



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2019-4130  
**Type:** Ordinance **Status:** Passed  
**File created:** 6/12/2019 **In control:** City Council  
**Final action:** 7/22/2020  
**Title:** Zoning Reclassification Map No. 5-H at 1645 W Fullerton Ave - App No. 20053T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. O2019-4130.pdf, 2. SO2019-4130.pdf

Date	Ver.	Action By	Action	Result
7/22/2020	1	City Council	Passed as Substitute	Pass
7/21/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/12/2019	1	City Council	Referred	

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### SUBSTITUTE 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 M3-3. Heavy Industry District symbols and indications as shown on Map No. 5-H in an area bound by

West Fullerton Avenue; a line 115 feet west of the intersection of North Clybourn Avenue and West Fullerton Avenue as measured at the south right-of-way line of West Fullerton Avenue and perpendicular thereto; a line 166 feet south of West Fullerton Avenue; the alley next south of and parallel to North Clybourn Avenue, the alley segment next west of North Clybourn Avenue and perpendicular to West Medill Avenue; West Medill Avenue; a line 387.57 feet west of and parallel to the alley segment next west of North Clybourn Avenue and perpendicular to West Medill Avenue; a line 165.29 feet south of and parallel to West Fullerton Avenue; and a line 348.59 feet west of the intersection of North Clybourn Avenue and West Fullerton Avenue as measured at

the south right-of-way line of West Fullerton Avenue and perpendicular thereto,

to those of a C3-2, Commercial, Manufacturing and Employment District. SECTION 2. This

ordinance takes effect after its passage and due publication.

Common Address of Property: 1645

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SUBS TITLE NARRATIVE & PLANS - 1645 West Fullerton Avenue

M3-3 to C3-2

The applicant seeks to convert and repurpose an empty industrial building in a Manufacturing District into a commercial building with offices, day care, a health club and a swimming pool. The existing structure consists of 35,917 sq. ft. The proposed building will add playground atrium on the northeast side of the 1<sup>st</sup> floor and a 2<sup>nd</sup> floor addition to the back of the existing building resulting in a total floor area in the new building of 50,795 sq. ft. 54 on-site parking stalls will be provided.

FAR	1.1
Lot Area	45,695 Square Feet
Building Area	50,795 Square Feet
Building Height	45 Feet 4 Inches
Front Setback-	82 Feet 4 Inches
Rear Setback	0 Feet 0 Inches
West side Setback	0 Feet 0 Inches ■
East side Setback	0 Feet 7 Inches
Parking	54 Parking Spaces

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Thomas S Mo'Tki-', Jane J". AN'nr.K'SdN

June 25.2020

**BV EMAIL AND REGULAR MAIL**

Anna Robles  
Chief Zoning Plan Examiner Department of Planning  
and Development 121 North LaSalle Street, Room 905  
Chicago, Illinois 60602

**Re: Zoning Map Amendment Application 1645 West  
Fullerton Avenue**

Dear Anna:



My client has been in a nearly year-long negotiation with the Chicago Plan Commission regarding his proposed redevelopment of a vacant building at the above address. Obviously, this resulted in more than a few changes to the plans initially submitted to you June 12, 2019. Please find attached by email with 4 hard copies of the below listed items delivered to the entry desk personnel on the 1<sup>st</sup> floor of City Hall:

1. Substitute ordinance;
2. Updated property survey;
3. Substitute narrative;
4. Updated plans; and
5. Renderings.

Please let me know if you need anything else or have any comments regarding the above materials.  
Thanks for your help.

Sincerely,

Thomas S. Moore

Enc. cc:

Charles Cui Ron Vat;

## **Application #20053-T1**

### DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

#### MEMORANDUM

Alderman Tom Tunney  
Chairman, City Council Committee on Zoning

Maurice D. Cox Chicago Plan Commission

July 16, 2020

Re: Map Amendment to the North Branch Industrial Corridor

On July 16, 2020, the Chicago Plan Commission recommended approval of the proposed map amendment to the North Branch Industrial Corridor submitted by Fullerton Property Holdings, LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Zoning Administrator's recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS G0602