



Office of the City Clerk

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Room 107
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Legislation Text

File #: SO2020-3872, Version: 1

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 1/2 Inches
Front/Back/Rear	3 Feet 6 Inches 43 Feet
Setback	2 Inches
East Side Setback	3 Feet 6 1/2 Inches 0
West Side Setback	Feet 9 Inches
Parking	2 Parking Stalls

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