



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-8020
Type: Ordinance **Status:** Passed
File created: 10/8/2014 **In control:** City Council
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. O2014-8020.pdf, 2. SO2014-8020.pdf

Date	Ver.	Action By	Action	Result
11/19/2014	1	City Council	Passed as Substitute	Pass
11/13/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
10/8/2014	1	City Council	Referred	

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).

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