



Office of the City Clerk

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Legislation Details (With Text)

File #: O2017-5180
Type: Ordinance **Status:** Passed
File created: 6/28/2017 **In control:** City Council
Final action: 11/8/2017
Title: Zoning Reclassification Map No. 2-G at 2104-2120 W Fullerton Ave - App No. 19291T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-G
Attachments: 1. O2017-5180.pdf

Date	Ver.	Action By	Action	Result
11/8/2017	1	City Council	Passed	Pass
10/23/2017	1	Committee on Zoning, Landmarks and Building Standards		
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/28/2017	1	City Council	Referred	

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.

2104-20 West Fullerton Avenue

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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