



City of Chicago



O2017-5180

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

6/28/2017

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 2-G at 2104-2120 W
Fullerton Ave - App No. 19291T1

Committee(s) Assignment:

Committee on Zoning, Landmarks and Building Standards

19291 TI
INTRO. DATE:
JUNE 28, 2017

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. 2-G in the area bounded by

A northeasterly line 303.25 feet long beginning at a point 190 feet northwest of the north line of West Fullerton Avenue (as measured along the northeast line of the Chicago and Northwestern Railroad Right of Way) and ending at a point 161.02 feet north of the north line of West Fullerton Avenue (at a point 150.77 feet east of the northeast line of the Chicago and Northwestern Railroad Right of Way measured along the north line of West Fullerton Avenue); a line 780.23 feet west of the southwest line of North Elston Avenue (as measured along the north line of West Fullerton Avenue); West Fullerton Avenue; and the northeast boundary line of the Chicago and Northwestern Railroad Right of Way,

to those of a C2-3 Motor Vehicle-Related Commercial District.

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

Common Address of Property: 2104-20 West Fullerton Avenue

PROJECT NARRATIVE
2104-2120 West Fullerton

Applicant seeks a change from the current M3-3, Heavy Industry District to the C2-3, Motor Vehicle-Related Commercial District at 2104-2120 West Fullerton Avenue to permit the establishment of a 56 foot tall, four-story office building with 63 parking spaces.

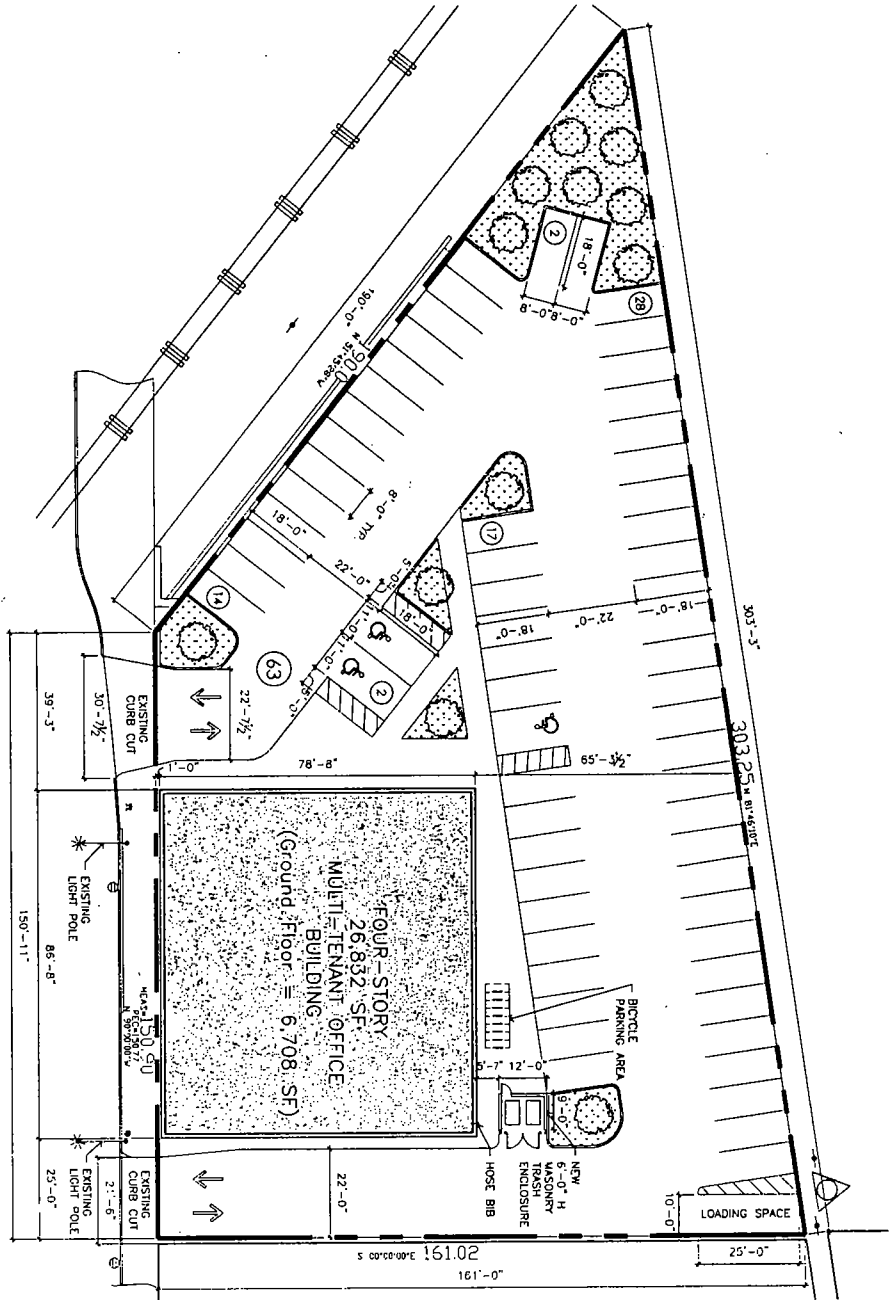
Lot Size	33,036 square feet
Floor Area Ratio	0.82 FAR
Building Area	26,832 square feet
Off-Street Parking	63 parking spaces
Setbacks:	
North:	65.29 feet
West	39.25 feet
East	25.0 feet
South	0 feet
Building Height	56 feet

FINAL FOR PUBLICATION



GROUP Z DESIGN
ARCHITECTS

PROPOSED SITE PLAN
SCALE: 1" = 30' @ 11" X 17"



2108 W FULLERTON AVE

CHICAGO, IL

June 21, 2017

FINAL FOR PUBLICATION

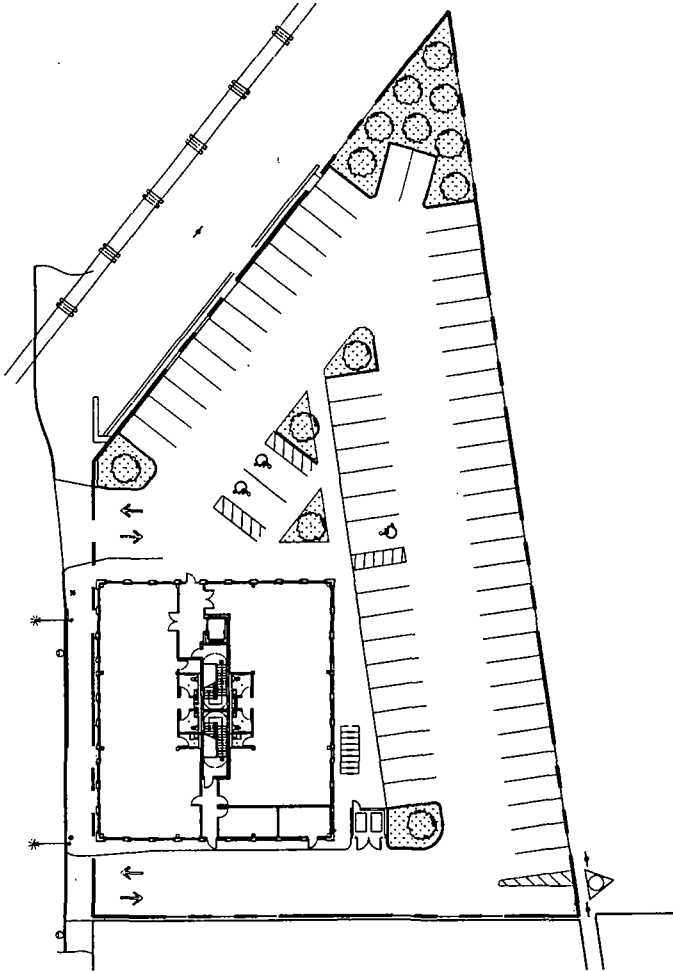
A1.0



GROUPE Z DESIGN
ARCHITECTS

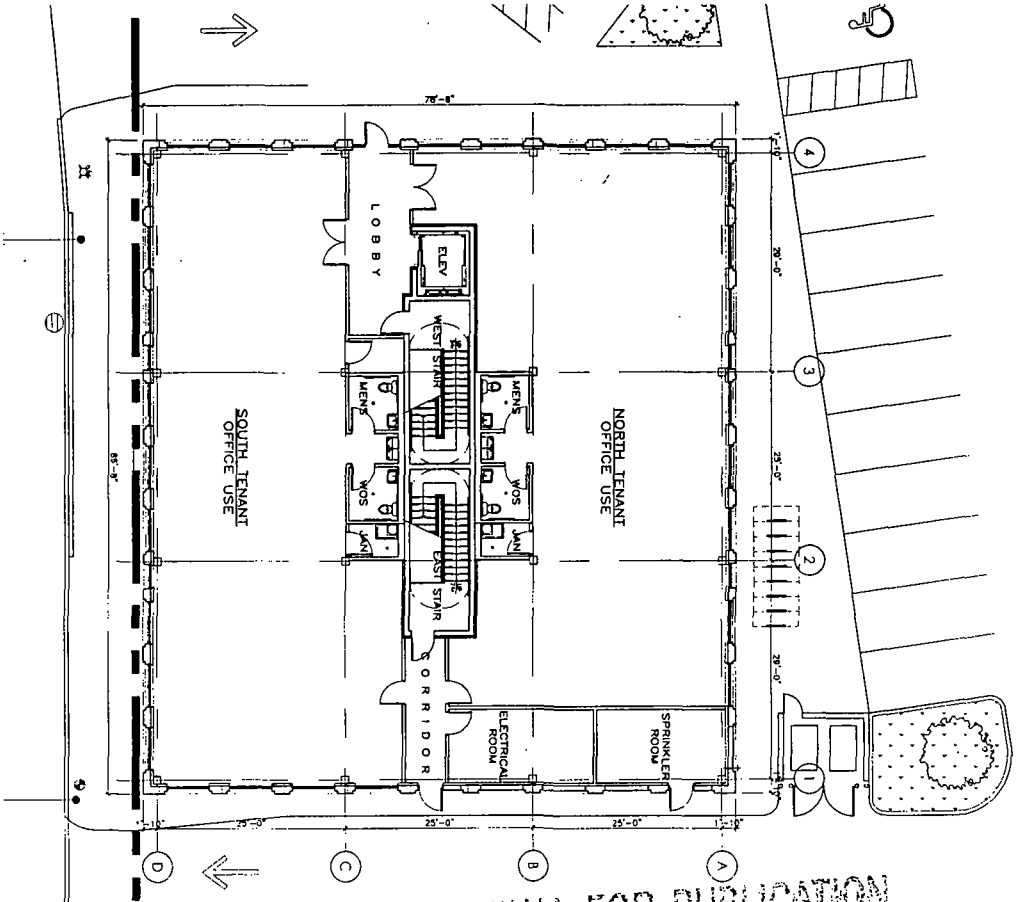
SITE PLAN

SCALE: 1" = 30' @ 11" X 17"



FLOOR PLAN

SCALE: 1/16" = 1'-0" @ 11" X 17"

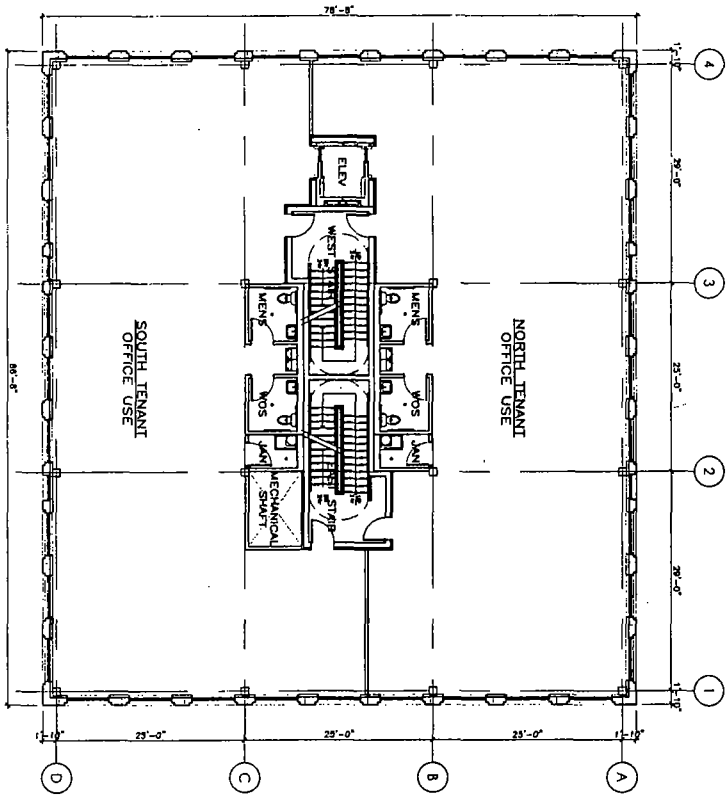


NOT FOR PUBLICATION

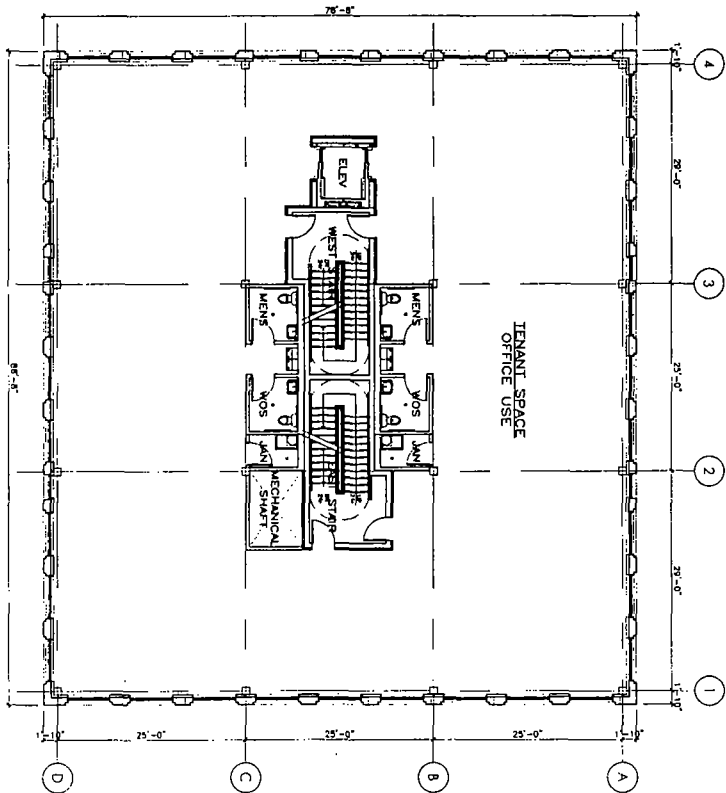
FIRST FLOOR
2108 W FULLERTON AVE
CHICAGO, IL

June 21, 2017

A2.0



FLOOR PLAN - TWO TENANT
 SCALE: 1/16" = 1'-0" @ 11" X 17"



FLOOR PLAN - ONE TENANT
 SCALE: 1/16" = 1'-0" @ 11" X 17"

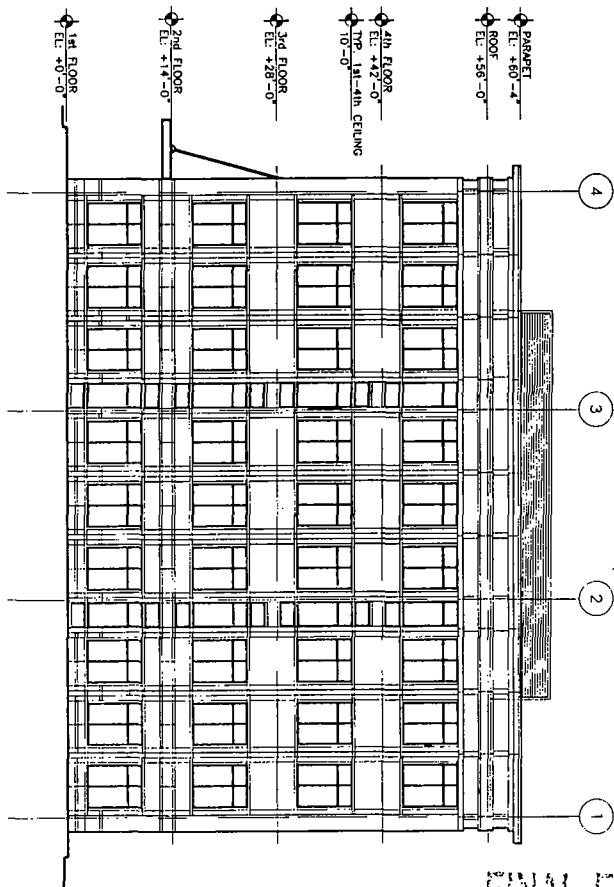
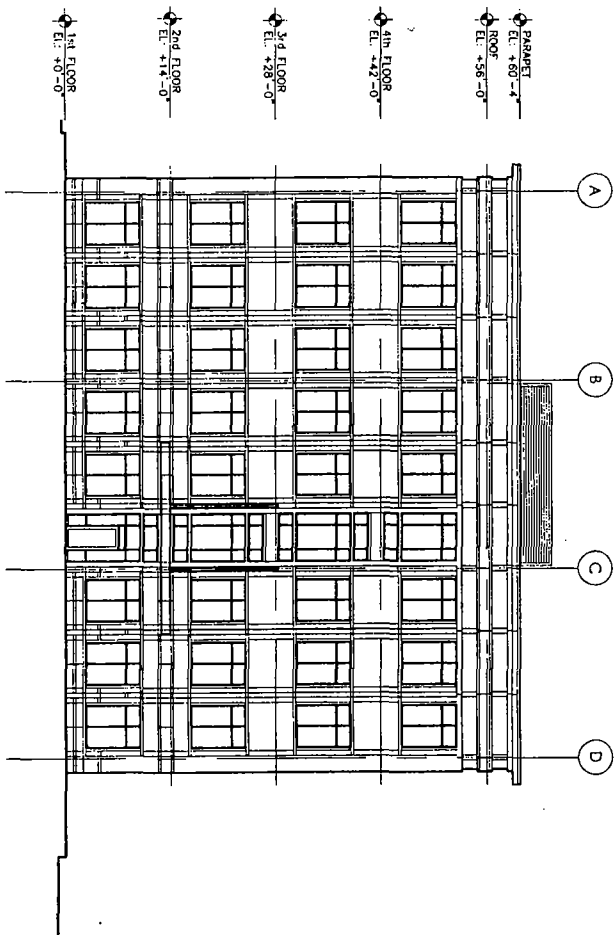


GROUPE Z DESIGN
 1111 N. LAKE ST. #1111
 CHICAGO, IL 60610

FLOORS 2-4
2108 W FULLERTON AVE
CHICAGO, IL
 June 21, 2017

A3.0

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

WEST ELEVATION (EAST SIMILAR)

SCALE: NTS

SOUTH ELEVATION (NORTH SIMILAR)

SCALE: NTS

ELEVATIONS

2108 W FULLERTON AVE

CHICAGO, IL

May 2, 2017

A2.0

CERTIFIED SURVEY, INC.

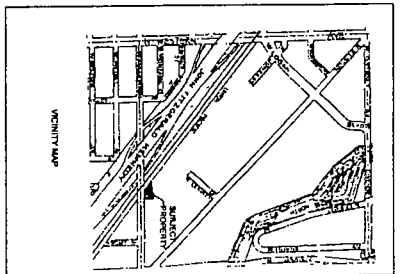
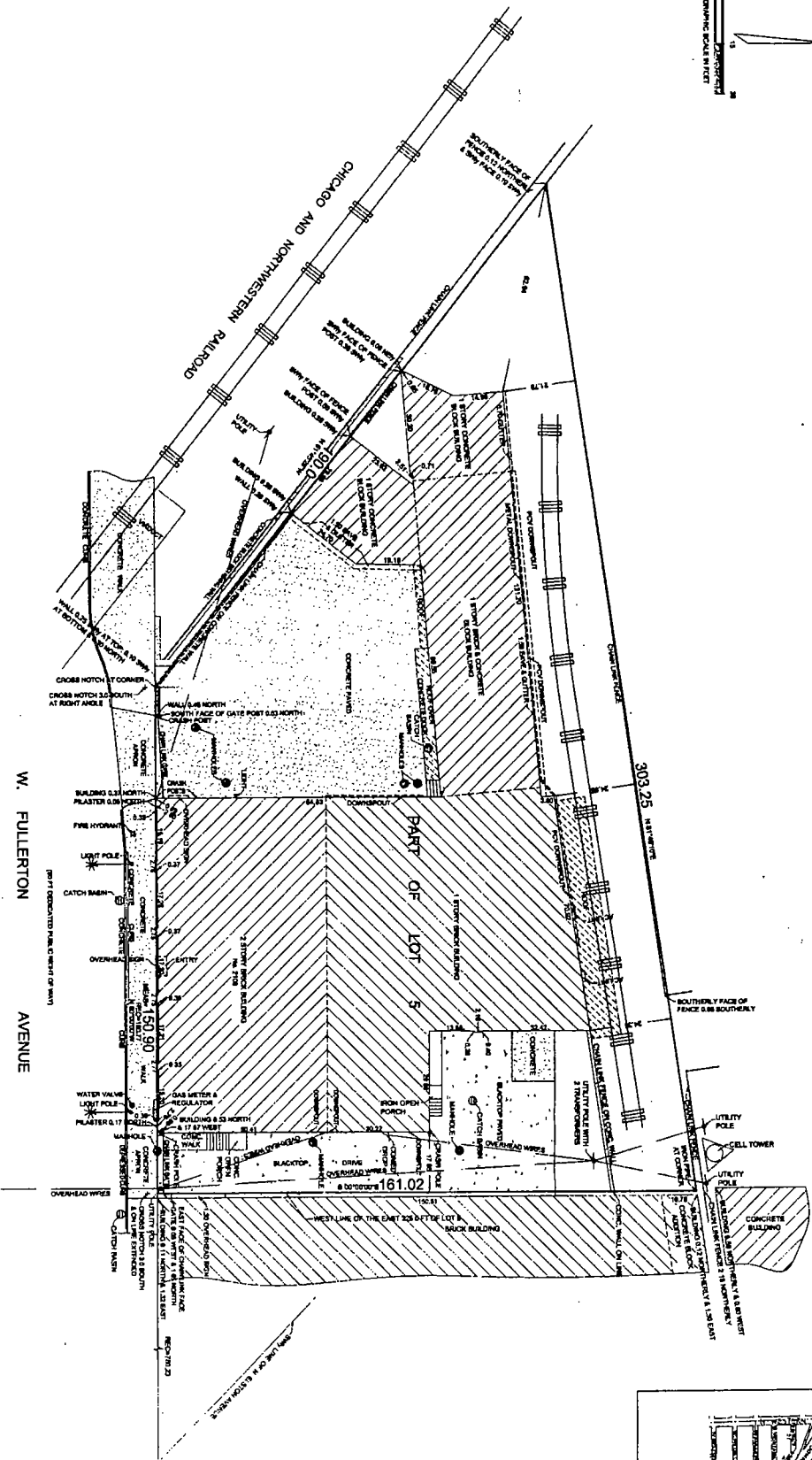
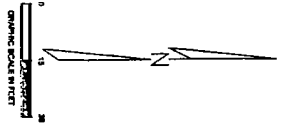
1440 Roadside Drive, Suite 100, Park Ridge, IL 60068 Phone 847-296-4900 Fax 847-296-4906

Email: survey@certifiedsurvey.com

PLAT OF SURVEY

LOT 5 EXCEPT THE EAST 25.0 FEET THEREIN IN CONVEYANCE OF LOT 5 EXCEPT THE EAST 25.0 FEET THEREIN IN
ACCORDANCE WITH THE PLAT OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2108 W. FULLERTON AVENUE, CHICAGO, ILLINOIS.



FINAL FOR PUBLICATION

ORDER NO. 830634 (M)
DATE: JUNE 14, 2017
ORDERED BY: FIRST AMERICAN
PROPERTIES

ALL INFORMATION AND SUBMITTALS ARE PROVIDED ONLY AS A GUIDE. THEY ARE NOT
WARRANTED BY ANY PARTY AND NO REPRESENTATION IS MADE BY ANY PARTY
THAT THEY ARE CORRECT OR THAT THEY WILL BE USED FOR ANY PURPOSE OTHER
THAN THAT FOR WHICH THEY WERE PREPARED.



COMMONLY KNOWN AS: 2108 W. FULLERTON AVENUE, CHICAGO, ILLINOIS.
LOT 5 EXCEPT THE EAST 25.0 FEET THEREIN IN CONVEYANCE OF LOT 5 EXCEPT THE EAST 25.0 FEET THEREIN IN
ACCORDANCE WITH THE PLAT OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.