



# City of Chicago



O2019-5549

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/24/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-K at 4433-4439 W Fullerton Ave - App No. 20089T1
<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 B2-3 Neighborhood Shopping District symbols and indications as shown on Map Number 5-K in the area bounded by:

West Fullerton Avenue; North Kenneth Avenue; the public alley next south of and parallel to West Fullerton Avenue; and a line 82.57 feet west of and parallel to North Kenneth Avenue

to those of a B2-3 Neighborhood Mixed-Use District (subject to Type 1 development narrative and plans), and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 4433-4439 W. Fullerton Ave.

## Narrative and Plans Type I Rezoning Amendment Attachment 4433-4439 W. Fullerton

### The Project

DAG 4433 W Fullerton LLC, an Illinois limited liability company, the owner of the subject site (the "Applicant"), seeks amendment of the Type 1 development plan approved in September, 2018, to revise the ground floor plan from: two retail storefront spaces, one business live-work unit, and one dwelling unit, to one retail storefront space, one business live-work unit and two dwelling units. The 20 existing dwelling units above will remain; the total number of dwelling units would change from 21 to 22 dwelling units under this proposed amendment to the Type 1 development plan. The current zoning district is B2-3 and will remain B2-3.

### The Site

The 10,329.51 square foot corner site (82.57 feet along Fullerton and 125.1 feet along Kenneth) is located at 4433-4439 W. Fullerton. The land use in the immediate area of the proposed rezoning is a one story day care to the west, a 3 story masonry multi-family residential building with retail on the first floor (fronting Fullerton) to the east across Kenneth Ave., a one story strip center with a parking lot to the north across Fullerton, and a two story masonry building to the south across the alley.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 2.39 (no change)

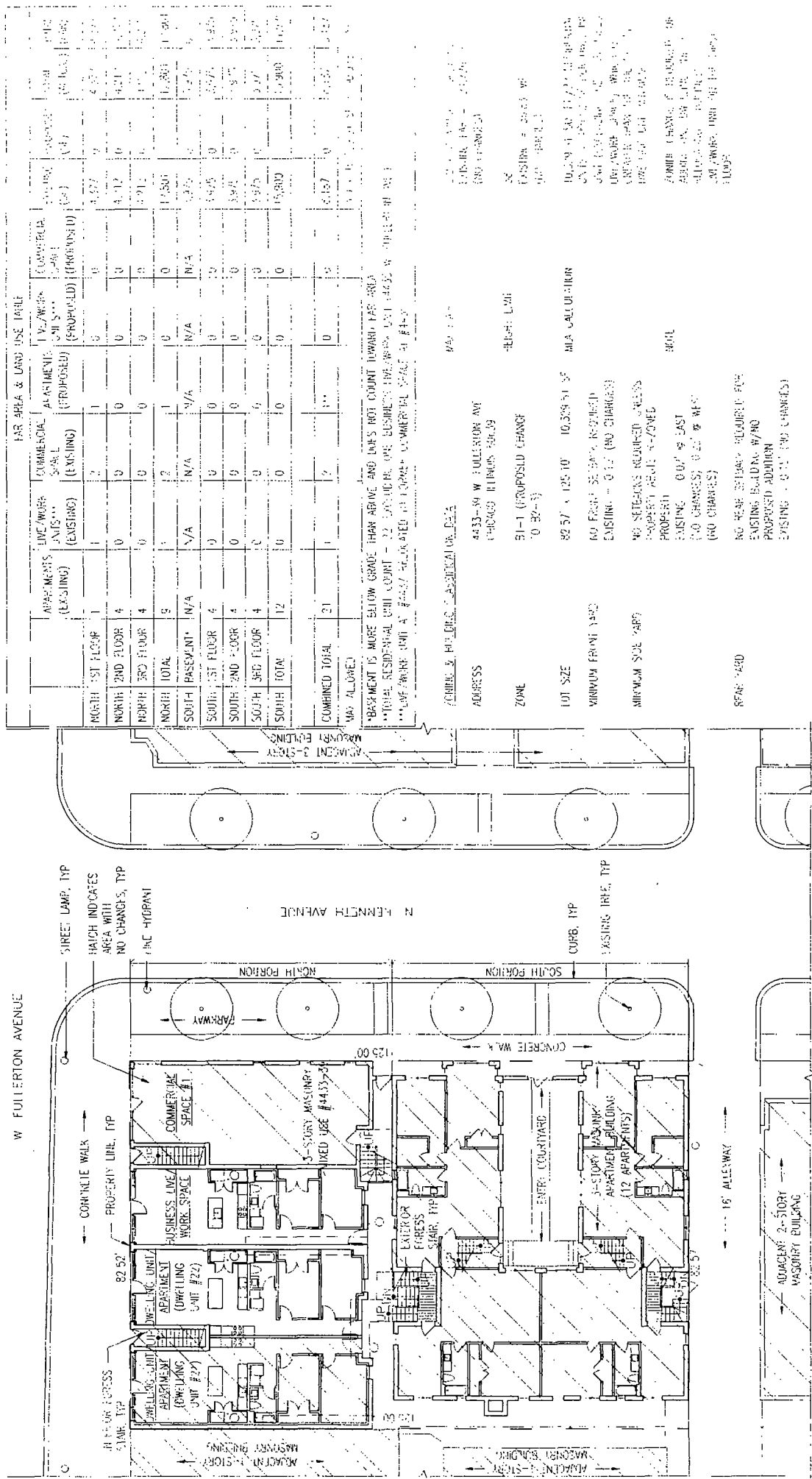
lot area per dwelling unit : 10,329.51 square feet of land area divided by 22 dwelling units equals 469.52 square feet per dwelling unit. Because only one business live/work unit is added, the business live/work unit is excluded from minimum lot area per dwelling unit calculation per Zoning Ordinance Sec. 17-9-0103.1-C.8.

off-street parking: 0 spaces; no loading. Applicant will seek a variation pursuant to Section 17-13-1101-D of the Zoning Ordinance to obtain relief from the requirement of a parking space for the dwelling unit to be added.

setbacks: front along Fullerton = 0.15 feet (no change)  
rear = 0.15 feet (no change)  
side/west= 0.00 feet (no change)  
side/east = 0.00 (no change)

building height: approximately 37 feet (no change)

# Final for Publication



**FAR AREA & LAND USE TABLE**

APARTMENTS (EXISTING)	APARTMENTS (PROPOSED)	COMMERCIAL SPACE (EXISTING)	COMMERCIAL SPACE (PROPOSED)	WORKS (EXISTING)	WORKS (PROPOSED)	COMBINED TOTAL	COMMENTS
1	0	2	0	0	0	2	
4	0	0	0	0	0	0	
4	0	0	0	0	0	0	
9	0	0	0	0	0	0	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
0	0	0	0	0	0	0	
12	0	0	0	0	0	12	
31	0	0	0	0	0	31	

**COMBINED TOTAL** 31

**MAX ALLOWED** 31

**REMARKS:** MORE BELOW GRADE THAN ABOVE AND DOES NOT COUNT TOWARD FAR AREA  
 \*\*TOTAL RESIDENTIAL UNIT COUNT = 12 (EXISTING) ONE BUSINESS LIVE/WORK UNIT (EXISTING) W/ 12 APARTMENTS  
 \*\*\*LIVE/WORK UNIT A #4433-39 RELATED TO FORMER COMMERCIAL SPACE AT #4433

**FORM 3 - BUILDING CLASSIFICATION DATA**

**ADDRESS:** 4433-39 W FULLERTON AVENUE CHICAGO ILLINOIS 60619

**ZONE:** S1-1 (CROSSPOSD CHANGE TO S2-1)

**LOT SIZE:** 82.57 x 125.10' 10,329.51 SF

**MINIMUM FRONT YARD SETBACK:** 10 FEET (30 FEET REQUIRED) EXISTING - 0 FT (NO CHANGES)

**MINIMUM SIDE YARD SETBACK:** NO SETBACKS REQUIRED EXCEPT PROPERTY ABATE A/CONES

**REAR YARD:** NO REAR SETBACK REQUIRED FOR EXISTING BUILDING W/NO PROPOSED ADDITION EXISTING - 0 FT (NO CHANGES)

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**3717 North Ravenswood Suite 111**  
 Chicago, Illinois 60613  
 773 327.1000 tel  
 773 327.1008 fax

**FOSTER DALE ARCHITECTS**

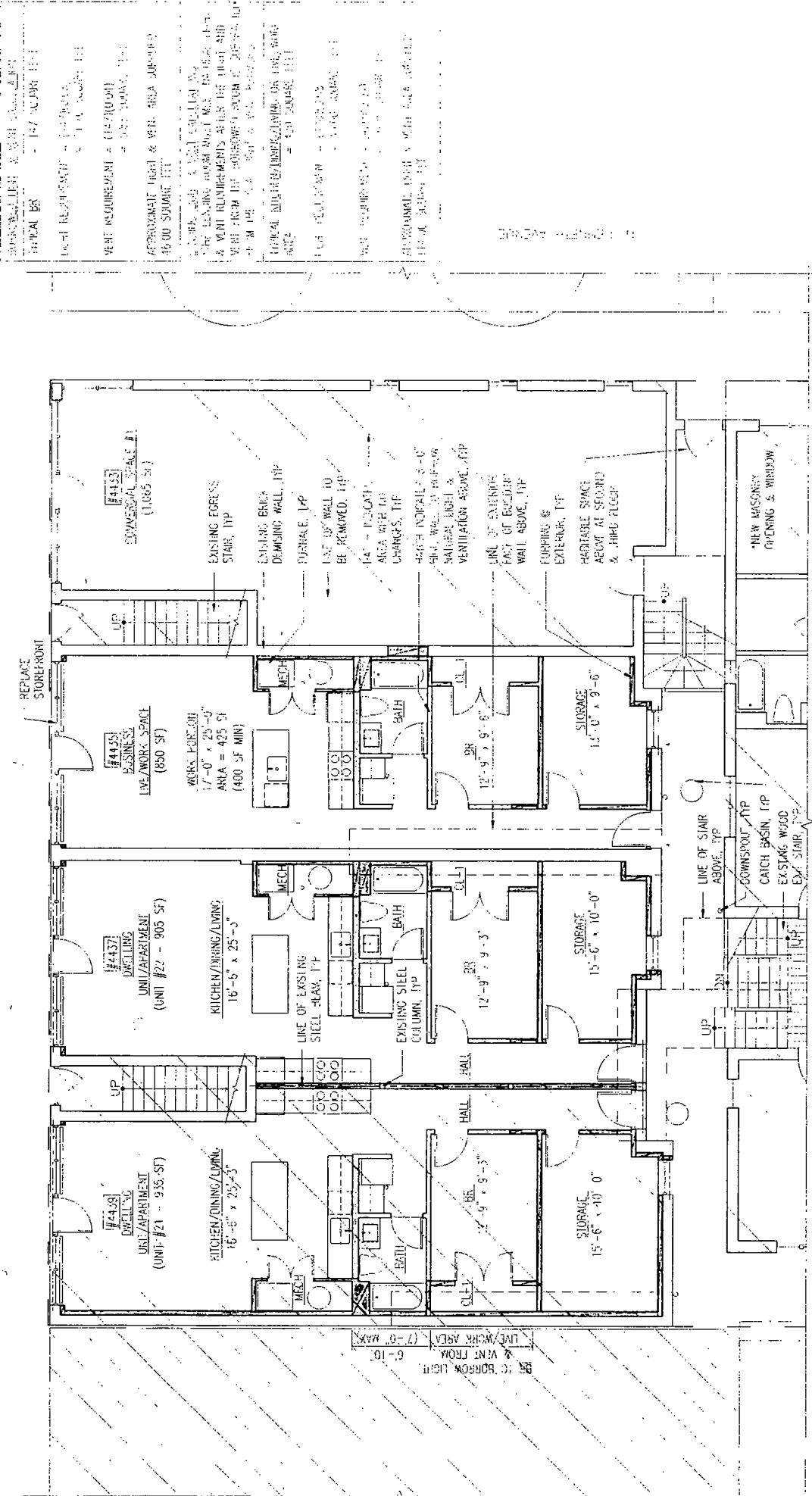
**Site Plan**  
 SCALE 1" = 20'-0"

**Proposed Design 7/9/19**  
 Preliminary - Not for Construction

**NOTE:** AMENDMENT TO THE PRELIMINARY PLAN REQUIRED FOR ADDING ONE ADDITIONAL DWELLING UNIT ON THE FIRST FLOOR

**Partial Renovation of a Mixed Used Building**  
 4433-39 W Fullerton Avenue  
 Chicago, IL 60639

W FULLERTON AVENUE



APPROXIMATE GROSS AREA	117,000 SQ FT
TOTAL AREA	117,000 SQ FT
APPROXIMATE GROSS AREA	117,000 SQ FT
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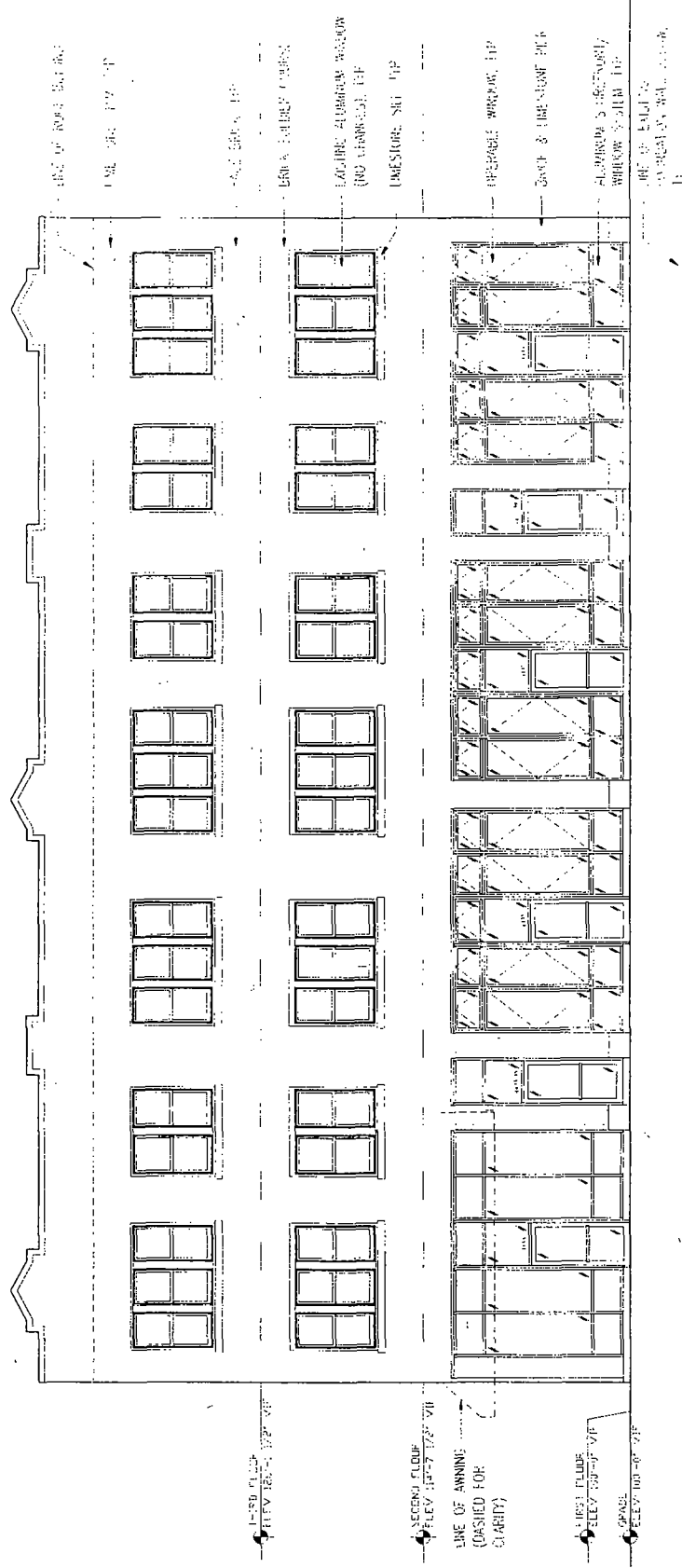
Partial First Floor Plan  
 SCALE 1/8" = 1'-0"  
 NORTH

Proposed Design  
 7/9/19  
 Preliminary - Not for Construction

NOTE:  
 PROJECT TO BE BUILT SUBSTANTIALLY IN  
 CONFORMANCE WITH THESE DRAWINGS



FOSTER DALE  
 ARCHITECTS



North (W. Fullerton Avenue) Elevation  
 SCALE 1/8" = 1'-0"

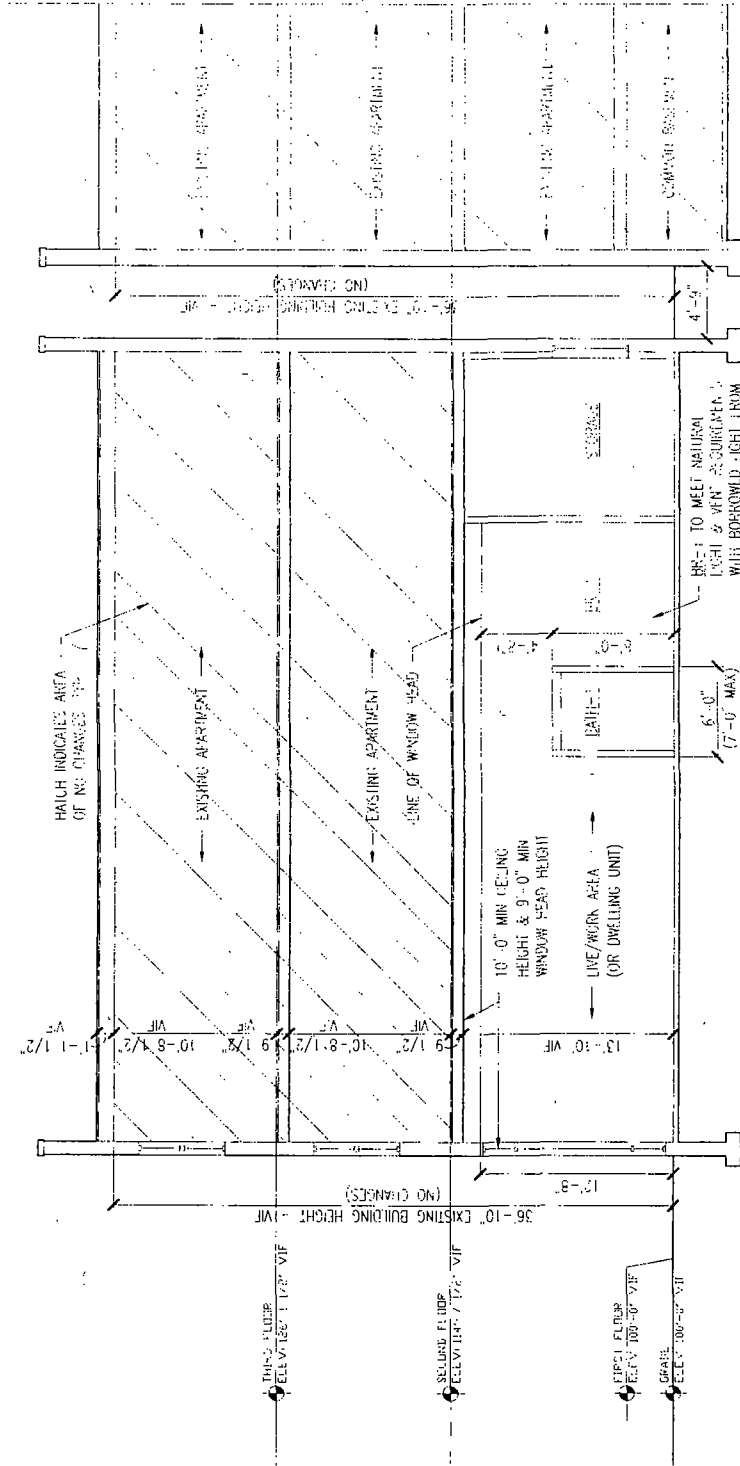
Proposed Design  
 7/9/19  
 Preliminary - Not for Construction

Partial Renovation of a  
 Mixed Used Building  
 4433-39 W Fullerton Avenue  
 Chicago, IL 60639

FOR PROJECT BY THE  
 CONSULTANTS ARCHITECTS  
 CONSULTANTS ARCHITECTS

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**Building Section (Looking East)**

SCALE 1/8" = 1'-0"

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VERTICAL DIMENSIONS FOR CONSTRUCTION

BORROWED NATURAL LIGHT & VENTILATION

NOTE:  
 PROJECT TO BE BUILT SUBJECT TO ALL IN  
 CONFORMANCE WITH THESE DRAWINGS

Proposed Design  
 7/9/19

Preliminary - Not for Construction

Partial Renovation of a  
 Mixed Used Building  
 4433-39 W Fullerton Avenue  
 Chicago, IL 60639



FOSTER DALE  
 ARCHITECTS