



# City of Chicago



SO2016-5553

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-G at 1028 W Cullerton St - App No. 18889T1
<b>Committee(s) Assignment:</b>	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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-G in the area bounded by:

the public alley next north of West Cullerton Street; a line 100.21 feet east of South Carpenter Street; West Cullerton Street; and a line 75.00 feet east of South Carpenter Street

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: 1028 West Cullerton Street

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**NARRATIVE**

1028 West Cullerton Street  
TYPE I REGULATIONS

Narrative: The subject property contains 2,517 square feet and is vacant. The Applicant proposes to rezone the property to a B2-3 district and construct a three-story (38 feet 9 inches in height) building containing three dwelling units, three parking spaces and no loading berth.

Lot Area: 2,517 square feet

FAR: 1.51

FLOOR AREA: 3,802 square feet

Residential Dwelling Units: 3

MLA: 839 square feet

Height: 38 feet 9 inches

Automobile Parking: Three

Loading: None

Setbacks:

Front (Cullerton Street):	6 feet 5 inches
West Side:	2 feet 3 inches
East Side:	3 feet
Rear (Alley):	21 feet 4 inches

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**Q HANNA**  
 THE FIRM  
 LAW, ARCHITECTURE,  
 INTERIOR DESIGN, PLANNING,  
 ENGINEERING, ENVIRONMENTAL  
 SCIENCE, AND CONSTRUCTION  
 MANAGEMENT

1028 W. CULLERTON ST.  
 CHICAGO, ILLINOIS 60607  
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 WWW.QHANNA.COM

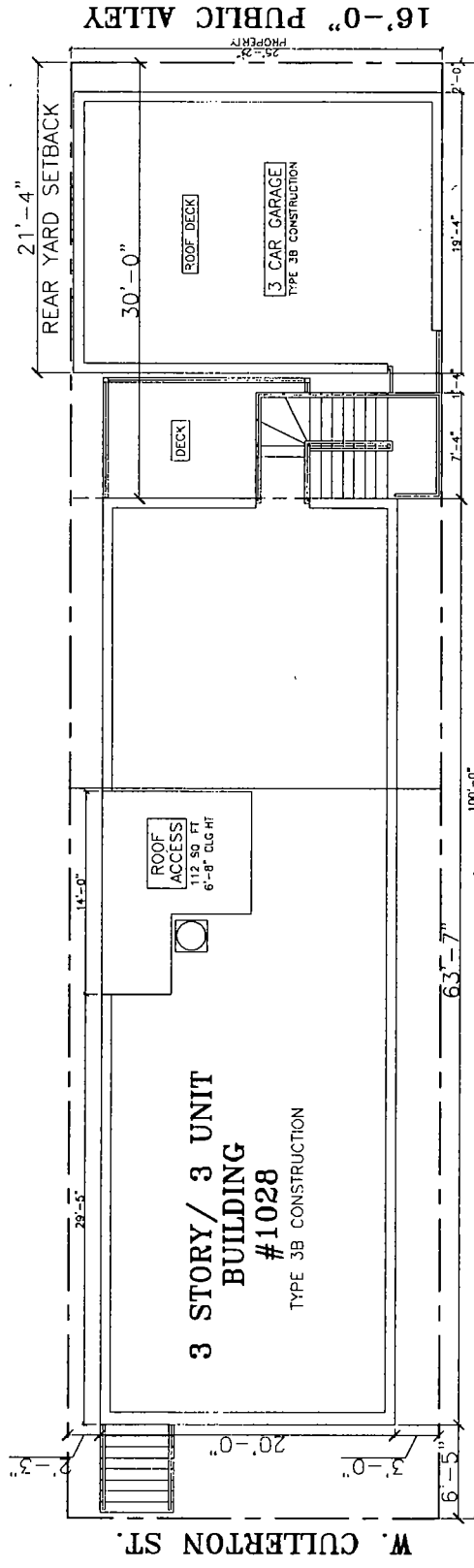
PROJECT NO. 1028  
 DATE: 08/14/10  
 DRAWN BY: J. HANNA  
 CHECKED BY: J. HANNA  
 SCALE: AS SHOWN



PROJECT NAME & ADDRESS  
 1028 W. CULLERTON  
 3 STORY PART  
 BUILDING  
 CHICAGO, ILLINOIS

SHEET TITLE  
 SITE PLAN

FILE NAME  
 SHEET NUMBER  
 A-1



16'-0" PUBLIC ALLEY

W. CULLERTON ST.

3 STORY / 3 UNIT  
 BUILDING  
 #1028  
 TYPE 3B CONSTRUCTION

ROOF ACCESS  
 112 SQ. FT.  
 6'-8" CGR HT.

DECK

ROOF DECK

3 CAR GARAGE  
 TYPE 3B CONSTRUCTION

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

**ALHANA**  
 1312 196th St  
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 TEL: 773-555-5555  
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PROFESSIONAL SEAL  
 ARCHITECT  
 NAME: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 EXPIRES \_\_\_\_\_  
 STATE \_\_\_\_\_

PROJECT NAME & ADDRESS  
 1028 W. CULLERTON  
 3 STORY/3 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS

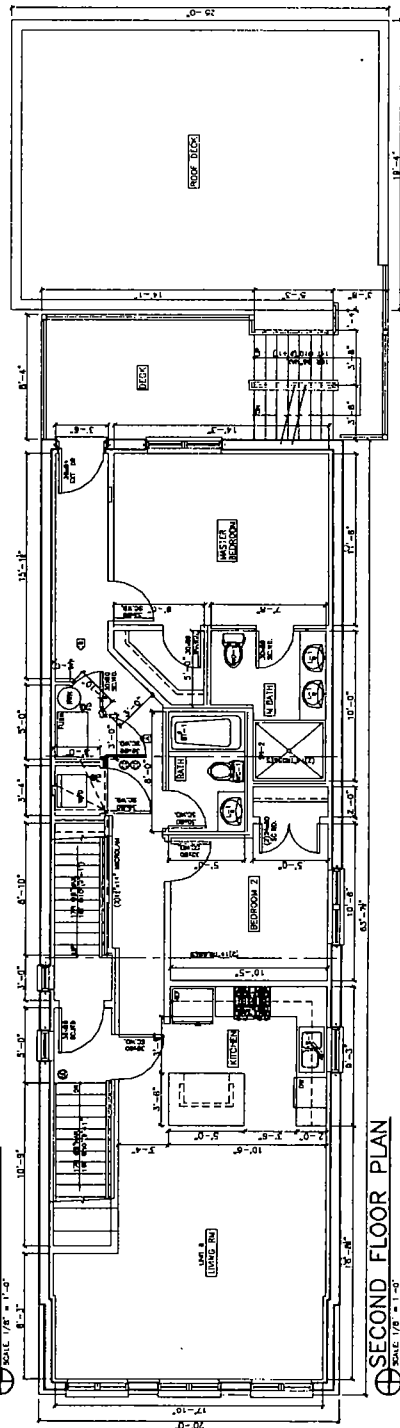
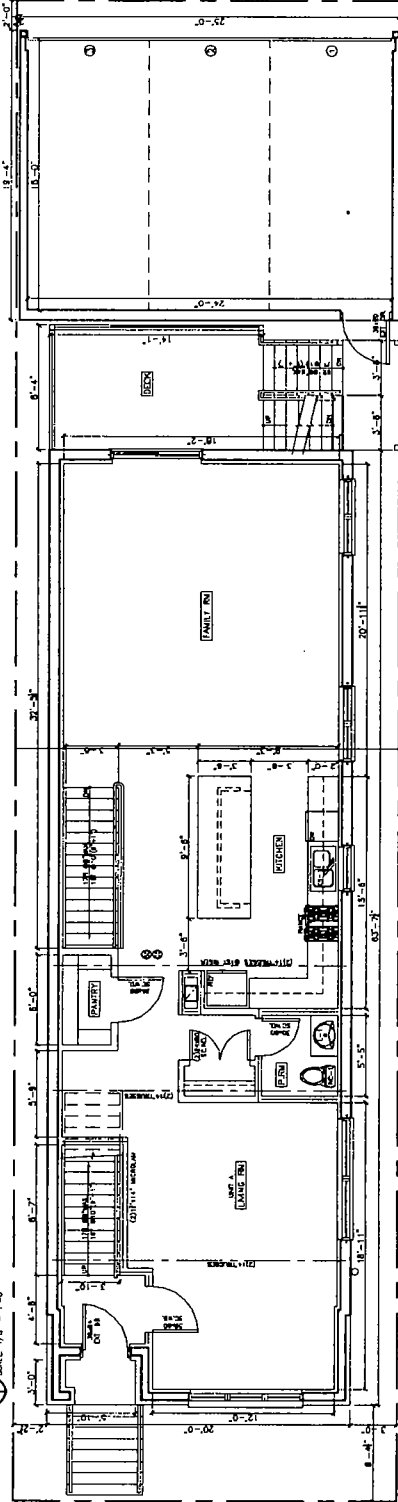
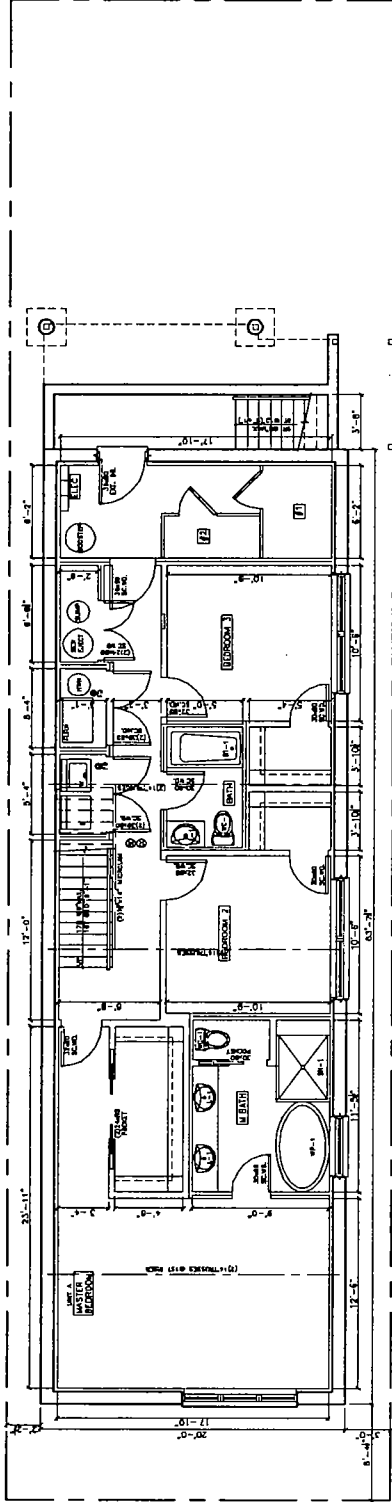


PROJECT TITLE  
 FLOOR PLANS

FILE NAME

DATE PUBLISHED  
 A-3

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**HANNA ARCHITECTS**  
 1112 N. LAUREL  
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 WWW.HANNAARCHITECTS.COM  
 100% WORKMANSHIP GUARANTEE  
 100% CLIENT SATISFACTION GUARANTEE  
 100% ON-TIME DELIVERY GUARANTEE

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NAME: \_\_\_\_\_  
 PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_

PROJECT NAME & ADDRESS  
 1028 W. CULLERTON  
 3 STORY/3 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS

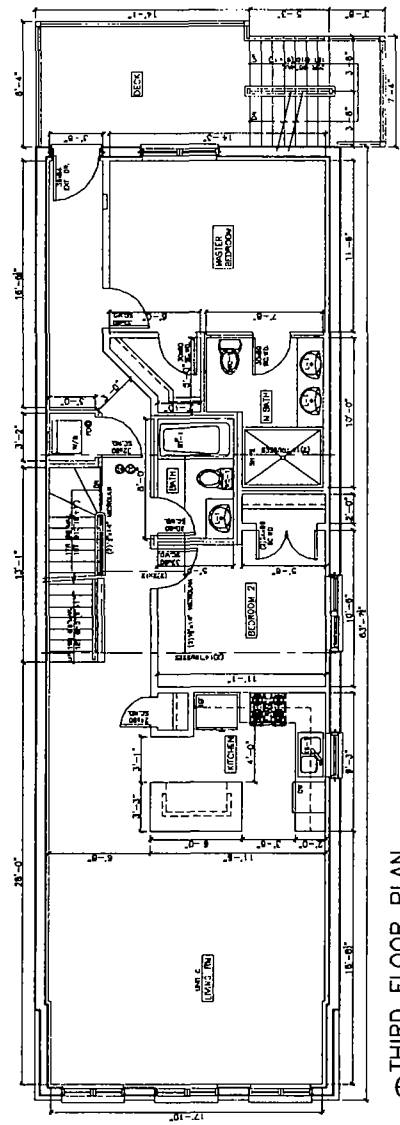


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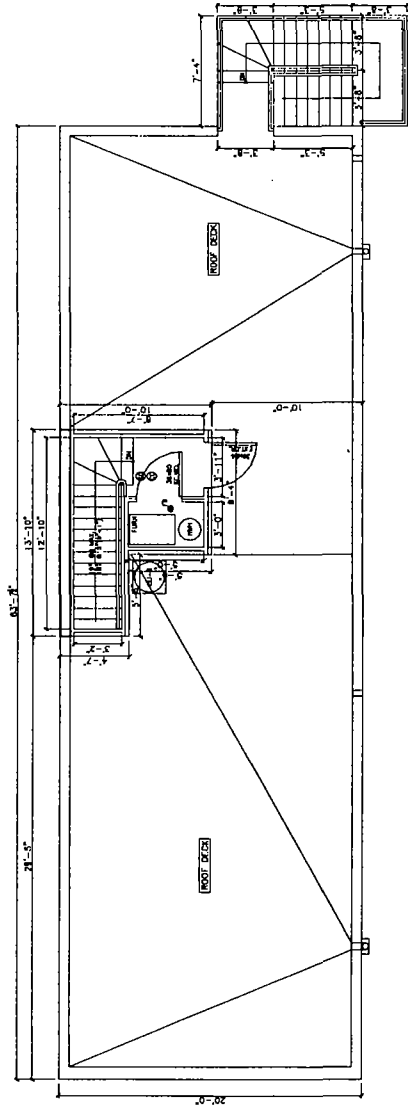
FILE NAME

HEET NUMBER  
 A-3

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THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



ROOF PLAN  
 SCALE: 1/8" = 1'-0"

**HANNA**  
 ARCHITECTS  
 120 W. WASHINGTON  
 CHICAGO, ILLINOIS  
 60604-1147  
 PROFESSIONAL REGISTRATION  
 LICENSE NUMBER 041-000000000  
 LICENSE EXPIRES 12/31/2018

PROJECT NAME & ADDRESS  
 1028 W. CULLENTON  
 3 STORY/3 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS

SHEET TITLE  
 ELEVATIONS

FILENAME

SHEET NUMBER  
 A-4

DATE: 01/18/2018  
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 CHECKED BY: [Blank]  
 PROJECT NO: [Blank]  
 SHEET NO: A-4



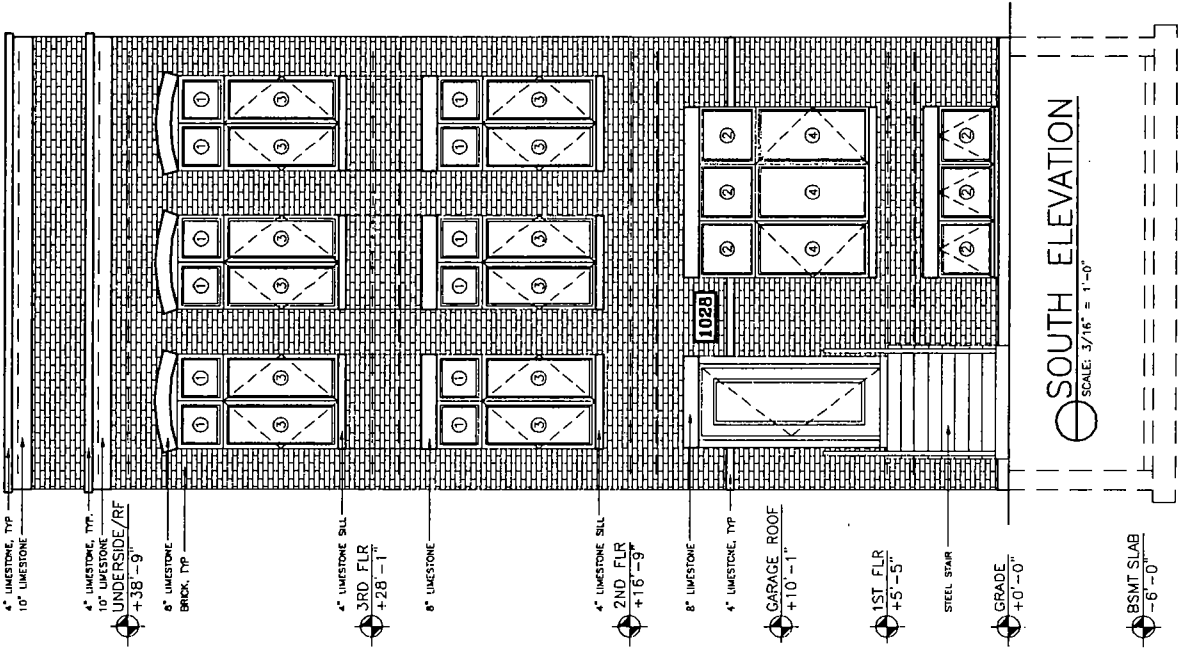
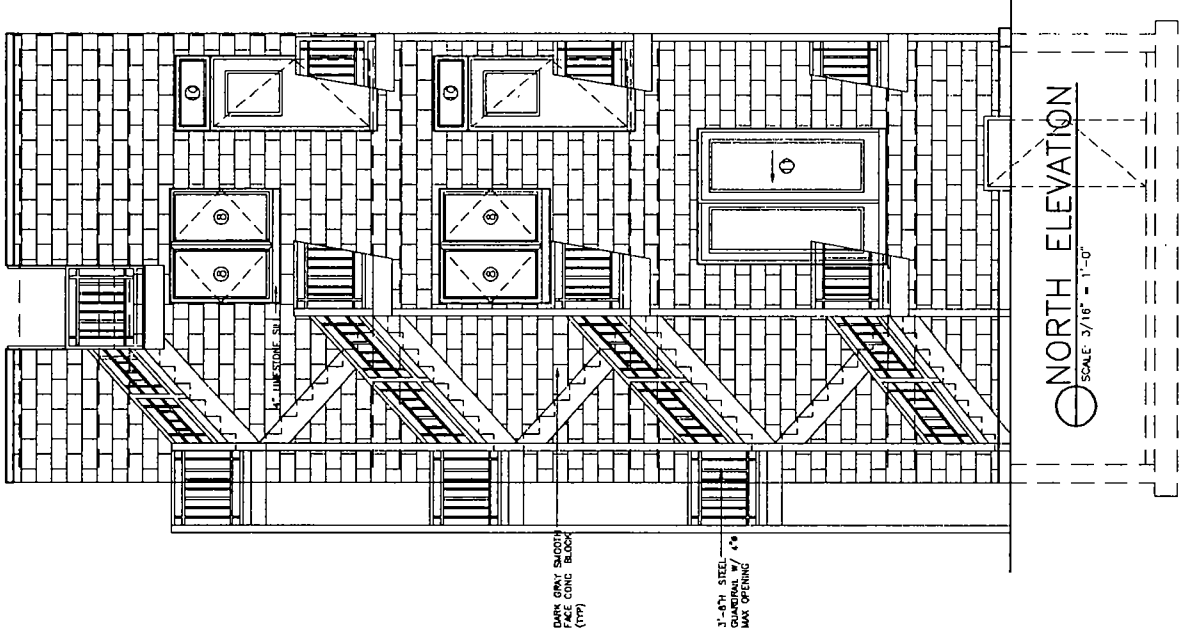
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 1028 W. CULLENTON  
 3 STORY/3 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS

SHEET TITLE  
 ELEVATIONS

FILENAME

SHEET NUMBER  
 A-4

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 111 W. WASHINGTON, CHICAGO, IL 60601

DATE: 10/15/11  
 DRAWN BY: J. HANNA  
 CHECKED BY: J. HANNA  
 PROJECT NO: 11-001

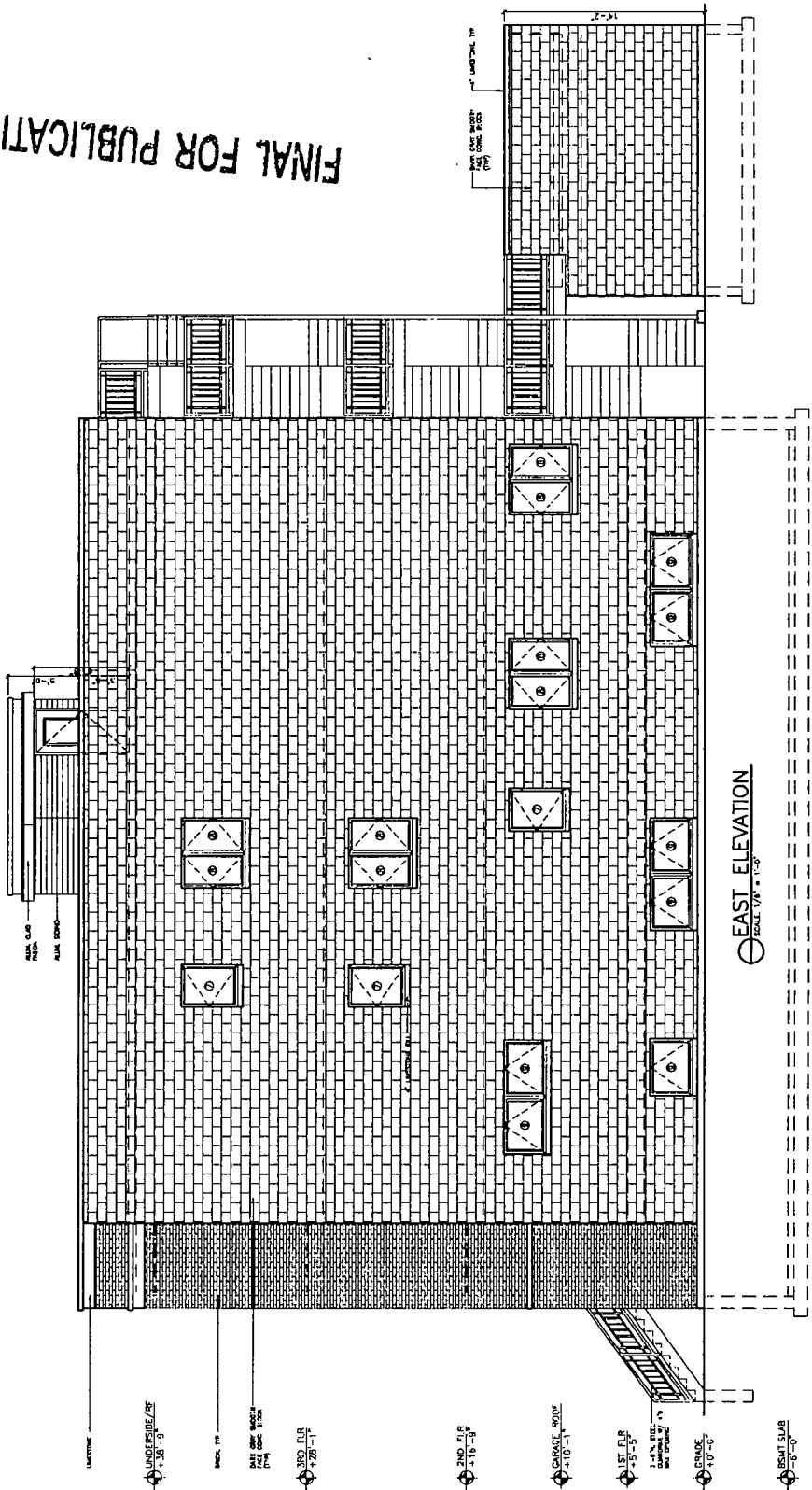
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 1026 W. CULLERTON  
 3 STORY/3 UNIT  
 BUILDING  
 CHICAGO, ILLINOIS



SHEET TITLE  
 ELEVATIONS

FILE NAME

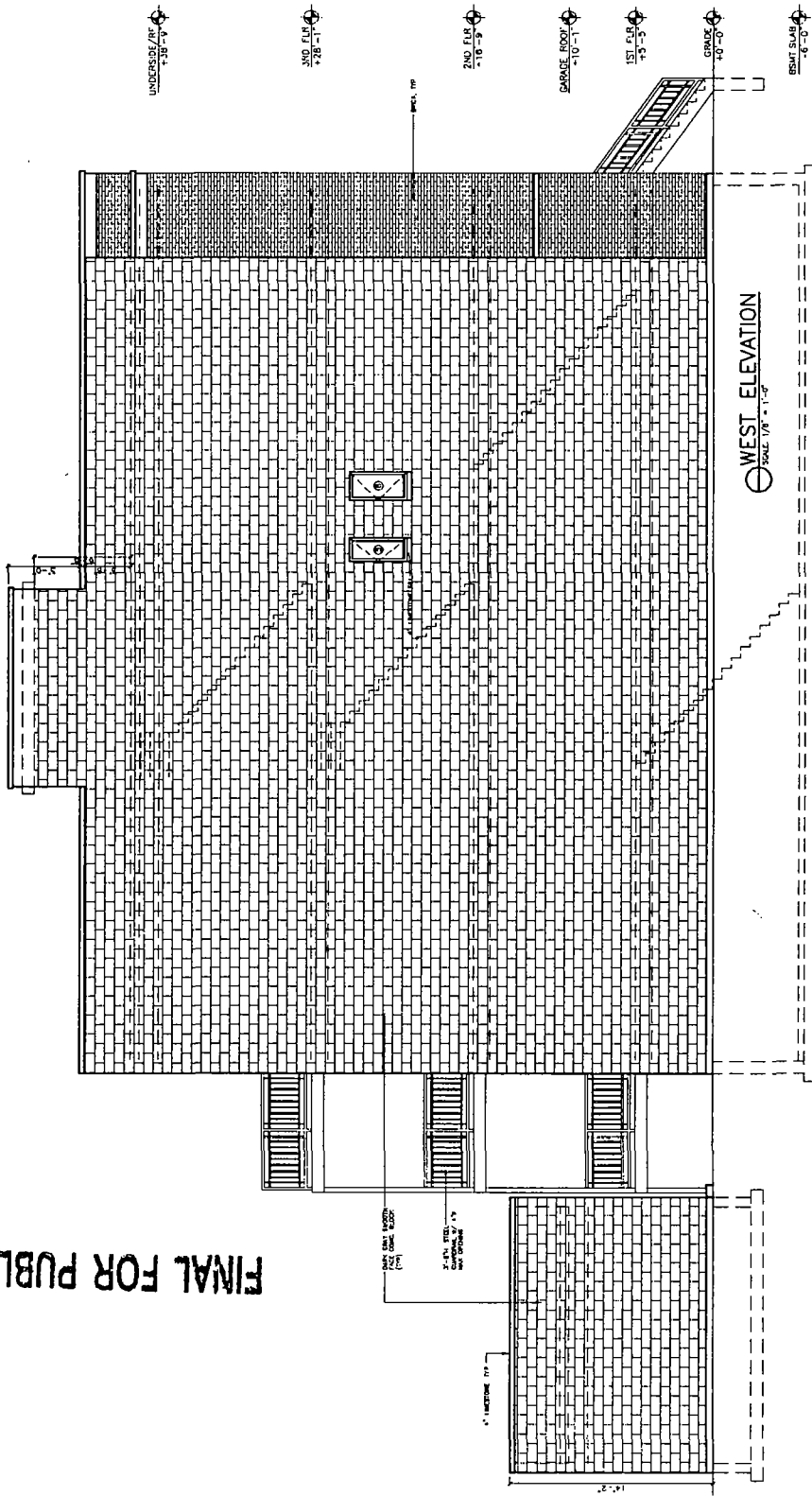
SHEET NUMBER  
 A-5



EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



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PROJECT NAME & ADDRESS  
1028 W. CULLERTON  
3 STORY/3 UNIT  
BUILDING  
CHICAGO, ILLINOIS

SHEET TITLE  
ELEVATIONS

FILENAME

SHEET NUMBER  
A-6

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