



Office of the City Clerk

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Legislation Text

File #: O2022-2725, **Version:** 1

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 Publication for

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 dwelling units 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 additional traffic

**Q
to
15
Z3**