



# Office of the City Clerk

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

## Legislation Details (With Text)

---

**File #:** SO2018-5977  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/25/2018      **In control:** City Council  
   **Final action:** 9/20/2018  
**Title:** Zoning Reclassification Map No. 4-H at 2000 W Cullerton St - App No. 19725T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-H  
**Attachments:** 1. SO2018-5977.pdf, 2. O2018-5977.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed as Substitute	Pass
7/25/2018	1	City Council	Referred	

### 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 B1 -2 Neighborhood Shopping District symbols and indications as shown on Map No.4-H in the area bounded by:

The public alley next north of and parallel to West Cullerton Street; South Damen Avenue; West Cullerton Street; And a line 25 feet west of and parallel to South Damen Avenue.

To those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 2000 W. Cullerton, Chicago, IL 60608

## FINAL FCR PUBLICATION

Substitute Project Narrative: 2000 W. Cullerton, Chicago

The proposed amendment is a change from the current B1-2 zoning district to a B2-3 zoning district zoning change. The Applicant is proposing to use the existing vacant land in order to develop a four dwelling unit residence building with new attached two-space garage.

- a) Floor Area Ratio: 2.35
- b) Density (lot area per dwelling unit) = 300 sq.ft.
- c) On-site parking: A 2-car garage will provide 2 parking spaces. The applicant will seek parking relief per City of Chicago Transit Oriented Development reduction.
- d) Setbacks
  - a. Front Setback: 0'-6" \*
  - b. Rear Setback: 7'-0" Above ground level 30' - 0"
  - c. Side Setback: 3'-0"-0'-0" \*
- e) Building height: 49'-0" Note the building height at the top of the parapet is 51' - 8"
- f) Building area: 7,294 sq.ft.
- g) Lot Area: 3,125 sq. ft.

\* Applicant will seek variance or administrative relief if necessary

# FINAL FCR PUBLICATION

S DAMEN AVE

COLORADO RESIDENCE

2000 W CULLERTON ST CHICAGO IL, 60608

I

□1 J

if

1/

o

-a

oj

**UZ**

O

>  
ro o o  
5 £  
o -

COLORADO RESIDENCE

2000 W CULLERTON ST CHICAGO IL, 60608

i ii

@ -

nil l i j ii  
jpi-L UL

O

DU

It: O

COLORADO RESIDENCE

>

CO  
OO

2000 W CULLERTON ST CHICAGO IL, 60608

111

SSSj

>>[a "B U1TJ  
ill iii p  
n£2  
-5^^

1§  
out Zlo

I¹-

555  
III  
Is? spa o=s  
I!!

i S CD  
"c?j Vzn

St  
SSS  
aS  
io

> > > >  
SSi Si

S 3 s s£ 3  
ni l O M ill I<sup>8</sup>  
I ¹ ?i

^ ii II? s li? s h l 2 l l

a civ.  
o y ?P

I Si  
r- S>

O m

□3  
O

>n02mo5taa (lci

O

az O

9E".oE83Bg>g!!,

Sf Is  
i! 8 ?! l; l lf

§3 S  
si j

m -i  
3°  
co .  
O 73

"a: o

m z m ;o  
Q o o a m co -l >  
H  
m  
m z

■ i<sup>1</sup>

i«k y.

\* 1?=  
I If!  
l ifi

a Jg ? S «5 S rS ; ?5 3

>  
7°°O>  
GD  
m o O o m co

O O

COLORADO RESIDENCE

2000 W CULLERTON ST CHICAGO IL, 60608