



Office of the City Clerk

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Legislation Details (With Text)

File #: O2023-96
Type: Ordinance
File created: 1/18/2023
Status: Passed
In control: City Council
Final action: 3/15/2023
Title: Zoning Reclassification Map No. 7-H at 1600-1608 W Fullerton Ave - App No. 22085T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-H
Attachments: 1. O2023-96 (V1).pdf, 2. O2023-96.pdf

Date	Ver.	Action By	Action	Result
3/15/2023	1	City Council	Passed	Pass
2/23/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/18/2023	1	City Council	Referred	

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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) be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Grid

Index 7-H in the area bounded by

The alley next north of and parallel to West Fullerton Avenue; a line 58.50 feet west of and parallel to North Ashland Avenue; West Fullerton Avenue; and a line 83.50 feet west of and parallel to North Ashland 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: 1600-1608 West Fullerton Avenue

17-13-0303-C (1) Narrative Zoning Analysis

1600-1608 West Fullerton Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 3,125 square feet

Proposed Land Use: The subject property consists of a single lot of record, which such lot is presently vacant and unimproved. The Applicant is seeking a Zoning Map Amendment in order to redevelop the site with a new four-story mixed-use building, which will feature commercial space on the 1st Floor and three (3) dwelling units on and between the 2nd through 4th Floors - one dwelling unit on each floor. [Residential uses (but-for shelters) are NOT permitted under the current M1-2 zoning classification.] The new development, as designed and proposed, will offer off-street parking for three (3) vehicles, at the rear of the site. The new building will be masonry in construction and will measure 45 feet-0 inches in height (to the underside of the flat roof).

- (A) The Project's Floor Area Ratio: 7,800 square feet square feet (2.5 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units (1,041.7 square feet per dwelling unit)
- (C) The amount of off-street parking: 3 vehicular spaces
- (D) Setbacks: a. Front Setback: 0 foot-0 inches
 - b. Rear Setback: 45 feet-0 inches
 - c. Side Setbacks:
 - East: 0 feet-0 inches West: 0 feet-0 inches
- (E) Building Height: 45 feet-0 inches (underside of flat roof)

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