



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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Chicago, IL 60602  
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## Legislation Text

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File #: SO2016-1619, Version: 1

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### ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No 5-1 in the area bounded by

West Fullerton Avenue; a line 100 feet east of and parallel to North Maplewood Avenue; the alley next south of and parallel West Fullerton Avenue; and North Maplewood Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 2529-2537 West Fullerton Avenue

**17-13-0303-C (1) Narrative Zoning Analysis - Substitute Narrative and Plans**  
2529-2537 West Fullerton Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: .

10,200 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story (with partial basement) mixed-use building, at the subject site. The new proposed building will contain approximately 2,380 square feet of commercial/office space, at grade level, with nineteen (19) dwelling units above (Floors 2 thru 5). There will also be nineteen (19) interior parking spaces, located at grade level. The new proposed building will be masonry in construction, with glass accents, and

measure 55 feet -3 inches in height.

- a) The Project's Floor Area Ratio:  
30,600 square feet (3.0 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit): 400 square feet
- c) The amount of off-street parking:  
19 parking spaces
- d) Setbacks:
  - a. Front Setback: 0
  - b. Rear Setback: 0 (Grade Level - non-residential)  
\* 15 feet (Floors 2-6 - residential)

*\*The Applicant will be seeking a Variation and/or Administrative Adjustment to reduce the rear setback, at the residential floors.*

- c. Side Setbacks (North Avenue): East: 0 West: 0
- (e) Building Height:  
55 feet - 3 inches

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