



City of Chicago



SO2018-5977

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 2000 W Cullerton St - App No. 19725T1
Committee(s) Assignment:	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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No.4-H in the area bounded by:

The public alley next north of and parallel to West Cullerton Street; South Damen Avenue; West Cullerton Street; And a line 25 feet west of and parallel to South Damen Avenue.

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 of Property: 2000 W. Cullerton, Chicago, IL 60608

FINAL FOR PUBLICATION

Substitute Project Narrative: 2000 W. Cullerton, Chicago

The proposed amendment is a change from the current B1-2 zoning district to a B2-3 zoning district zoning change. The Applicant is proposing to use the existing vacant land in order to develop a four dwelling unit residence building with new attached two-space garage.

- a) Floor Area Ratio: 2.35
- b) Density (lot area per dwelling unit) = 300 sq.ft.
- c) On-site parking: A 2-car garage will provide 2 parking spaces. The applicant will seek parking relief per City of Chicago Transit Oriented Development reduction.
- d) Setbacks
 - a. Front Setback: 0'-6" *
 - b. Rear Setback: 7'-0" Above ground level 30' – 0"
 - c. Side Setback: 3'-0" – 0'-0" *
- e) Building height: 49'-0" Note the building height at the top of the parapet is 51' – 8"
- f) Building area: 7,294 sq.ft.
- g) Lot Area: 3,125 sq. ft.

*Applicant will seek variance or administrative relief if necessary

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SHEET INDEX

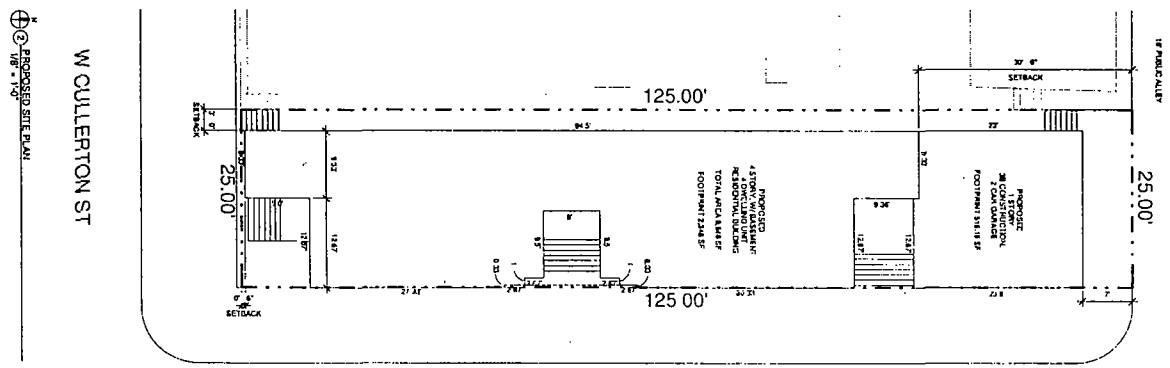
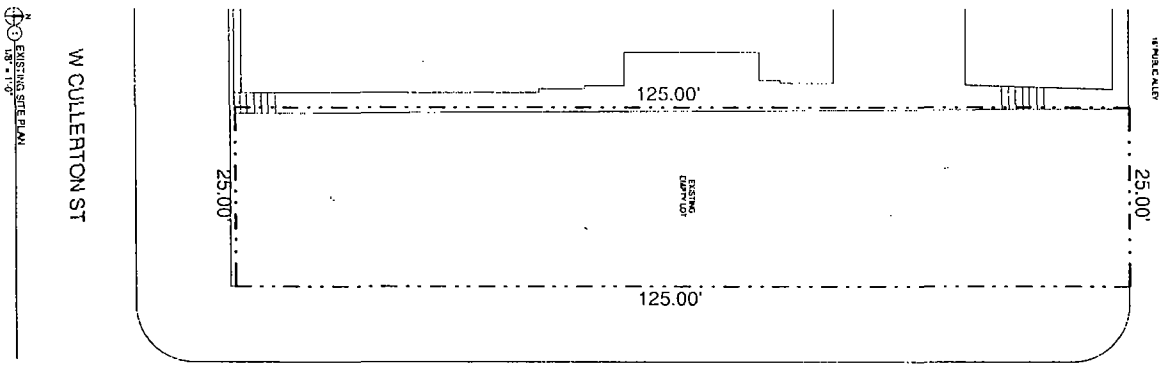
EXISTING SITE PLAN

PROPOSED SITE PLAN

WORK SCOPE

G100 SITE PLAN
A100 PROPOSED PLANS
A200 PROPOSED ELEVATIONS

NEW CONSTRUCTION OF A
RESIDENTIAL RESIDENCE
ATTACHED GARAGE
NEW DRIVEWAY
PROPOSED USE MULTI-
DWELLING UNIT RESIDENCE



FINAL FOR PUBLICATION

COLORADO RESIDENCE

2000 W CULLERTON ST
CHICAGO IL, 60608

G100

NO.	REVISION	DATE
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8	REVISED	12/11/18
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PROJECT NUMBER 17-118

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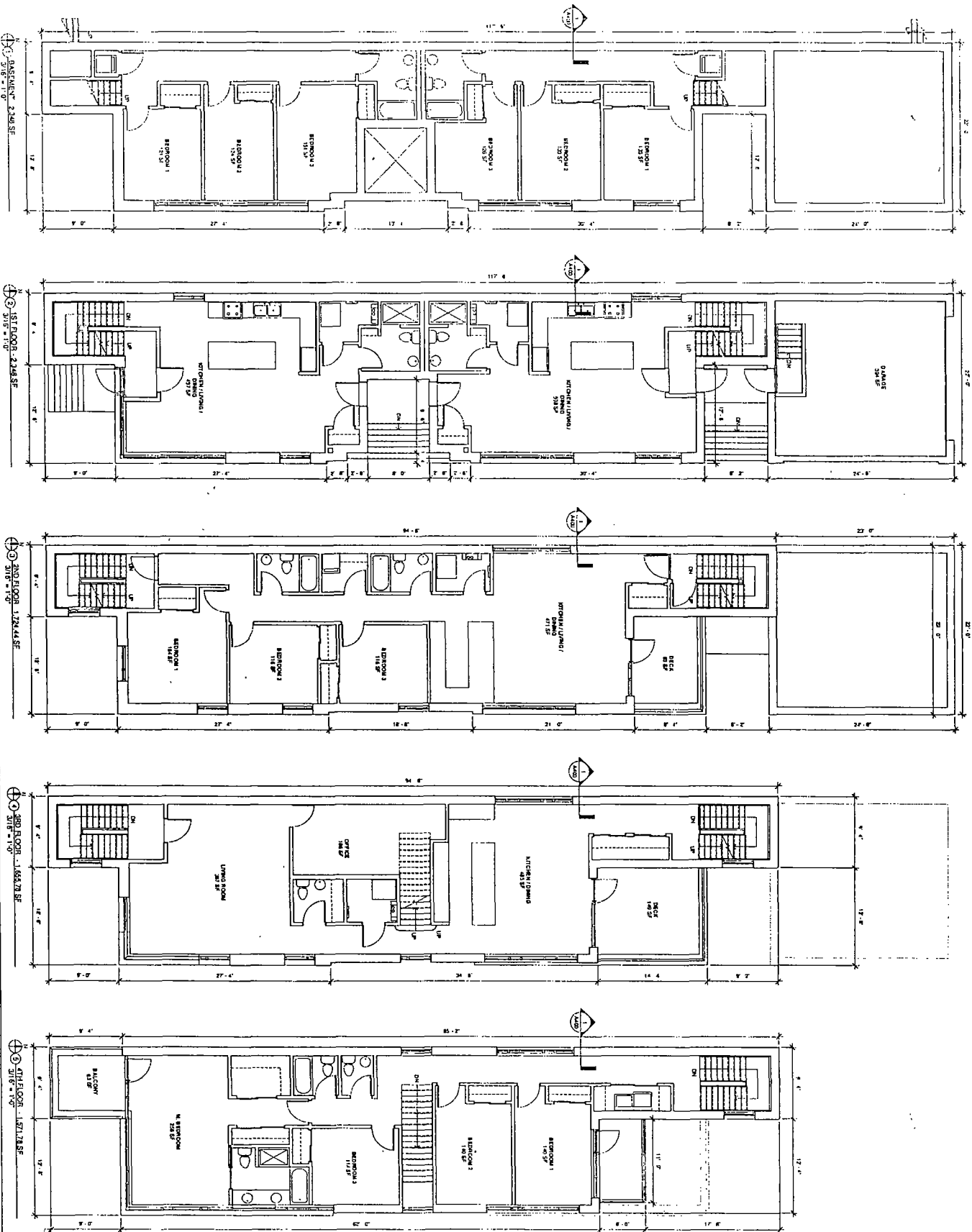
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FINAL FOR PUBLICATION



COLORADO RESIDENCE

2000 W CULLERTON ST
CHICAGO IL, 60608

A200

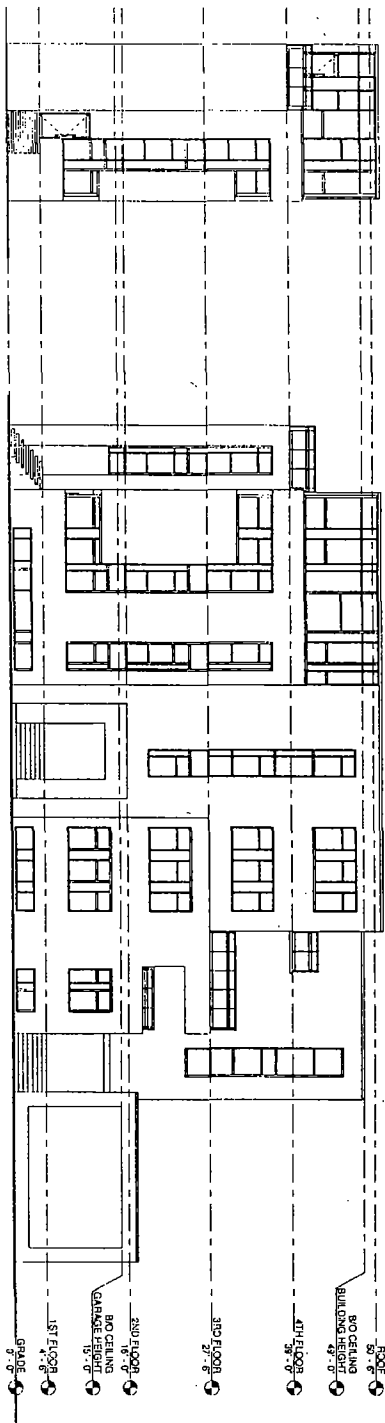
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PROPOSED PLANS

Jilison Architects
452 N. Dearborn St.
Chicago, IL 60610
P: 773.384.3535
F: 773.384.3535

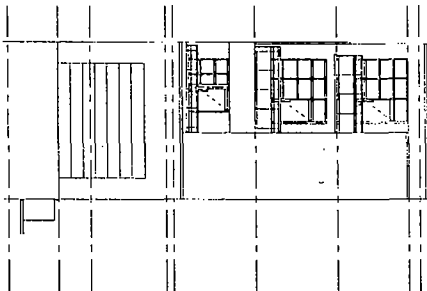
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DRAWN BY JILISON ARCHITECTS
CHECKED BY JILISON ARCHITECTS
DATE: 10/11/13

10/11/13

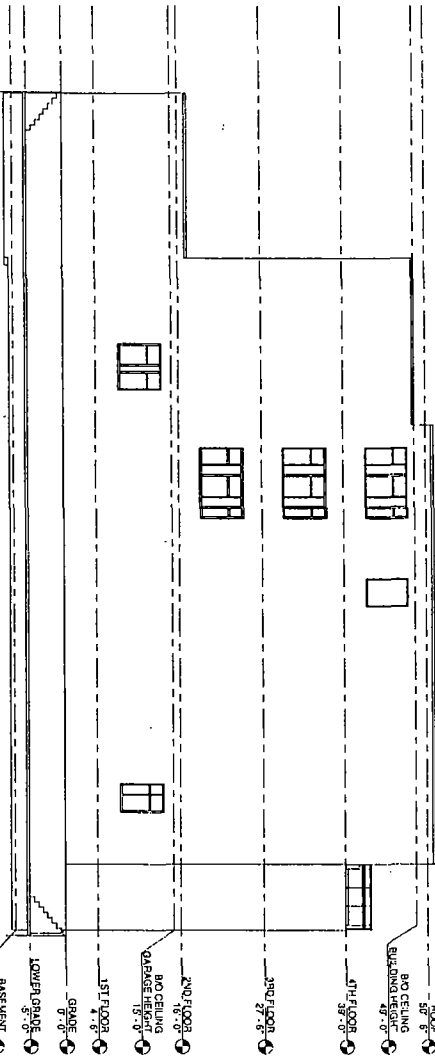


2 SOUTH ELEVATION
1/8" = 1'-0"

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



3 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

FINAL FOR PUBLICATION

PROPOSED
ELEVATIONS

A300

COLORADO RESIDENCE

2000 W CULLERTON ST
CHICAGO IL, 60608

NO.	DATE	BY	CHKD.
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SHEET NAME

PROJECT NUMBER 17116

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Jilison Architects

451 N. LAUREL ST.

CHICAGO, IL 60610

TEL: 312.321.1111

FAX: 312.321.1112

WWW.JILISONARCHITECTS.COM

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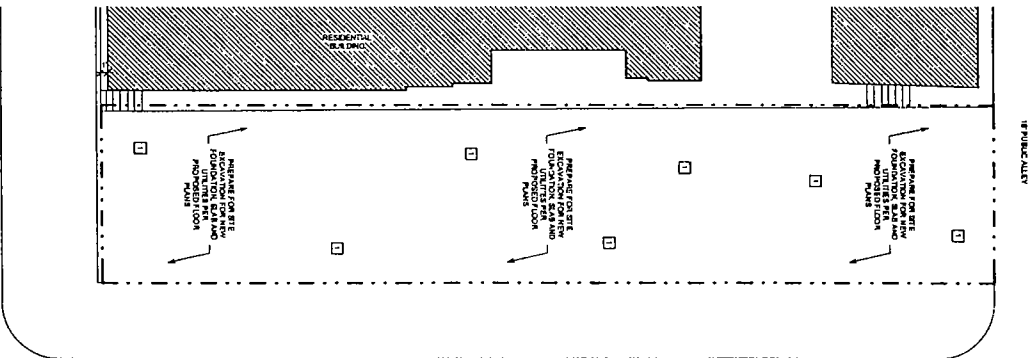
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DEMOLITION NOTES

1. EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON THE DRAWINGS.
2. REMOVE TEMPORARY BRACINGS AND OTHER FORMS OF PROVISIONAL SUPPORT FROM STRUCTURE TO PREVENT GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
3. PROTECT ADJACENT FACILITIES CAUSED BY DEMOLITION WORK AT NO COST TO THE OWNER.
4. REMOVE INTERIOR AND EXTERIOR SHOPPING, BRACING OR SUPPORT TO PREVENT OVERLOADING OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IN WRITING OF ANY COLLAPSE OR DAMAGE TO ADJACENT FACILITIES TO BE DEMOLISHED OR SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
5. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OF DESIGN ARE ENCOUNTERED, INVESTIGATE AND THE OWNER WILL MAINTAIN RESPONSIBILITY FOR THE COST OF THE INVESTIGATION AND CORRECTIVE ACTION. RECORD OF CORRECTIVE FROM OWNER HEREIN SELECTIVE DEMOLITION SCHEDULE.
6. REMOVE CEILING, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.
7. CLEAN UP AND REPAIR. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. REPAIR STRUCTURES COLLAPSE OF STRUCTURES TO BE DEMOLISHED. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

DEMOLITION SCHEDULE

1. REMOVE AND PREPARE SOIL FOR NEW FOUNDATION WALLS, BASE AND UTILITIES.

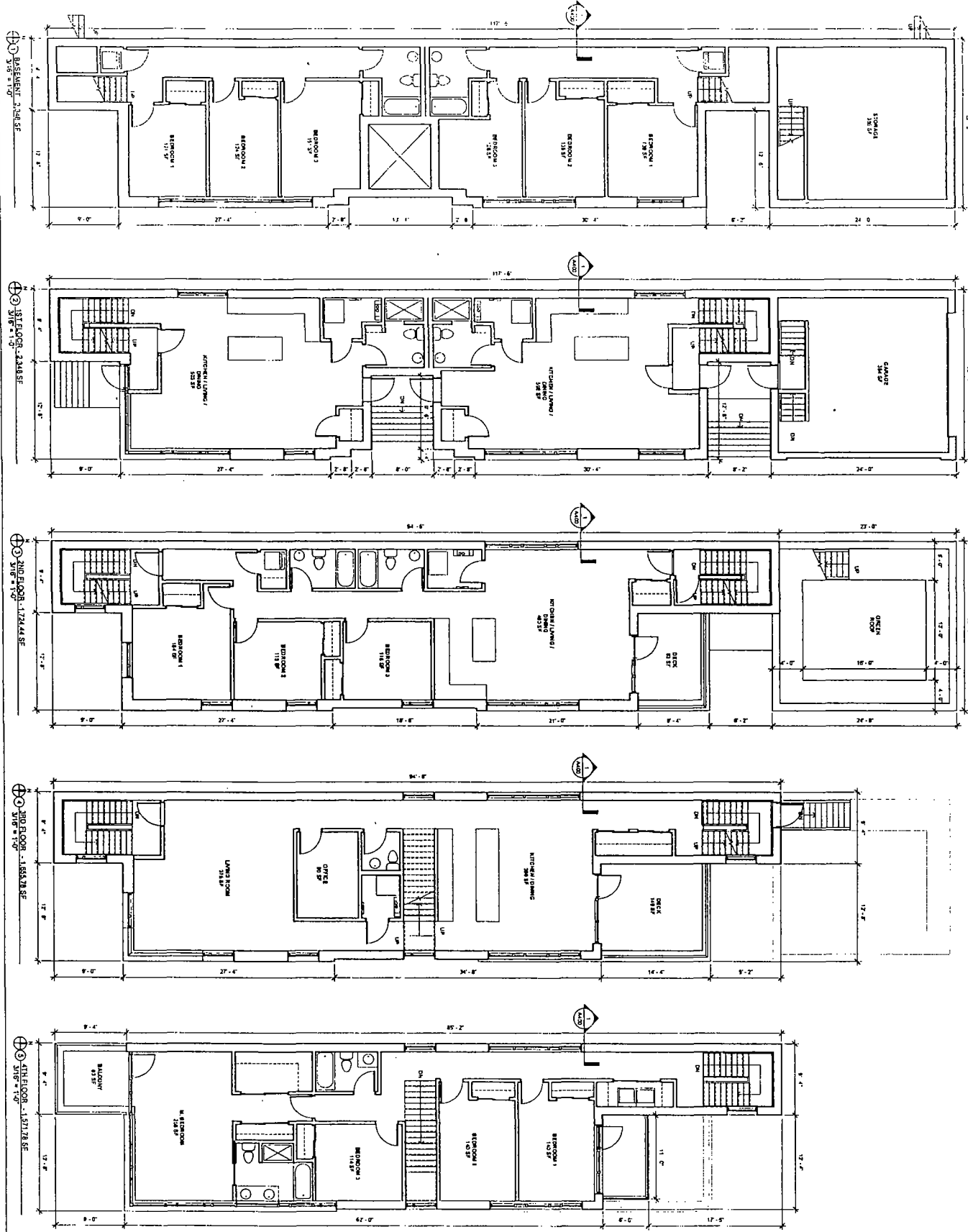


EXISTING FLOOR PLAN
1/8" = 1'-0"

FINAL FOR PUBLICATION

Jillison Architects 4021 S. Halsted Street Chicago, IL 60608 Tel: 312.321.1111 Fax: 312.321.1112		I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY OF CHICAGO CODES.	
PROJECT NUMBER: 11-118 SHEET NAME: EXISTING / DEMO PLANS A100		COLORADO RESIDENCE 2000 W CULLERTON ST CHICAGO IL, 60608	

FINAL FOR PUBLICATION

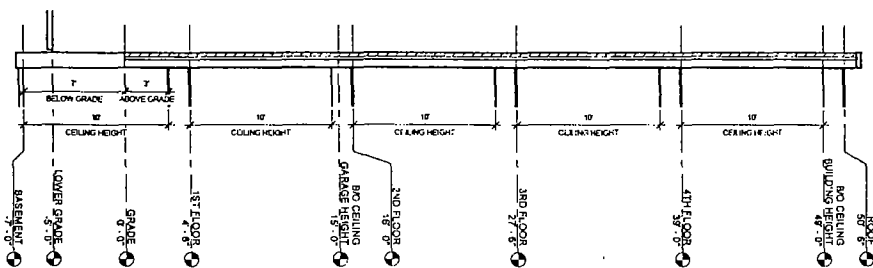


<p>Colorado Residence</p> <p>2000 W CULLERTON ST CHICAGO IL, 60608</p>		<p>JOHNSON ARCHITECTS</p> <p>JOHNSON JULIUS 2014-08-03</p>	<p>JOHNSON ARCHITECTS</p> <p>JOHNSON JULIUS 2014-08-03</p>	<p>JOHNSON ARCHITECTS</p> <p>JOHNSON JULIUS 2014-08-03</p>
<p>A200</p>		<p>JOHNSON ARCHITECTS</p> <p>JOHNSON JULIUS 2014-08-03</p>		

A300

FINAL FOR PUBLICATION

1 WALL SECTION 1
1/4" = 1'-0"



Jilison Architects

1001 W. Washington Ave.
Chicago, IL 60611
#172848433

I CERTIFY THAT THESE PLANS WERE
PREPARED BY A LICENSED ARCHITECT
AND COMPLY WITH ALL APPLICABLE CITY OF
CHICAGO ORDINANCES.



DATE: 01/18/18
BY: [Signature]
FOR: 1/18/18
LCS: 01/18/18

COLORADO RESIDENCE

2000 W CULLERTON ST
CHICAGO IL, 60608

NO.	DESCRIPTION	DATE
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A400

