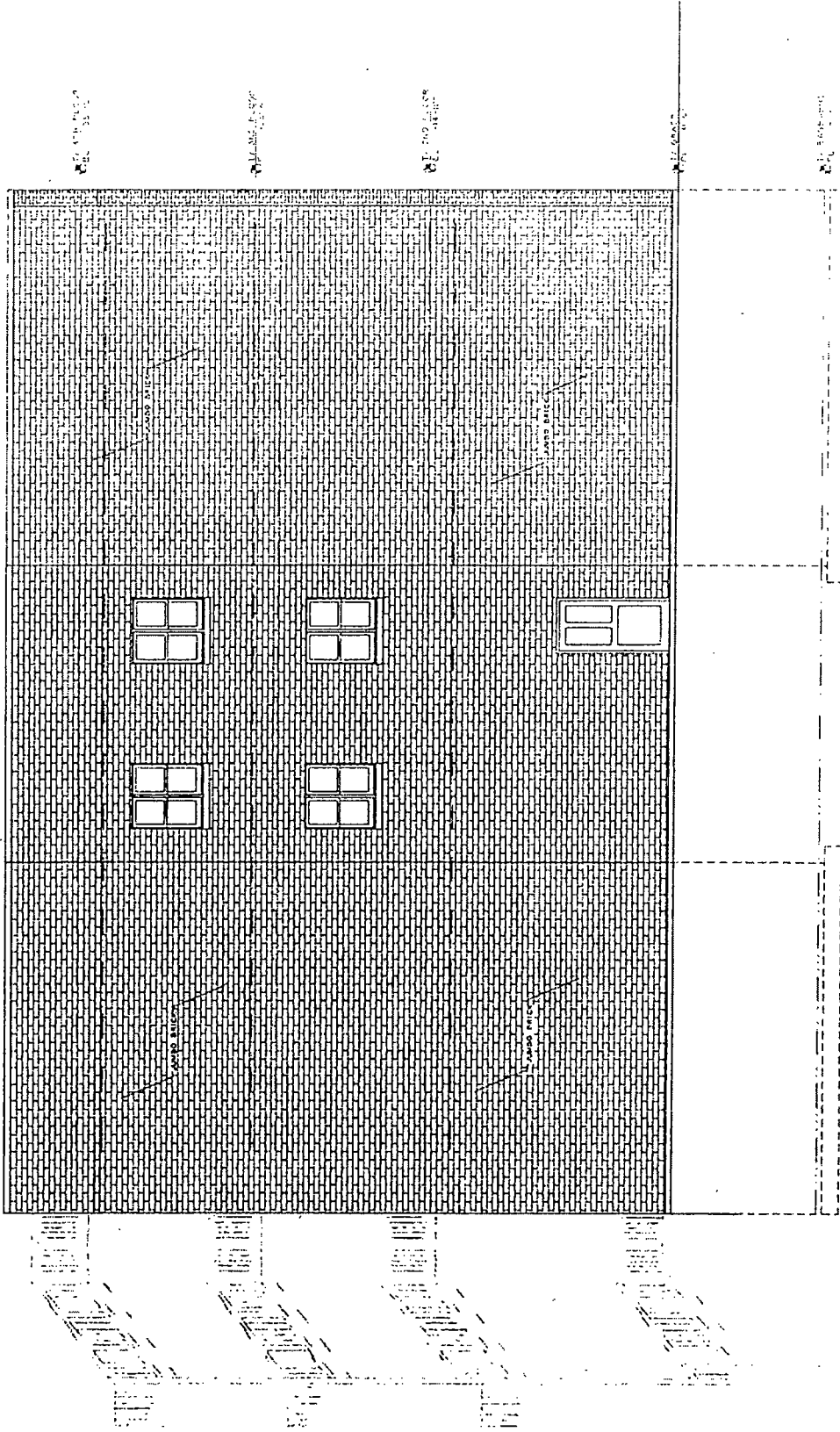






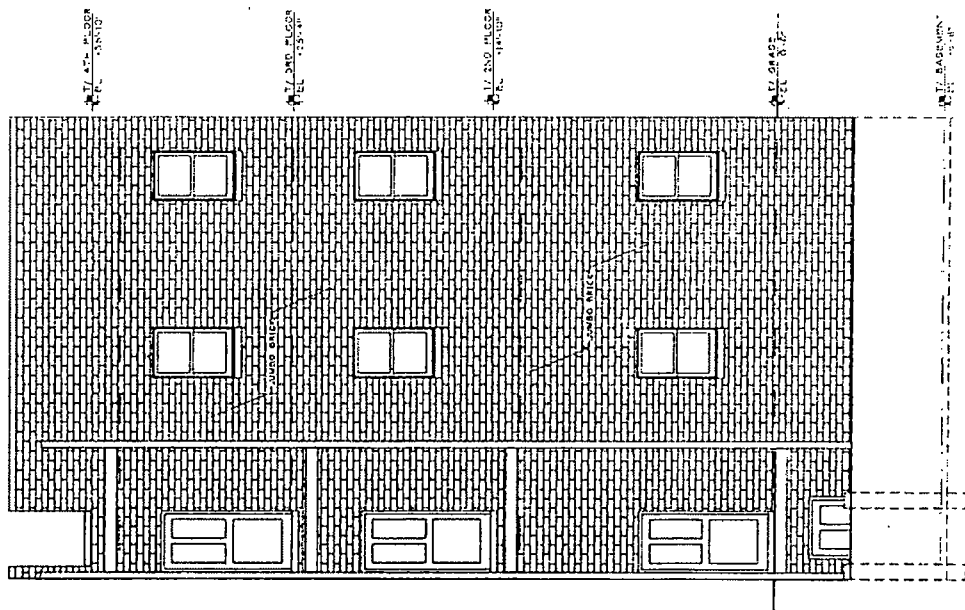


RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

# Final for Publication



REAR SIDE ELEVATION

REGISTRATION NO.