



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2014-8020, Version: 1

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**18/8/ ti**

### 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 B3-1, Community Shopping District, as shown on Map 5-1 in the area bounded by:

**West Fullerton Avenue, a line 178.25 feet west of North Campbell Avenue, the alley south of and parallel to West Fullerton Avenue and a line 151.25 feet west of North Campbell Avenue.**

**To those of B2-3, Neighborhood Mixed Use District**

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

**Common Address of Property: 2505 West Fullerton Avenue, Chicago, Illinois**

SUBSTITUTE NARRATIVE FOR THE PROPOSED

REZONING AT 2505 WEST FULLERTON AVENUE

The application to change zoning for 2505 West Fullerton Avenue is to allow for the construction of a four story, three unit residential building with a basement.

Proposed Zoning: B2-3, Neighborhood Mixed-Use District.

Lot Area: 2,754 square feet

Floor Area Ratio: 2.10

Building Area: 5,796

Density. Lot Area per Dwelling Unit: 918 sq. ft. each unit-Off-street Parking: one garage parking space per unit (a total of 3 parking spaces). Front Setback: Zero Rear Setback: 22 feet 6 inches

Side Setback: The east and west setbacks are each 3 feet.

Building Height: The height will be 46 feet 6 inches (a four story building with a basement).

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