



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2021-4576  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 10/14/2021  
**In control:** City Council  
**Final action:** 11/17/2021  
**Title:** Zoning Reclassification Map No. 4-F at 554 W Cullerton St - App No. 20846T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-F  
**Attachments:** 1. O2021-4576 (V1).pdf, 2. O2021-4576.pdf

Date	Ver.	Action By	Action	Result
11/17/2021	1	City Council	Passed	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/14/2021	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 the M2-3 Light Industry District symbols and indications as shown on Map No. 4-F in the area bounded by:

A line 100.0 feet north of and parallel to West Cullerton Street; a line 184.0 feet east of and parallel to South Jefferson Street; West Cullerton Street; and a line 160.0 feet east of and parallel to South Jefferson Street

to those of a B2-2 Neighborhood Mixed-Use District.

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

Address: 554 W. Cullerton St.

### NARRATIVE AND PLANS

554 W. Cullerton St. TYPE I  
REGULATIONS

Narrative: The subject property is improved with a two story residential building with two residential dwelling units. The Applicant seeks to rezone the property from a M2-3 Light Industry District to a B2-2 Neighborhood Mixed-Use District to construct a new two story residential building with two residential dwelling units. There will be no parking. The

proposed height of the building will be 23'-2". The Applicant will seek relief for reduction in parking.

Lot Area: 2,400 square feet

FAR: 0.75

Floor Area: 1,814 square feet

Residential Dwelling Units: 2

MLA: 1,200 square feet

Height: 23'-2" feet

Automobile Parking: 0\*

Setbacks:

Front (West Cullerton): 14'-6" feet

East Side: 4'-0" feet

West Side: 1'-3" feet

Rear: 27'-8" feet \*\*

A set of plans is attached.

\* The Applicant will seek relief to reduce parking.

\*\* The Applicant will seek relief to reduce the rear yard setback from the required 30'-0" feet to 27'-8" feet.

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