



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2022-2725  
**Type:** Ordinance  
**File created:** 9/21/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/26/2022  
**Title:** Zoning Reclassification Map No. 5-H at 1905 W Fullerton Ave - App No. 21134T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. O2022-2725 (V1).pdf, 2. O2022-2725.pdf

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/21/2022	1	City Council	Referred	

## rmai -for Publication

### 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 B2-2 Neighborhood Mixed-Use symbols and indications as shown on Map No. 5-H in an area bound by

West Fullerton Avenue; a line 275.0 feet east of North Elston Avenue and perpendicular to West Fullerton Avenue; the public alley next south of West Fullerton Avenue; and a line 250 feet east of North Elston Avenue and perpendicular to West Fullerton Avenue.

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

SECTION 2. This ordinance takes effect after its passage and due publication. Common Address

of Property. 1905 West Fullerton Avenue

# Final for Publication

## TYPE 1 ZONING MAP AMENDMENT: NARRATIVE AND PLANS

### 1905 WEST FULLERTON AVENUE, CHICAGO, IL 60614 B2 -2 TO B2-2: SUBSTITUTE USAGE

This is a mandatory Type 1 Zoning Map Amendment to continue the B2-2 Neighborhood Mixed Use and alter the drawings for a redesigned use to establish office/retail and two residential dwellingunits above for a proposed four-story building. A set of plans provided.

FAR	1.9 Lot area 2,414.875sf
BUILDING AREA	4,595 SF
DENSITY (MLA) per	1,207.43/Dwelling Unit (2 Dus)
BUILDING HEIGHT	38'10"
FRONT SETBACK	0'
REAR SETBACK	30'0"
EAST SETBACK	0'
WEST SETBACK	0'
PARKING	Two Paved Parking spaces

WEST FULLERTON AVE.

two aiKEcnoN traffic

**Q**

**to**  
**15**  
**Z3**