



Office of the City Clerk

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

Legislation Text

File #: SO2018-5977, Version: 1

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 B1 -2 Neighborhood Shopping District symbols and indications as shown on Map No.4-H in the area bounded by:

The public alley next north of and parallel to West Cullerton Street; South Damen Avenue; West Cullerton Street; And a line 25 feet west of and parallel to South Damen 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: 2000 W. Cullerton, Chicago, IL 60608

FINAL FCR PUBLICATION

Substitute Project Narrative: 2000 W. Cullerton, Chicago

The proposed amendment is a change from the current B1-2 zoning district to a B2-3 zoning district zoning change. The Applicant is proposing to use the existing vacant land in order to develop a four dwelling unit residence building with new attached two-space garage.

- a) Floor Area Ratio: 2.35
- b) Density (lot area per dwelling unit) = 300 sq.ft.
- c) On-site parking: A 2-car garage will provide 2 parking spaces. The applicant will seek parking relief per City of Chicago Transit Oriented Development reduction.
- d) Setbacks
 - a. Front Setback: 0'-6" *
 - b. Rear Setback: 7'-0" Above ground level 30' - 0"
 - c. Side Setback: 3'-0"-0'-0" *
- e) Building height: 49'-0" Note the building height at the top of the parapet is 51' - 8"
- f) Building area: 7,294 sq.ft.
- g) Lot Area: 3,125 sq. ft.

* Applicant will seek variance or administrative relief if necessary

FINAL FCR PUBLICATION

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