



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2018-9637, Version: 1

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District and B3-2 Community Shopping District symbols and indications as shown on Map No.5-1 in the area bounded by

West Fullerton Avenue; a line 182 feet west of and parallel to North Western Avenue; the alley south of and parallel to West Fullerton Avenue; and the alley next east of and parallel to North Campbell Avenue,

to those of a B3-3 Community Shopping 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: 2421-2425 West Fullerton Avenue

17-13-0303-C (1) Amended to be a Type 1 - Narrative and Plans

Address: 2421-25 W. Fullerton, Chicago, IL Proposed Zoning: B3-3

Community Shopping District Lot Area: 11,302.5 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a proposed four-story mixed-use building with retail space at grade, twenty-one (21) residential units above, and twenty-one (21) onsite garage parking spaces. The proposed building will be 49 feet-10 inches in height.

- a) The Project's floor area ratio: 30,550 square feet (2.703 FAR)
- b) The project's density (Lot Area Per Dwelling Unit): 21 dwelling units
- c) The amount of off-street parking: 21 parking spaces
- d) Setbacks:
 - a. Front Setback: 3 feet
 - b. Rear Setback: 21 feet
 - c. East Side Setback: 3 feet
 - d. West Side Setback: zero
 - e. Rear Yard Open Space: n/a
- (e) Building Height: 49 feet-10 inches

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*17-10-0207-A #

* 17-13-0303-C(2) - Plans Attached.

PLAT OF SURVEY

LOT 11, 12 AND 13 IN E H AND N E GARY'S SUBDIVISION OF THE NORTH 221 FEET OF THE EAST 31 1 2 FEET OF THE NORTHEAST 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK

COUNTY, ILLINOIS

COMMONLY KNOWN AS 242 1-2425 WEST FULLERTON AVENUE . CHICAGO ILLINOIS

FULLERTON AVENUE

16' PUBLIC ALLEY

ASPK'LT PVWT

NOTE
-dimensions are shown in feet and decimals and are

CORRECTED TO A TEMPERATURE OF 68 DEGREES F (ARCN 1/2") - THE LEGAL DESCRIPTION SHOWN ON THIS PLAT HEREON IS A CRITERION OF THE OWNER'S ACCEPTANCE AND SHOULD BE COMPARED WITH THE FIELD OR DEED - DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING - COMPARE ALL POINTS BEFORE BUILDING, BY SAME AND AT ONCE REPOSE ANY

DIFFERENCES
REFER TO DEED TITLE POLICY AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

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PREPARED BY

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STATE OF ILLINOIS COUNTY OF MCHEERY IROYC LAWICZAK

DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON IN ACCORDANCE WITH THE PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A
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