



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2016-4788
Type: Ordinance **Status:** Passed
File created: 6/22/2016 **In control:** City Council
Final action: 7/20/2016
Title: Zoning Reclassification Map No. 7-1 at 2614-2618 W Fullerton Ave - App No. 18869T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-1
Attachments: 1. O2016-4788 (V1).pdf, 2. O2016-4788.pdf

Date	Ver.	Action By	Action	Result
7/20/2016	1	City Council	Passed	Pass
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/22/2016	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map No. 7-1 in the area bounded by

A line 49.00 feet east of and parallel to north Talman Avenue, the public alley next north of and parallel to west Fullerton Avenue, a line 121.00 feet east of and parallel to north Talman Avenue, West Fullerton Avenue

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 2614-18 W Fullerton Avenue

NARRATIVE-2614-2618 W Fullerton

B3-1 to B3-3

In order to allow for the construction of a 4 story, 14 residential dwelling unit building with 15 indoor parking spaces and a 3,206 square feet first floor commercial space. The height of the building will be 53' - 4".

	B3-3
FAR	2.63
Lot Area	10,165.32 Square Feet
Minimum Lot Area Per Dwelling Unit	726 Square Feet
Building Area	26,777 Square Feet
Building Height	48 Feet
Front Setback	Zero
Rear Setback	2 Feet*
West side Setback	Zero
East side Setback	Zero
Parking	15 Indoor Parking Spaces

*Will seek variations for setbacks and other requirements that do not comply with the zoning code.

**FINAL
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FOR

2618 WEST FULLERTON AVENUE CHICAGO, ILLINOIS 60647

FOURTEEN UNIT BUILDING WITH COMMERCIAL SPACE

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