



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-3872
Type: Ordinance **Status:** Passed
File created: 7/22/2020 **In control:** City Council
Final action: 2/26/2021
Title: Zoning Reclassification Map No. 5-H at 1907 W Fullerton Ave - App No. 20450T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-H
Attachments: 1. O2020-3872.pdf, 2. SO2020-3872.pdf

Date	Ver.	Action By	Action	Result
2/26/2021	1	City Council	Passed as Substitute	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2020	1	City Council	Referred	

FINAL FOR PUBLICATION

20.150-TI I mm Dak: 07,22/2020

SUBSTITUTE ORDINANCE

13L IT ORDAINED BY Ti II- CITY COUNCIL OF THE CI TY OP CHICAGO;

SECTION I. 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. 5-H in an area bound by

West Fullerton Avenue; a line 275.0 feet east of North Elston Avenue and perpendicular to West Fullerton Avenue; the public alley next south of West Fullerton Avenue; And a line 250 feet east of North Elston Avenue and perpendicular to West Fullerton Avenue

to those of a H2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1907 West Fullerton Avenue

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Type-1 ZOMNG MAP AMINDMKM: SUBS I I TV I h NARRATIVE & PLANS

1907 West Fullerton Avenue - 1V1.V3 to B2-2

The applicant wishes to rezone the property in order to make the use conform with the zoning district. Residential uses are not permitted in a Manufacturing District. The applicant proposes to construct a second floor addition, to the existing 1 1/2-story residential building following the existing exterior wall lines with 3.0' cantilever not following the existing wall line. The applicant will seek administrative or variance relief as necessary.

FAR	0.85
Building Area	2,053 Square Feet
Density/FMLAI	2,415 Square Feet
Lot Area	2,415 Square Feet
Building Height	27 Feet 4 Inches

Front Setback 3 Feet 6 Inches
Rear Setback 43 Feet 2 Inches
East Side Setback 3 Feet VA Inches 0
West Side Setback Feet 9 Inches
Parking 2 Parking Stalls

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