

Legislation Details (With Text)

File #:	SO2	2014-8020				
Туре:	Ord	inance	Status:	Passed		
File created:	10/8	3/2014 I	n control:	City Council		
		F	Final action:	11/19/2014		
Title:	Zoning Reclassification Map No. 5-I at 2505 W Fullerton Ave - App No. 18181T1					
Sponsors:	Misc. Transmittal					
Indexes:	Map No. 5-I					
Attachments:	1. O	2014-8020.pdf, 2. SO2014-8	020.pdf			
Date	Ver.	Action By	Act	ion	Result	
11/19/2014	1	City Council	Pa	ssed as Substitute	Pass	
11/13/2014	1	Committee on Zoning, Lanc and Building Standards	dmarks An	nended in Committee	Pass	
10/8/2014	1	City Council	Re	ferred		

18/8/ ti

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 B3-1, Community Shopping District, as shown on Map 5-1 in the area bounded by:

West Fullerton Avenue, a line 178.25 feet west of North Campbell Avenue, the alley south of and parallel to West Fullerton Avenue and a line 151.25 feet west of North Campbell Avenue.

To those of B2-3, Neighborhood Mixed Use District

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2505 West Fullerton Avenue, Chicago, Illinois

SUBSTITUTE NARRATIVE FOR THE PROPOSED

REZONING AT 2505 WEST FULLERTON AVENUE

The application to change zoning for 2505 West Fullerton Avenue is to allow for the construction of a four story, three unit residential building with a basement.

Proposed Zoning: B2-3, Neighborhood Mixed-Use District.

Lot Area: 2,754 square feet

Floor Area Ratio: 2.10

Building Area: 5,796

Density. Lot Area per Dwelling Unit: 918 sq. ft. each unit-Off-street Parking: one garage parking space per

unit (a total of 3 parking spaces). Front Setback: Zero Rear Setback: 22 feet 6 inches

Side Setback: The east and west setbacks are each 3 feet.

Building Height: The height will be 46 feet 6 inches (a four story building with a basement).

E>3 II_{G 5° 0}

a 2 Z > so o a H

,-,92.

K> 3

n 00 32 S § of

<≂azջ^-o

S <

CD

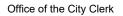
I11 sii

© > Z > > 50 S

об S **d** ■ ■ 5 sr G ® *w X* Р £L кыз т 3"

-1

TT



File #: SO2014-8020, Version: 1

Х° ³ р: 30				
00 ^ y 0 S S > S< ro tn				
el I		I		
f				
7_				
□ 0				
Ū				
li				
⊳₅₀ lis				
20-5 PI "				

@

n > s 93 g n?!w х m a 1 Q@ 3 :

n oc 3 0?

,

P5

go tn

c>3 m n ti iSi Ego n En 2§ 3

33 2

f 7_ z >

()

File #: SO2014-8020, Version: 1

> PS	
Sjj =. M £1	
Q® ± « 5T 2	

Ρ£Lο

0>