



City of Chicago



SO2018-9637

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/12/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2421-2425 W Fullerton Ave - App No. 19906T1
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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District and B3-2 Community Shopping District symbols and indications as shown on Map No.5-I in the area bounded by

West Fullerton Avenue; a line 182 feet west of and parallel to North Western Avenue; the alley south of and parallel to West Fullerton Avenue; and the alley next east of and parallel to North Campbell Avenue,

to those of a B3-3 Community Shopping District 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: 2421-2425 West Fullerton Avenue

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17-13-0303-C (1) Amended to be a Type 1 – Narrative and Plans

Address: 2421-25 W. Fullerton, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 11,302.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a proposed four-story mixed-use building with retail space at grade, twenty-one (21) residential units above, and twenty-one (21) onsite garage parking spaces. The proposed building will be 49 feet-10 inches in height.

- (a) The Project's floor area ratio: 30,550 square feet (2.703 FAR)
- (b) The project's density (Lot Area Per Dwelling Unit): 21 dwelling units
- (c) The amount of off-street parking: 21 parking spaces
- (d) Setbacks:
 - a. Front Setback: 3 feet
 - b. Rear Setback: 21 feet
 - c. East Side Setback: 3 feet
 - d. West Side Setback: zero
 - e. Rear Yard Open Space: n/a
- (e) Building Height: 49 feet-10 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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SCALE:
1" = 20'

R&R Surveyors, LTD.

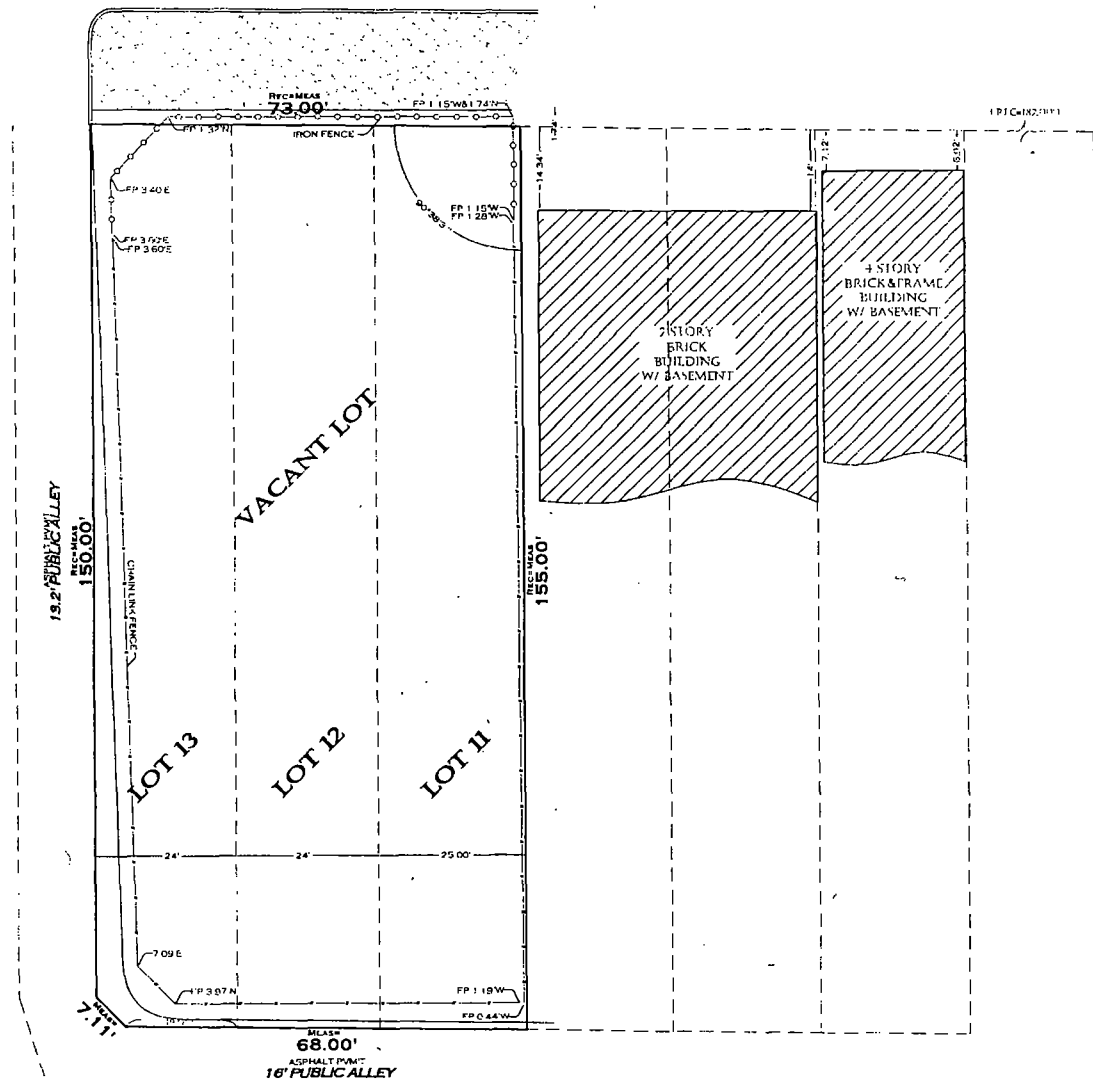
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA IL 60084
TEL: (773) 450-9321 FAX: (773) 998-7217
ACCURATE@ATT.NET

PLAT OF SURVEY

LOT 11, 12 AND 13 IN E H AND N E GARY'S SUBDIVISION OF THE NORTH 221 FEET OF THE EAST 311 2 FEET OF THE NORTHEAST 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 2421-2425 WEST FULLERTON AVENUE, CHICAGO ILLINOIS

FULLERTON AVENUE



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NOTE
 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT
 - THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
 - DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
 - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES
 - REFER TO DEED, TITLE POLICY AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

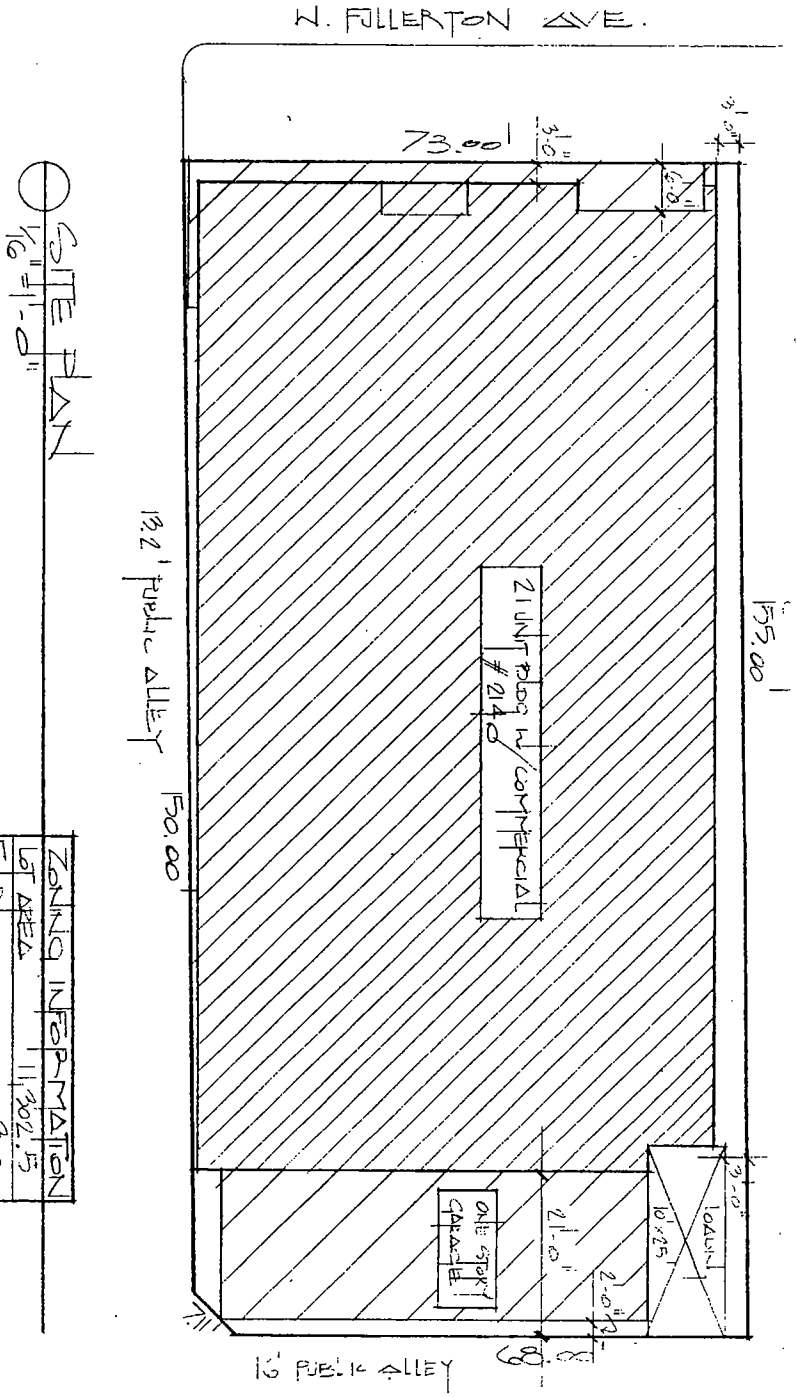
ORDER# 18-5544
 DATE 3/17/2018
 ORDERED BY OLEG LESKIV



STATE OF ILLINOIS
 COUNTY OF MCHEENY
 I, ROY G. LAWNICZAK
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
 CHICAGO ILLINOIS
 MARCH 25, 2018
 BY Roy G. Lawniczak
 ROY G. LAWNICZAK, ILLINOIS LAND SURVEYOR NO. 35-002290

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 ARCHITECTS, INC.
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-001485

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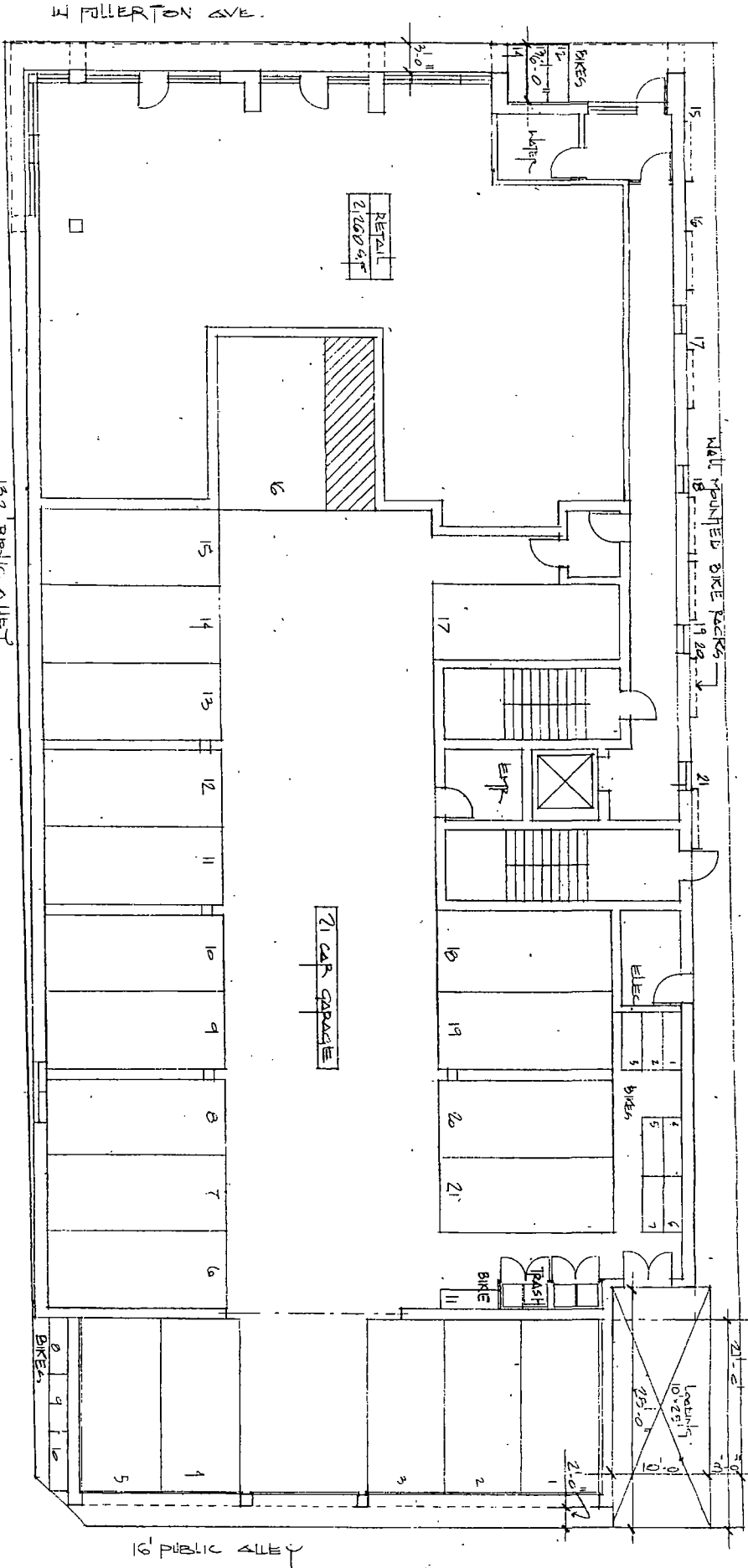


ZONING INFORMATION	
LOT AREA	11,302.5
F.A.R.	3.0
MAX. BUILDABLE	33,907.5
1 ST FLOOR	4,000
2 ND FLOOR	8,850
3 RD FLOOR	8,850
4 TH FLOOR	8,850
TOTAL	30,550 SF

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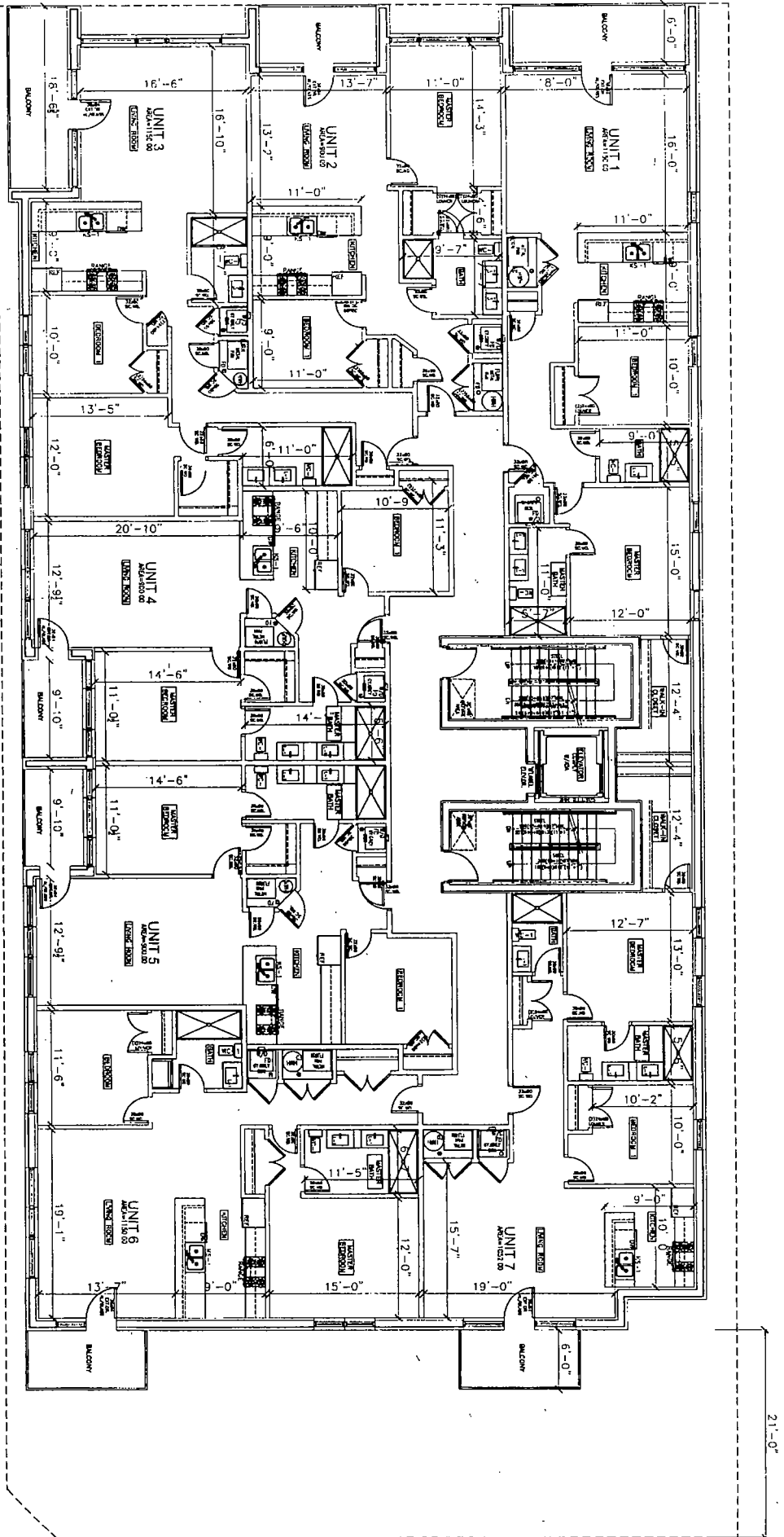
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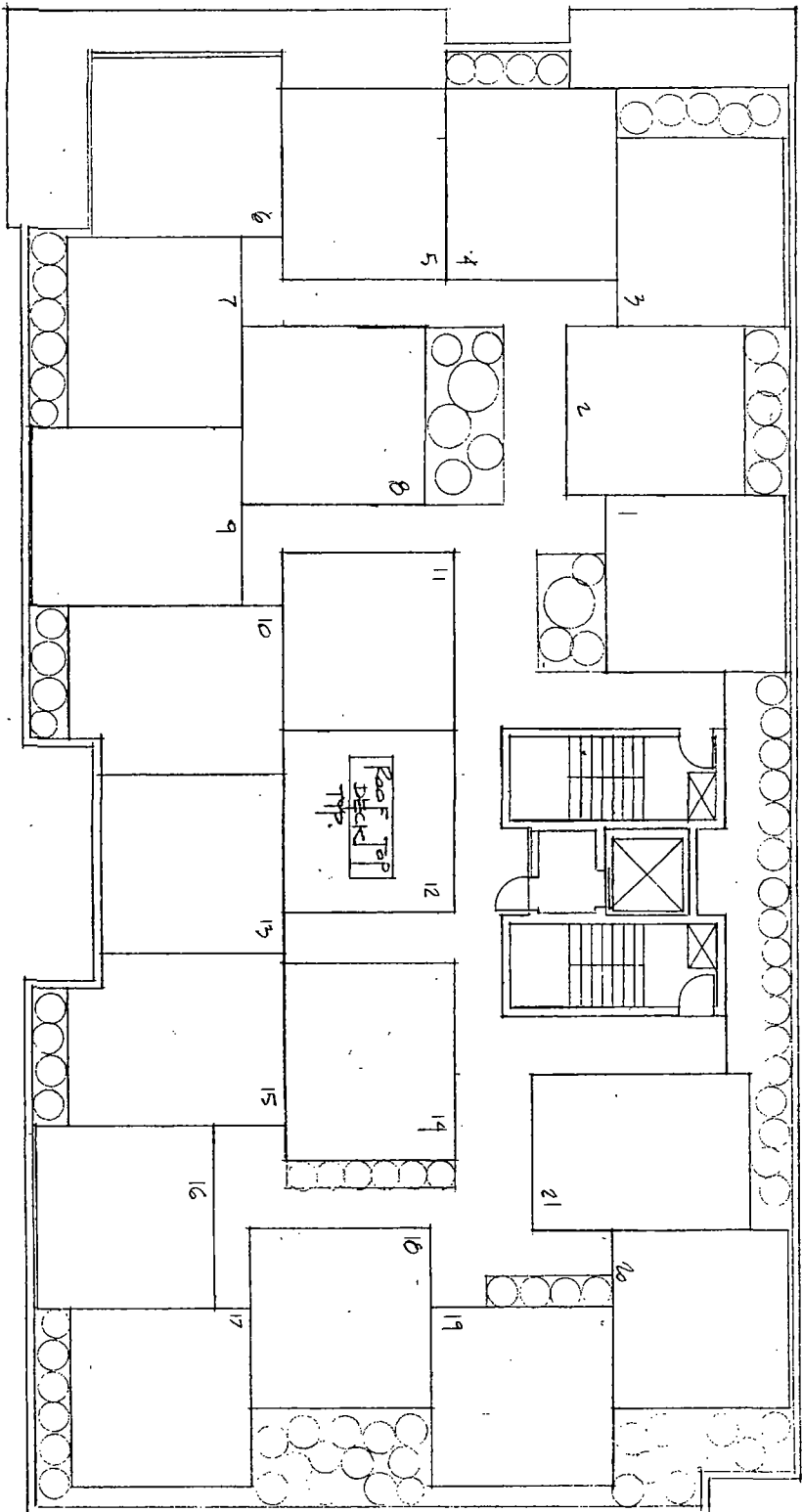


⊕ 2ND 3RD 4TH FLOOR PLAN

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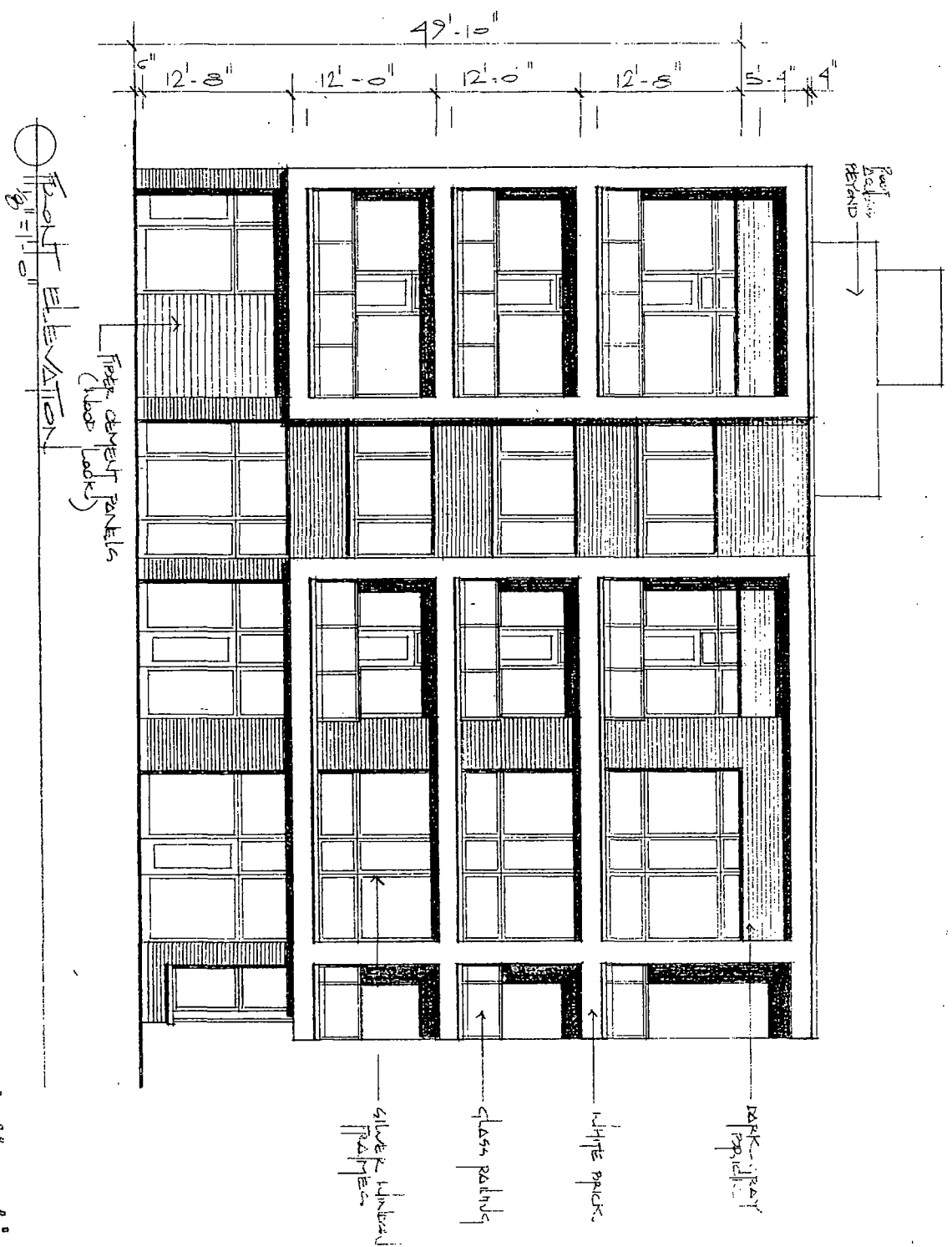
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Roof Plan
1/8" = 1'-0"

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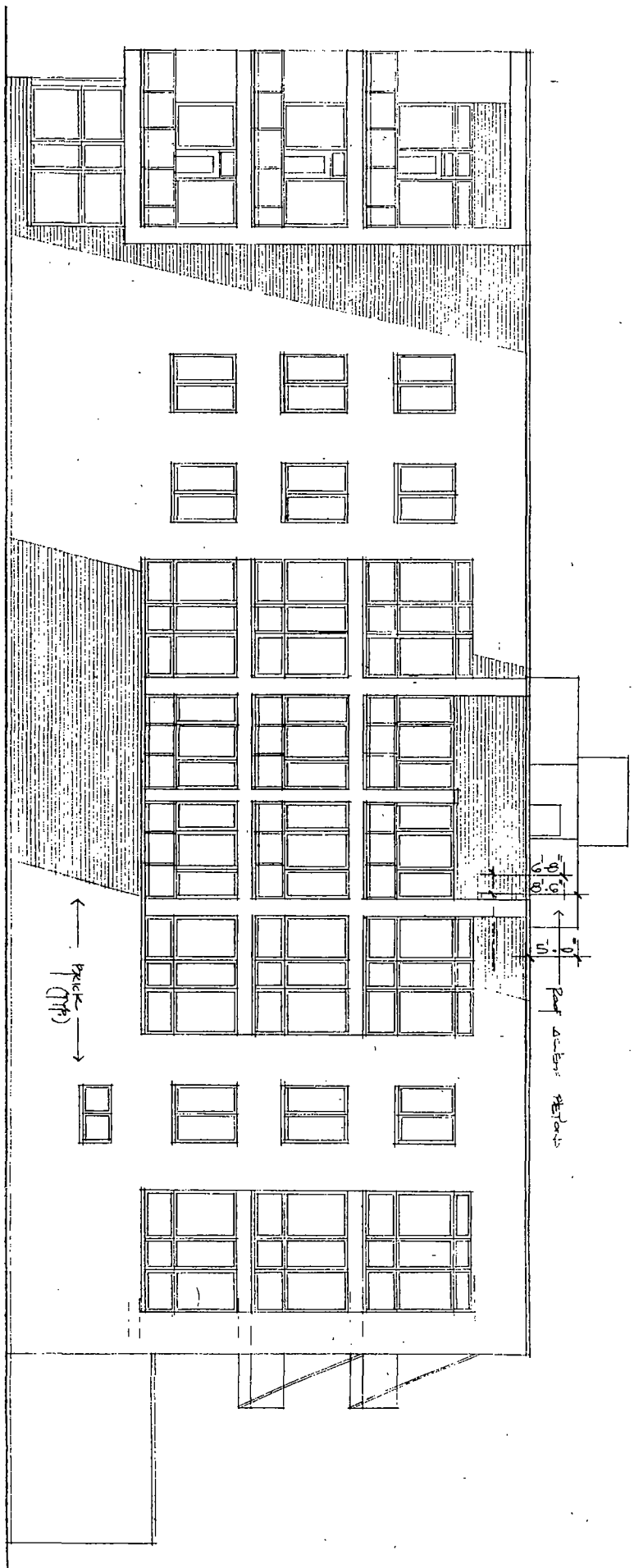
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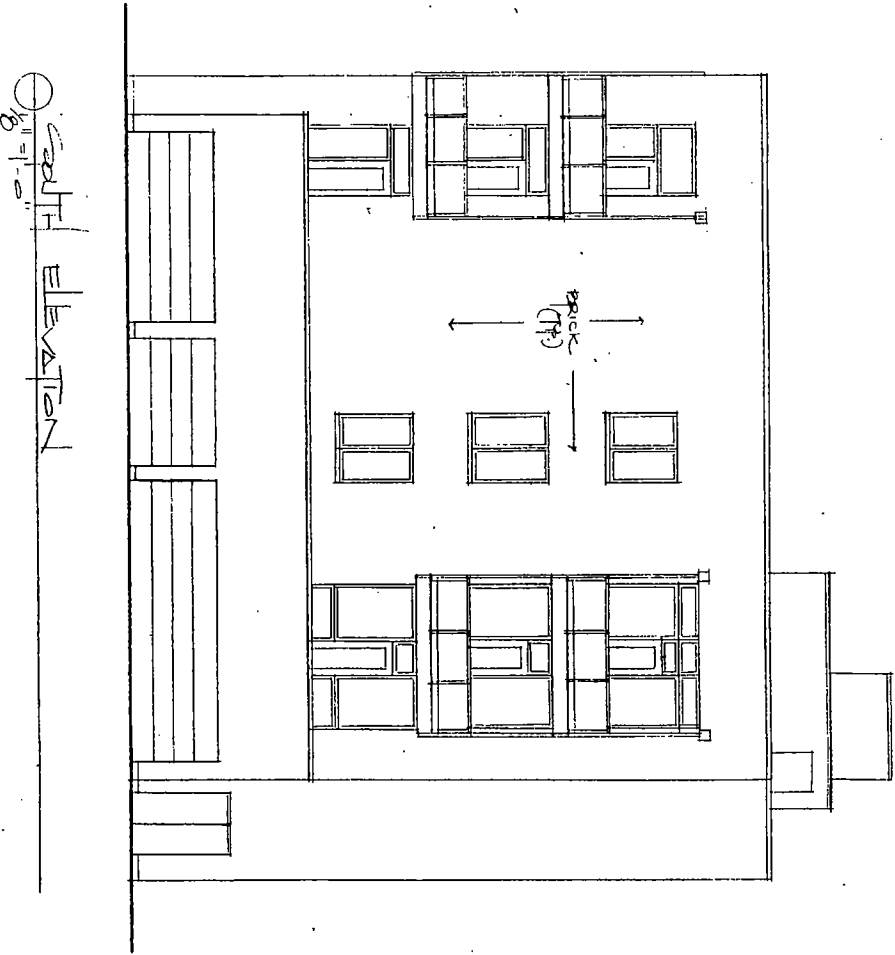


WEST ELEVATION
 1/8" = 1'-0"

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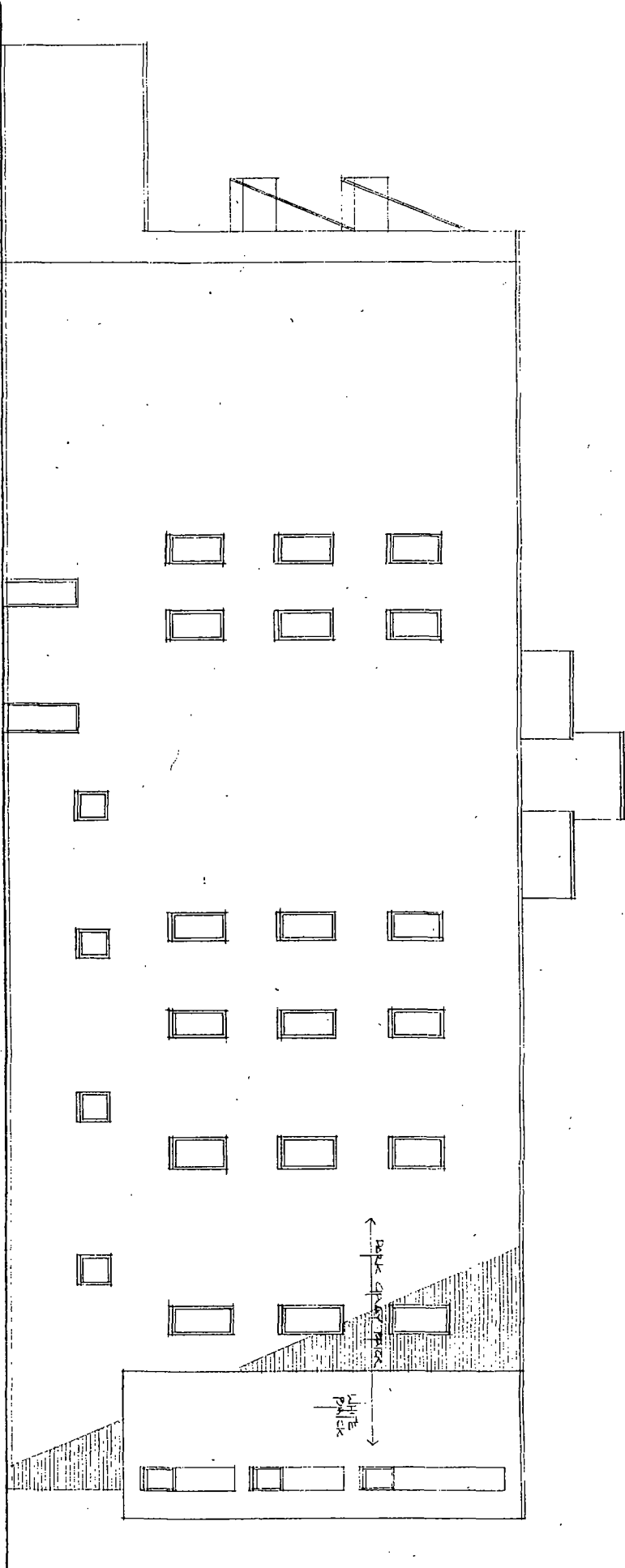


South Elevation
1/8" = 1'-0"

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○ EAST ELEVATION
1/8" = 1'-0"

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