



City of Chicago



SO2021-421

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/27/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-G at 901 W Cullerton St - App No. 20607T1
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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on

Map No. 4-G in the area bounded by

West Cullerton Street; South Peoria Street; the alley next south of and parallel to West Cullerton Street; a line 30.5 feet west of and parallel to South Peoria Street

to those of a B2-2 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: 901 West Cullerton Street

SUBSTITUTE

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

901 West Cullerton Street

B2-2 Neighborhood Mixed-Use District

The purpose of the rezoning is to allow for the construction of a 3.5-story, 2 dwelling unit residential building and detached 3-car garage. There will be no commercial space. The height of the proposed residential building is 44.66 feet.

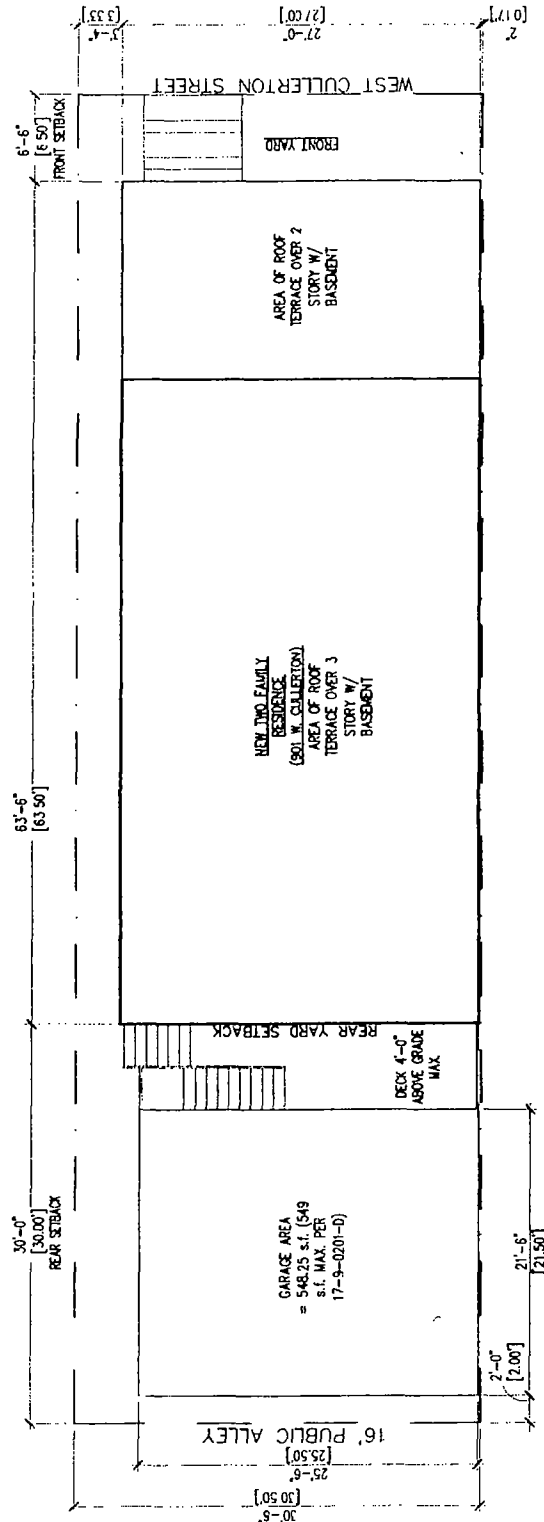
	PROPOSED
Lot Area	3,050 square feet
MLA	1,525 per DU
Parking	3
Front Setback	6.5 feet
West Setback	3.33 feet
East Setback	0.17 feet
Rear Setback	30 feet
FAR	1.6
Building Height	44.66 feet

SQUARE FOOTAGE SUMMARY

3050 S.F. LOT AREA x 2.2 = 6710 MAX. BUILDABLE ABOVE GRADE AREA

DECKING AREA (F.A.R.)	DECKING AREA (GROSS)
GARDEN FLOOR: 0 S.F.	GARDEN FLOOR: 1,714.5 S.F.
1ST FLOOR: 1,714.5 S.F.	1ST FLOOR: 1,714.5 S.F.
2ND FLOOR: 1,714.5 S.F.	2ND FLOOR: 1,714.5 S.F.
3RD FLOOR: 1,255.5 S.F.	3RD FLOOR: 1,255.5 S.F.
TOTAL (F.A.R.): 4,684.5 S.F.	TOTAL (GROSS): 6,403.0 S.F.

548.25 S.F. MAX. GARAGE NOT INCL.



SITE PLAN

NEW TWO FAMILY RESIDENCE
901 W. CULLERTON ST.
CHICAGO, ILLINOIS

CASAGRANDE ARCHITECTS LLC
ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT

SP

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3920 N. ASHLAND AVENUE CHICAGO, ILLINOIS 60613 FAX: 773-348-5556 PHONE: 773-348-5555

08.11.20 PRELIMINARY

THE
FEDERAL
BUREAU OF
INVESTIGATION
OF THE
DEPARTMENT OF JUSTICE

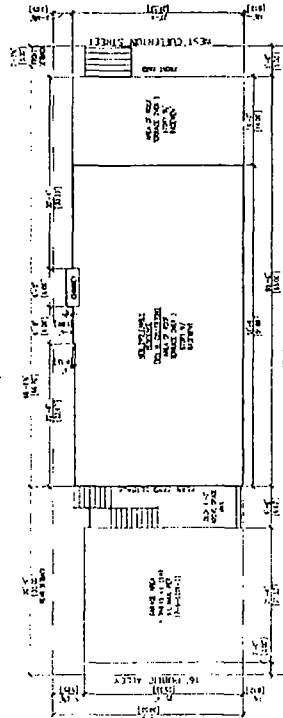
CONTRACT NO. 15

[illegible]

GENERAL BUILDING REQUIREMENTS, P. 101000, Building Code (BC), CURRIC 101000

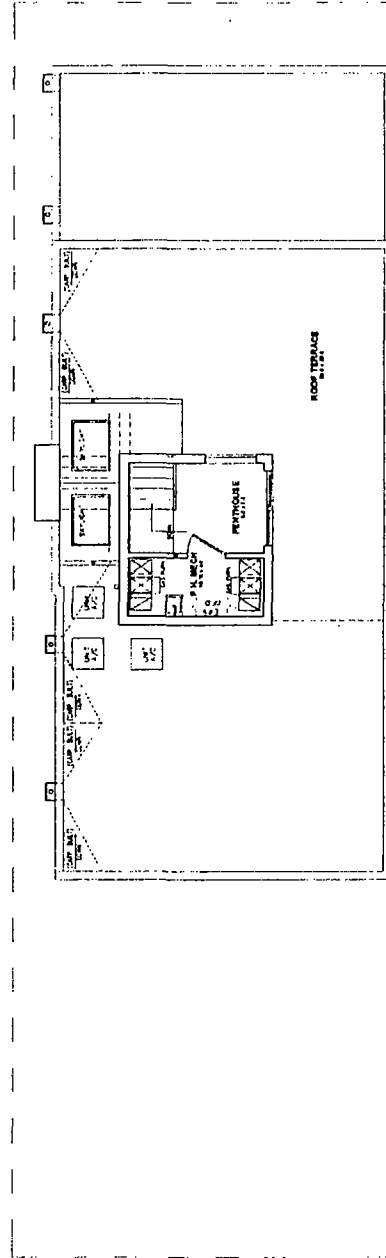
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SITE PLAN



PLAN FOR ELEVATION

CASA GRANDE ARCHITECTS LLC ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT		NEW TWO FAMILY RESIDENCE 901 WEST CULLERTON STREET CHICAGO, ILLINOIS		A-4	
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PENTHOUSE & ROOF PLAN

THIS DOCUMENT IS FOR INFORMATION ONLY. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

The image contains two architectural drawings of a building's rear elevation and garage area.

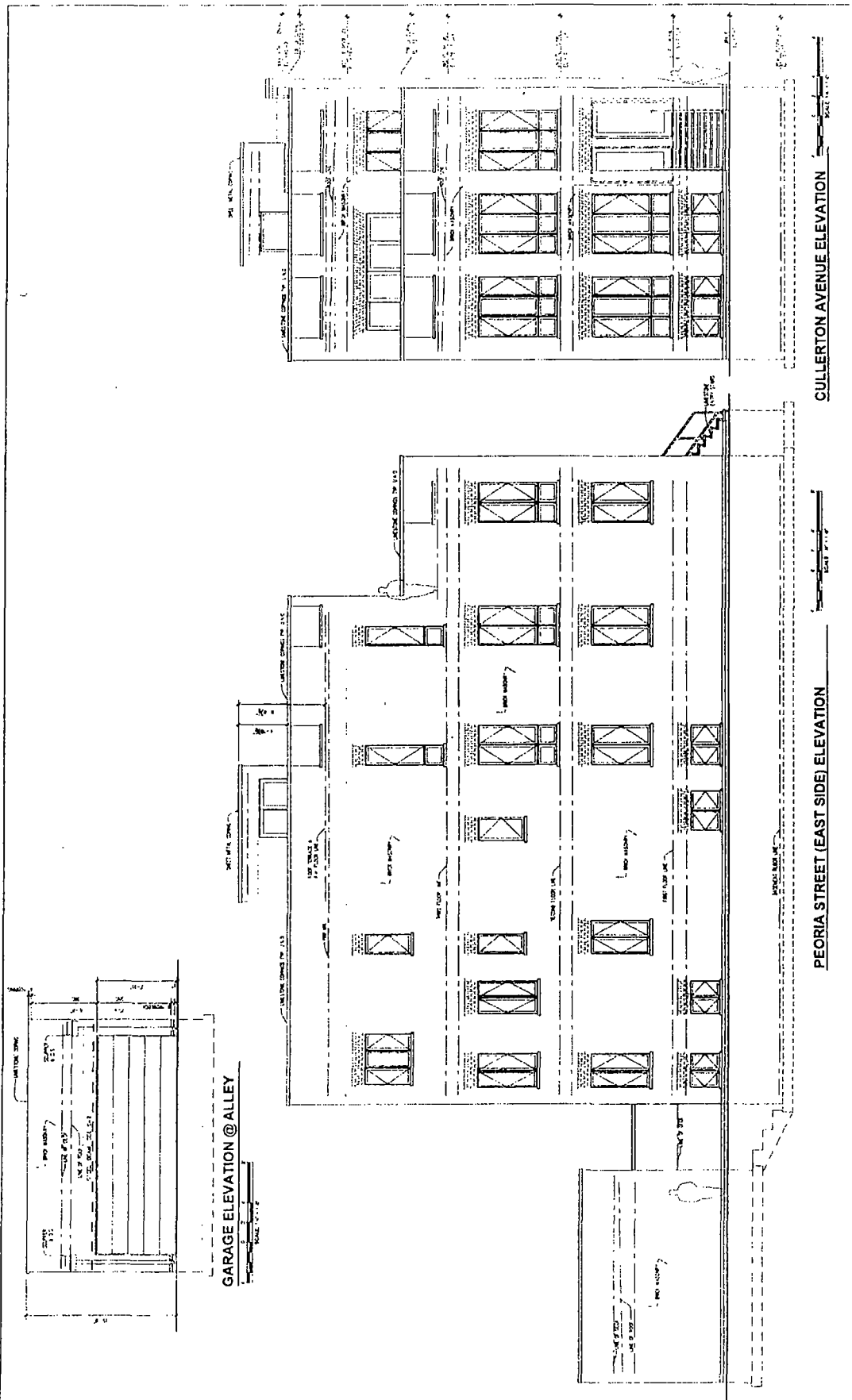
REAR ELEVATION: This drawing shows the rear facade of a two-story building. It features a gabled roof with a central entrance on the ground floor and a large window above it. The upper floor has several windows. The drawing includes detailed annotations for materials, dimensions, and construction notes.

GARAGE ELEVATION @ DECK: This drawing shows the garage area, which is a single-story structure with a flat roof. It features a large garage door and a smaller window. The drawing includes detailed annotations for materials, dimensions, and construction notes.

Both drawings include a scale bar indicating 1" = 1' 0".

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901 WEST CULLERTON STREET



CULLERTON AVENUE ELEVATION

PEORIA STREET (EAST SIDE) ELEVATION

GARAGE ELEVATION @ ALLEY

CASAGRANDE ARCHITECTS LLC ARCHITECTURAL DESIGN CONSTRUCTION MANAGEMENT 100 N. JACOBSON STREET CHICAGO, ILLINOIS 60604 PHONE 312.467.1000 FAX 312.467.1001		NEW TWO FAMILY RESIDENCE 901 WEST CULLERTON STREET CHICAGO, ILLINOIS	A-6
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FOR INFORMATION

