



City of Chicago



SO2019-4130

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/12/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1645 W Fullerton Ave - App No. 20053T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 115 west of the intersection of North Clybourn Avenue and West Fullerton Avenue as measured at the south right-of-way line of West Fullerton Avenue and perpendicular thereto; a line 166 feet south of West Fullerton Avenue; the alley next south of and parallel to North Clybourn Avenue, the alley segment next west of North Clybourn Avenue and perpendicular to West Medill Avenue; West Medill Avenue; a line 387.57 feet west of and parallel to the alley segment next west of North Clybourn Avenue and perpendicular to West Medill Avenue; a line 165.29 feet south of and parallel to West Fullerton Avenue; and a line 348.59 feet west of the intersection of North Clybourn Avenue and West Fullerton Avenue as measured at the south right-of-way line of West Fullerton Avenue and perpendicular thereto,

to those of a C3-2, Commercial, Manufacturing and Employment District.

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

SUBSTITUE NARRATIVE & PLANS – 1645 West Fullerton Avenue

M3-3 to C3-2

The applicant seeks to convert and repurpose an empty industrial building in a Manufacturing District into a commercial building with offices, day care, a health club and a swimming pool. The existing structure consists of 35,917 sq. ft. The proposed building will add playground atrium on the northeast side of the 1st floor and a 2nd floor addition to the back of the existing building resulting in a total floor area in the new building of 50,795 sq. ft. 54 on-site parking stalls will be provided.

FAR	1.1
Lot Area	45,695 Square Feet
Building Area	50,795 Square Feet
Building Height	45 Feet 4 Inches
Front Setback	82 Feet 4 Inches
Rear Setback	0 Feet 0 Inches
West side Setback	0 Feet 0 Inches
East side Setback	0 Feet 7 Inches
Parking	54 Parking Spaces

PROPOSED RENOVATION & 1 STORY ADDITION TO EXISTING MASONRY BUILDING
 1848 W FULLERTON AVE

CITY OF CHICAGO COB

THESE PROVISIONS SUPPLEMENT THE CITY OF CHICAGO ZONING ORDINANCES

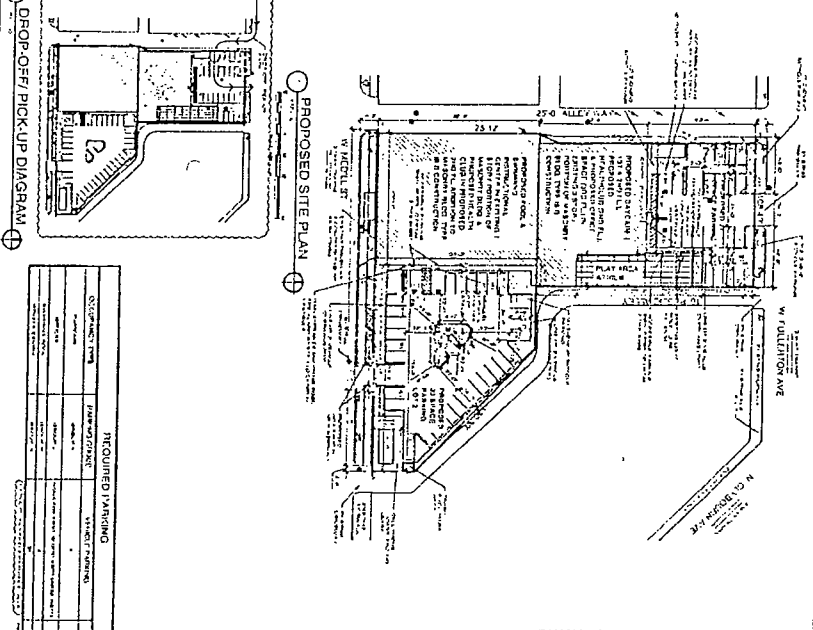
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ACCESSIBLE PARKING

GREEN ALLEY PROGRAM

PUBLIC BICYCLE PARKING

POWER LINES WILL BE BURIED



REQUIRED PARKING

TYPE OF OCCUPANCY	PERCENTAGE OF TOTAL PARKING	MINIMUM NUMBER OF SPACES	MAXIMUM NUMBER OF SPACES
OFFICE BUILDING	10%	10	10
RETAIL STORE	5%	5	5
RESTAURANT	5%	5	5
AMUSEMENT	5%	5	5
OTHER	75%	75	75

BUILDING OCCUPANCY TYPE

TYPE	PERCENTAGE OF TOTAL	MINIMUM NUMBER OF SPACES	MAXIMUM NUMBER OF SPACES
OFFICE BUILDING	10%	10	10
RETAIL STORE	5%	5	5
RESTAURANT	5%	5	5
AMUSEMENT	5%	5	5
OTHER	75%	75	75

SWIMMING POOL OCCUPANCY CALCULATIONS

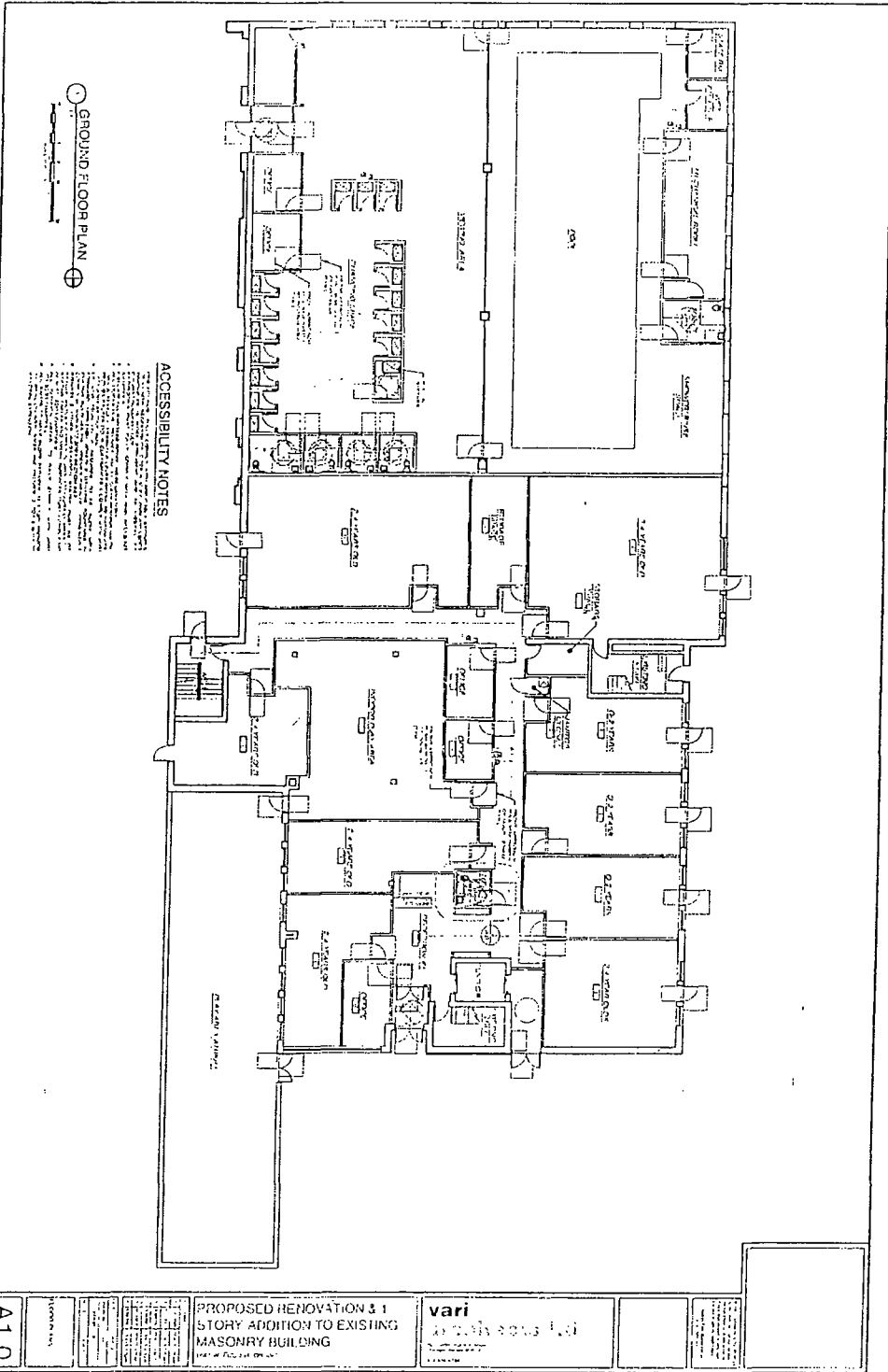
TYPE	PERCENTAGE OF TOTAL	MINIMUM NUMBER OF SPACES	MAXIMUM NUMBER OF SPACES
OFFICE BUILDING	10%	10	10
RETAIL STORE	5%	5	5
RESTAURANT	5%	5	5
AMUSEMENT	5%	5	5
OTHER	75%	75	75

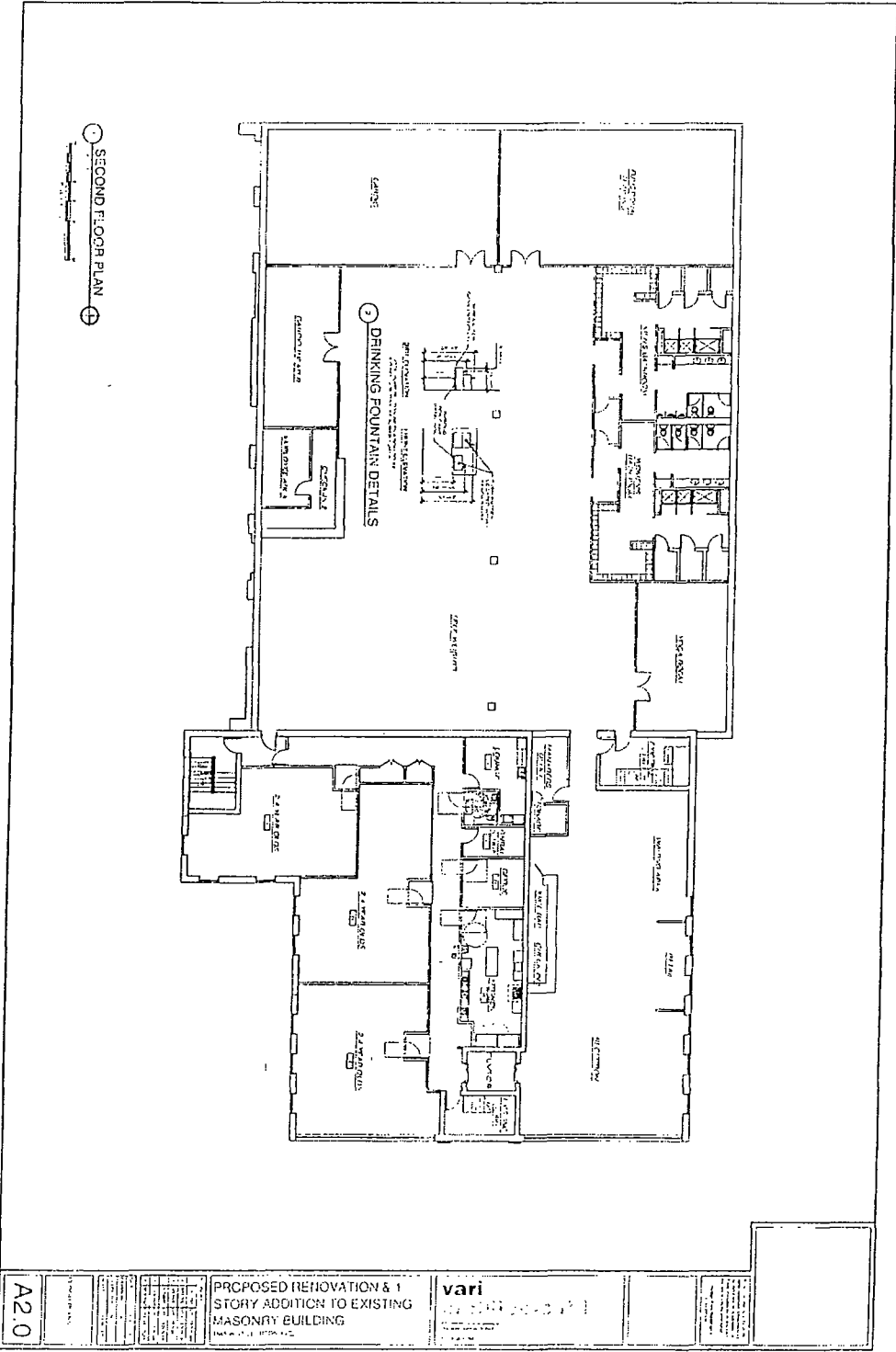
DAYCARE OCCUPANCY LOAD CALCULATIONS

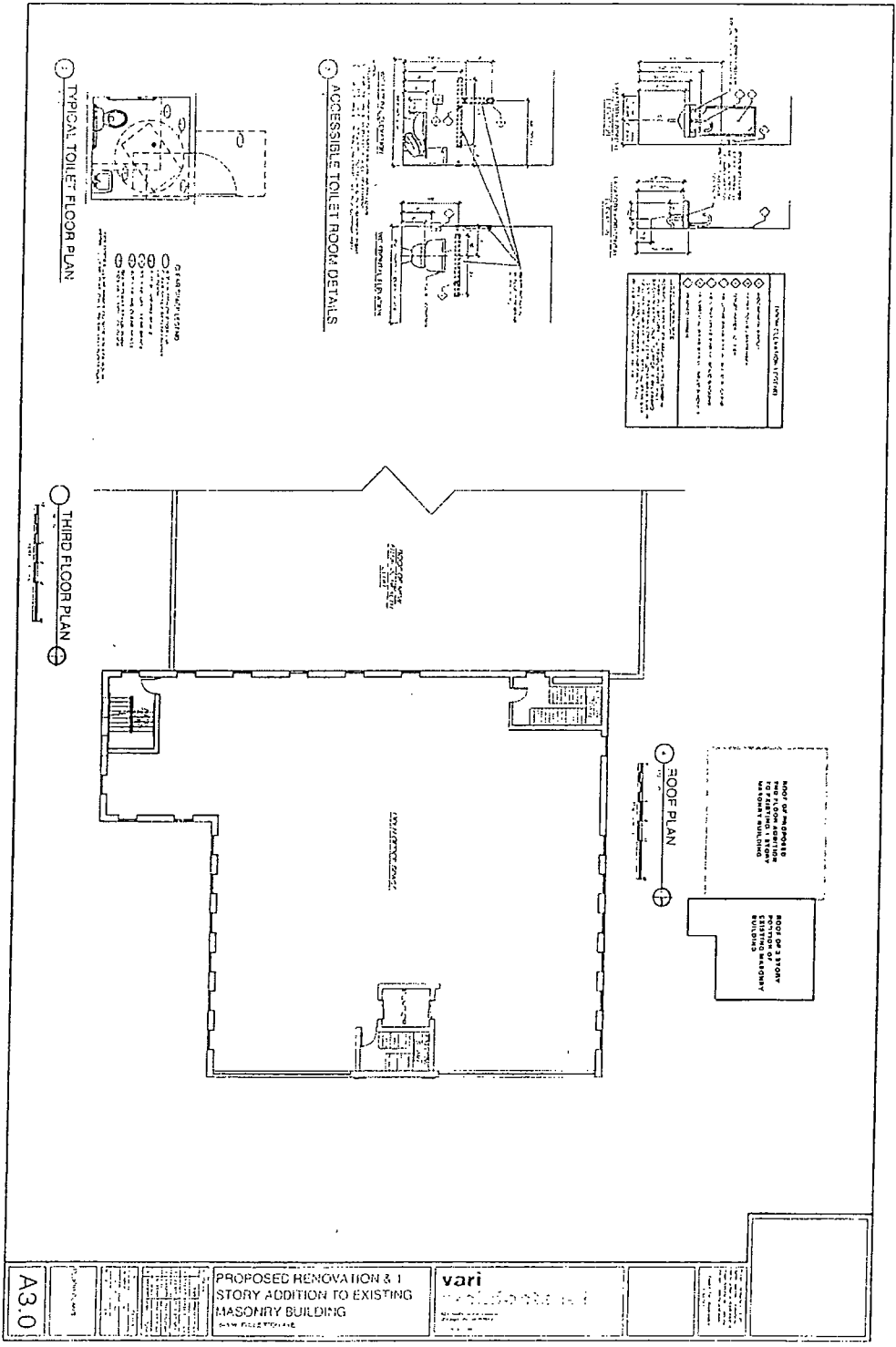
TYPE	PERCENTAGE OF TOTAL	MINIMUM NUMBER OF SPACES	MAXIMUM NUMBER OF SPACES
OFFICE BUILDING	10%	10	10
RETAIL STORE	5%	5	5
RESTAURANT	5%	5	5
AMUSEMENT	5%	5	5
OTHER	75%	75	75

HEALTH CLUB OCCUPANCY

TYPE	PERCENTAGE OF TOTAL	MINIMUM NUMBER OF SPACES	MAXIMUM NUMBER OF SPACES
OFFICE BUILDING	10%	10	10
RETAIL STORE	5%	5	5
RESTAURANT	5%	5	5
AMUSEMENT	5%	5	5
OTHER	75%	75	75



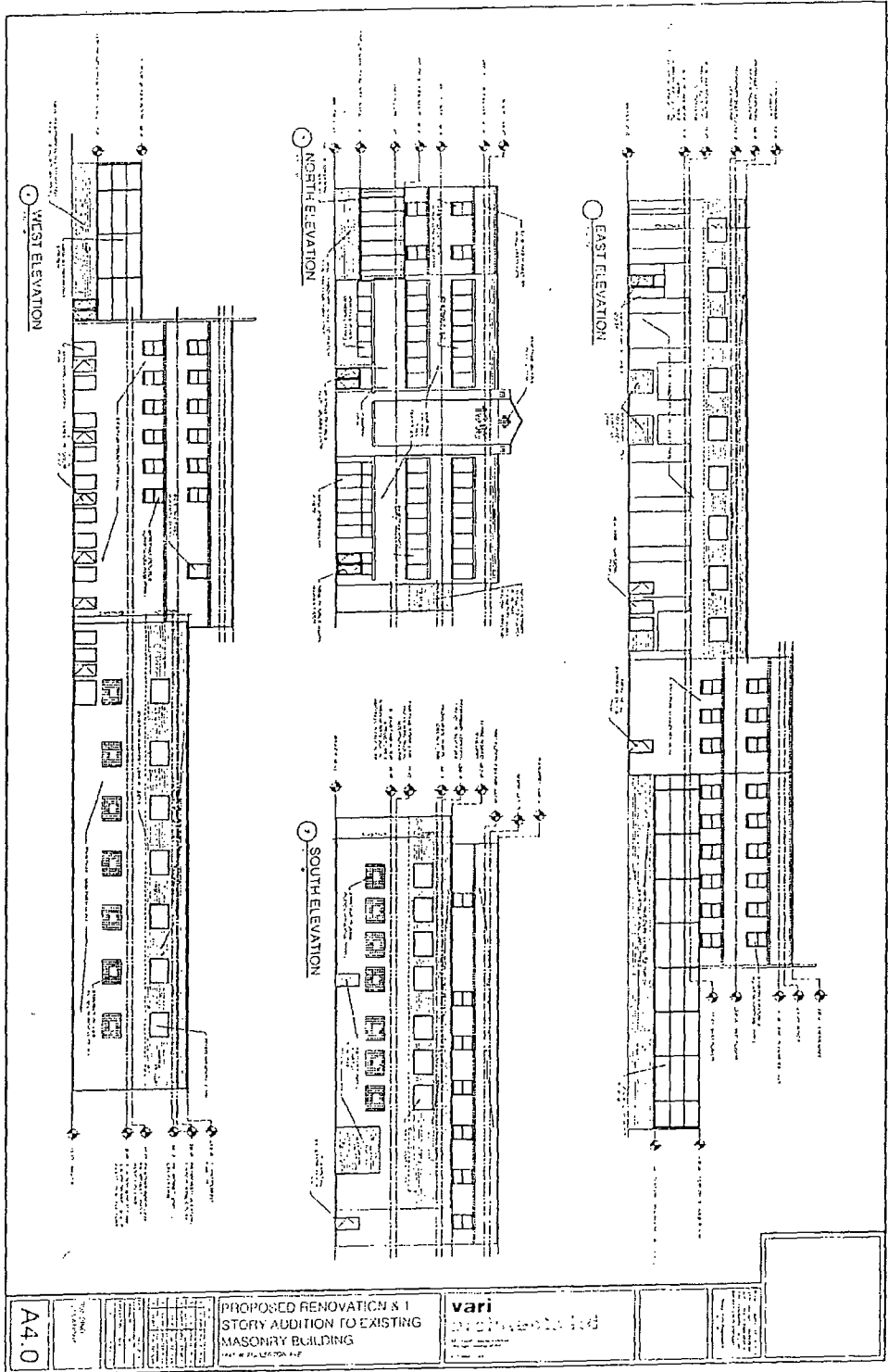


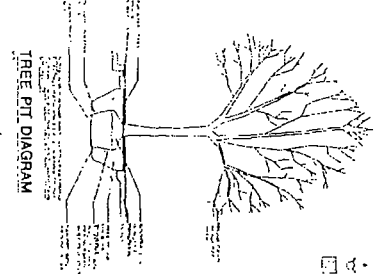


NOTES

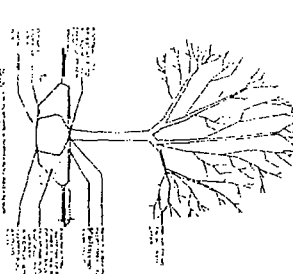
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A3.0	<p>PROPOSED RENOVATION & 1 STORY ADDITION TO EXISTING MASONRY BUILDING</p> <p>6444 102201416</p>	<p>vari</p> <p>ARCHITECTS</p> <p>1000 1000 1000</p>	<p>DATE: 10/10/14</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 6444 102201416</p>	<p>NO. OF SHEETS: 12</p> <p>SHEET NO.: 10</p>

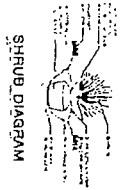




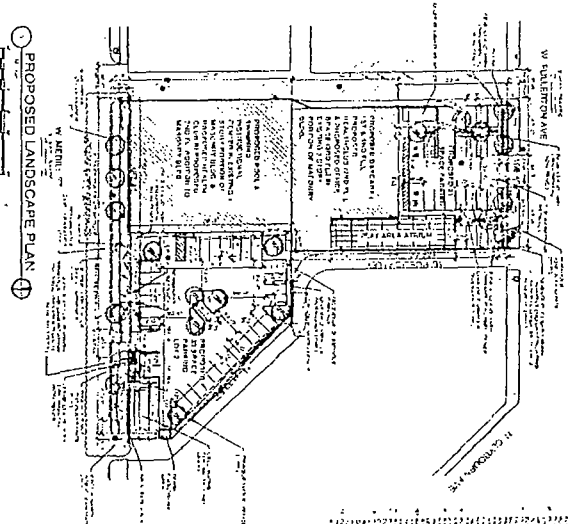
TREE PIT DIAGRAM



TREE PLANTING DIAGRAM



SHRUB DIAGRAM



PROPOSED LANDSCAPE PLAN

LANDSCAPE NOTES

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

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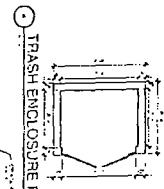
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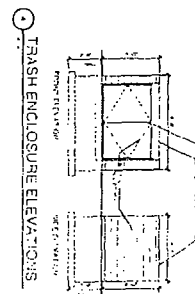
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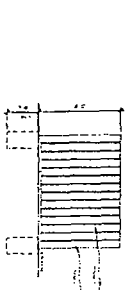
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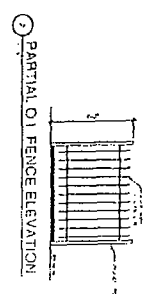
TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATIONS



OPAQUE WOOD FENCE ELEVATION

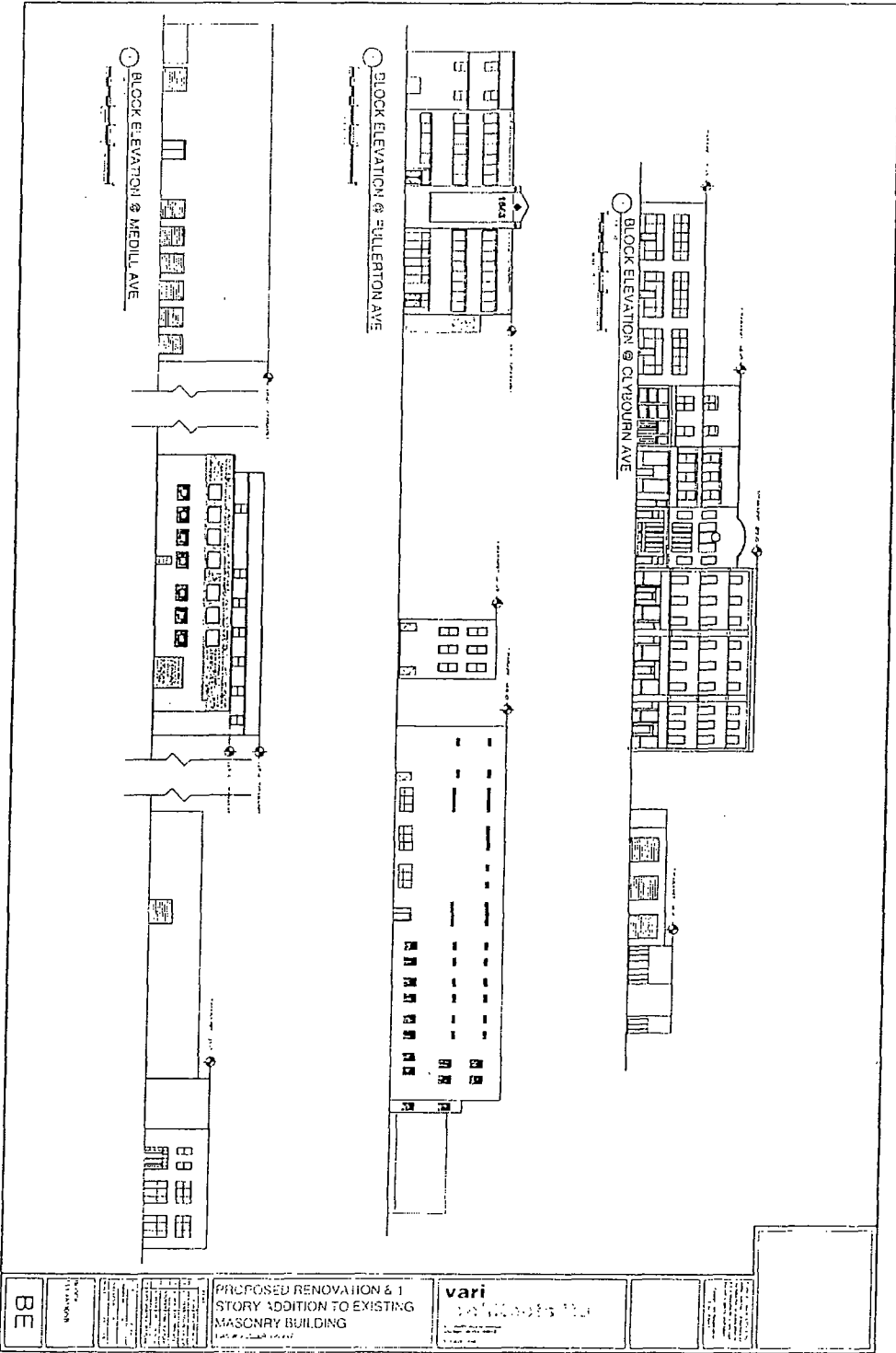


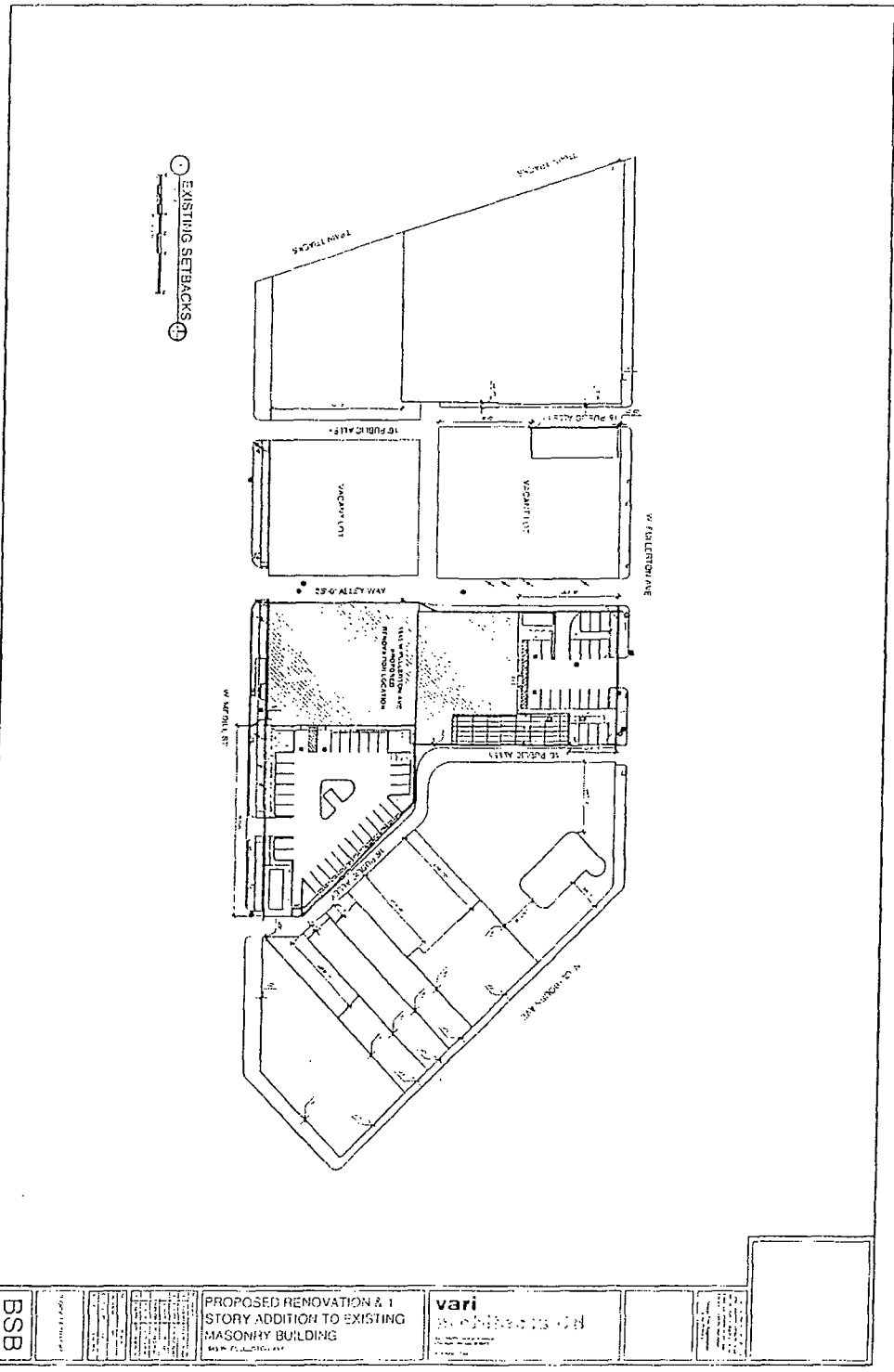
PARTIAL OF FENCE ELEVATION

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PROPOSED RENOVATION & 1 STORY ADDITION TO EXISTING MASONRY BUILDING

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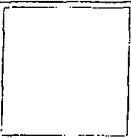
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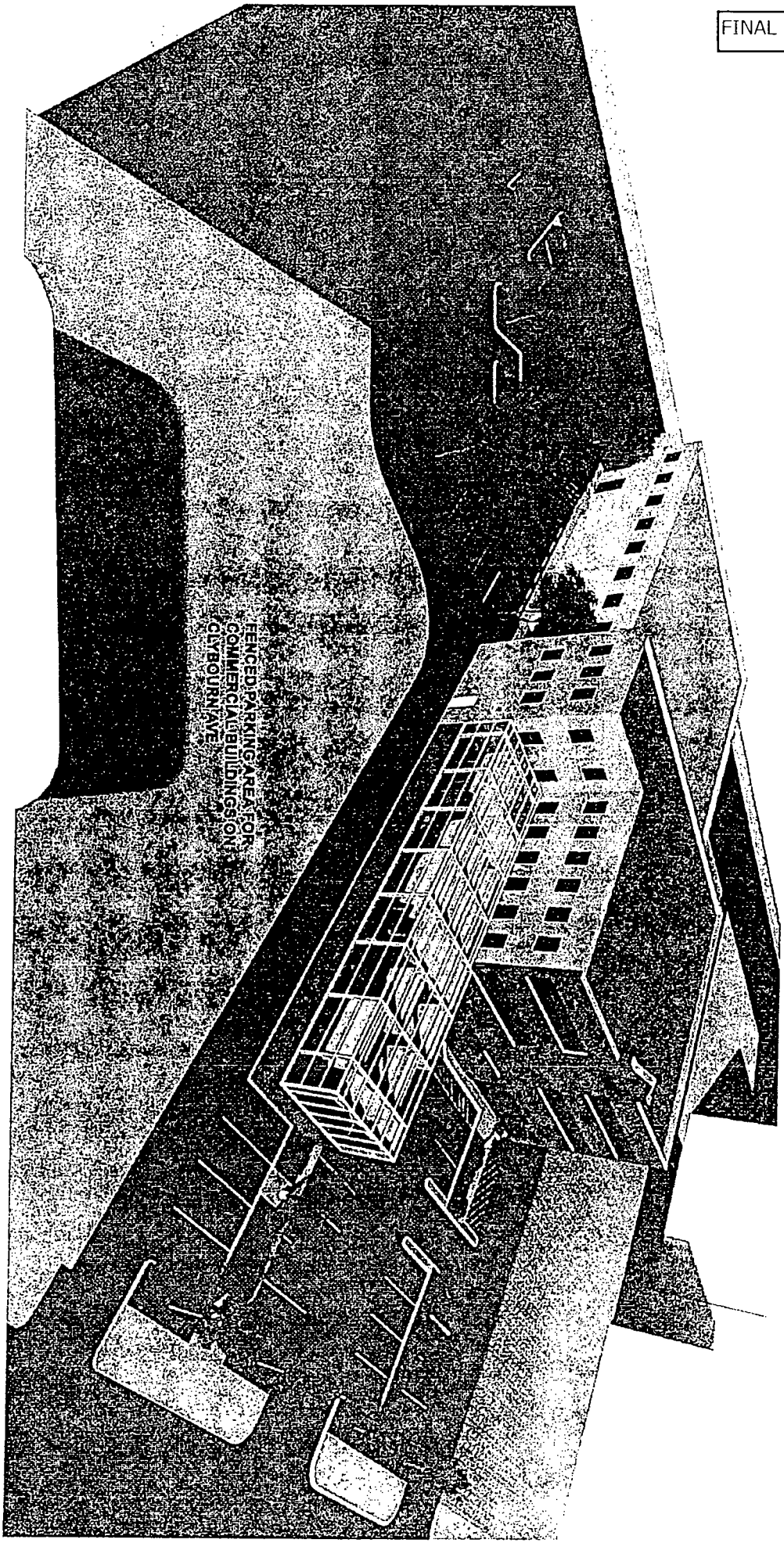
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SCALE	AS SHOWN
DRAWN BY	BSB
CHECKED BY	BSB
DATE	10/10/2010

PROPOSED RENOVATION & 1
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MASONRY BUILDING
1000000000

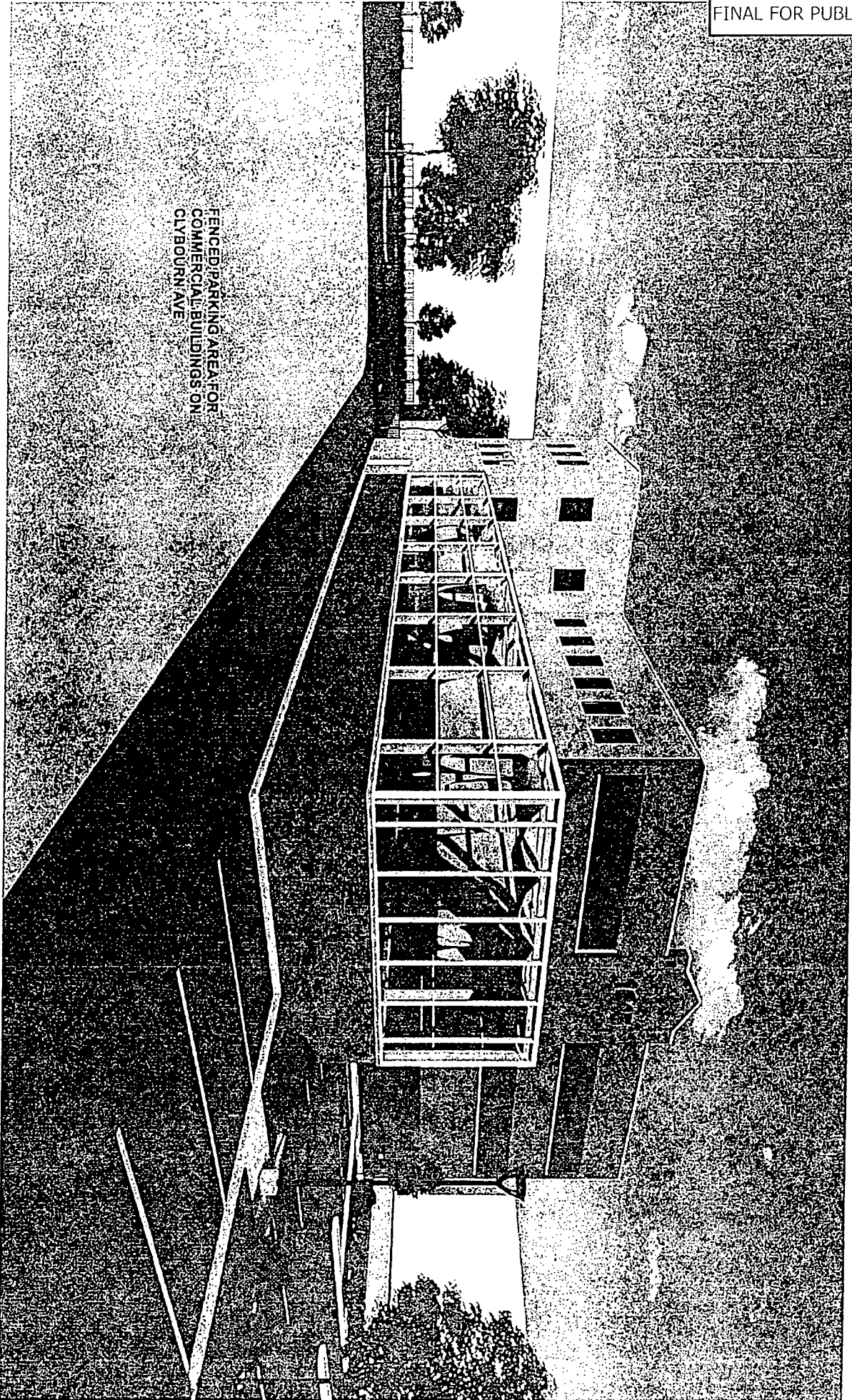
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ARCHITECTS
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PROJECT NO.	1000000000
DATE	10/10/2010
SCALE	AS SHOWN
DRAWN BY	BSB
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DATE	10/10/2010

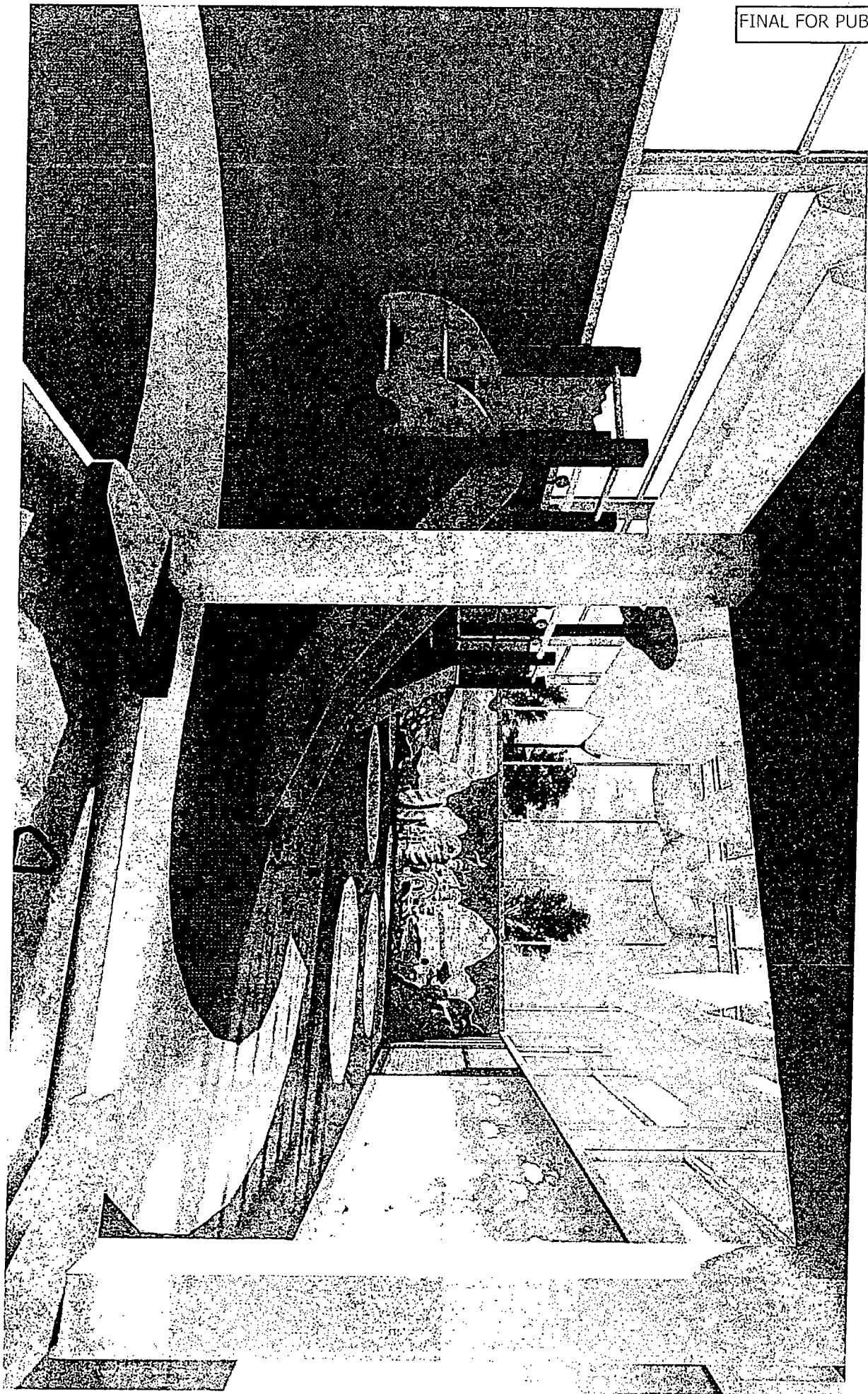




FENCED PARKING AREA FOR
COMMERCIAL BUILDINGS ON
CLYBOURN AVE



FENCED/PARKING AREA FOR
COMMERCIAL BUILDINGS ON
CLYBOURN AVE.



ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1720
CHICAGO, ILLINOIS 60602THOMAS S. MOORE
JANE F. ANDERSONTELEPHONE (312) 251-1500
FACSIMILE (312) 251-1509

June 25, 2020

BY EMAIL AND REGULAR MAILAnna Robles
Chief Zoning Plan Examiner
Department of Planning and Development
121 North LaSalle Street, Room 905
Chicago, Illinois 60602**Re: Zoning Map Amendment Application
1645 West Fullerton Avenue**


Dear Anna:

My client has been in a nearly year-long negotiation with the Chicago Plan Commission regarding his proposed redevelopment of a vacant building at the above address. Obviously, this resulted in more than a few changes to the plans initially submitted to you June 12, 2019. Please find attached by email with 4 hard copies of the below listed items delivered to the entry desk personnel on the 1st floor of City Hall:

1. Substitute ordinance;
2. Updated property survey;
3. Substitute narrative;
4. Updated plans; and
5. Renderings.

Please let me know if you need anything else or have any comments regarding the above materials. Thanks for your help.

Sincerely,



Thomas S. Moore

Enc.


cc: Charles Cui
Ron Vari



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: July 16, 2020

Re: Map Amendment to the North Branch Industrial Corridor

On July 16, 2020, the Chicago Plan Commission recommended approval of the proposed map amendment to the North Branch Industrial Corridor submitted by Fullerton Property Holdings, LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Zoning Administrator's recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD), copy of memo)