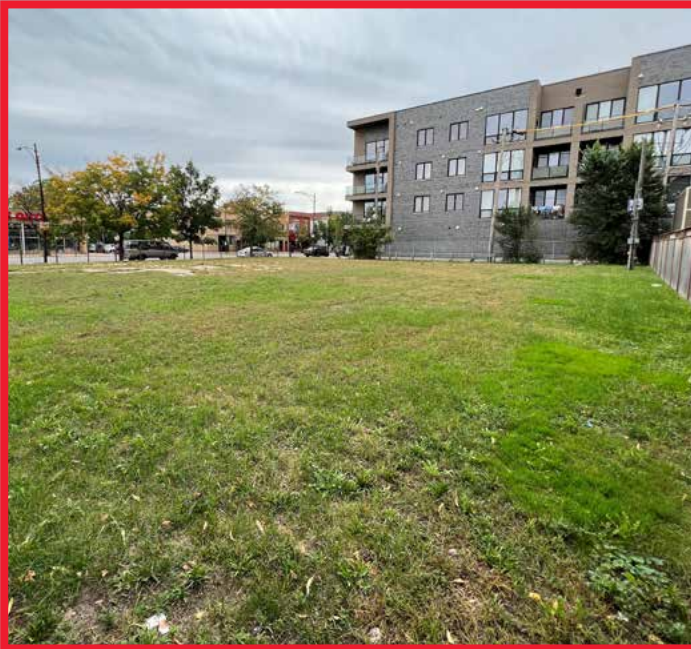
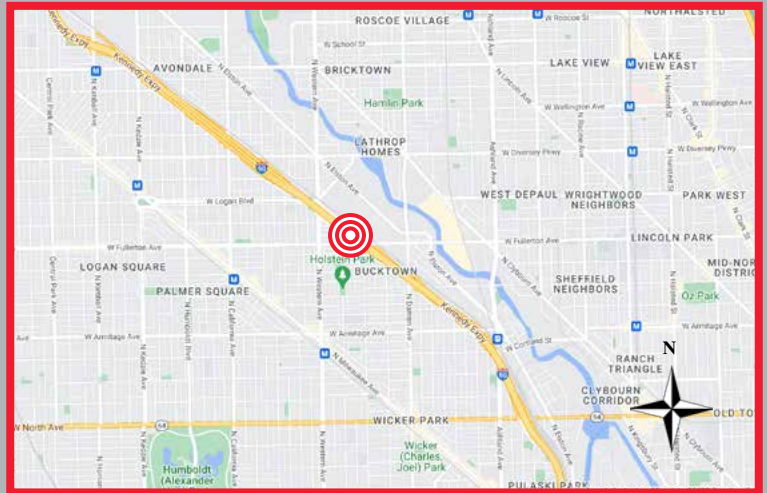


# LAND FOR SALE

**2429-2431 W. Fullerton  
B3-1 Zoning**



**5 Lots - 12,250 sf  
Sale Price: \$2,200,000**



Chicago Municipal Code – Chicago Zoning Ordinance

[https://codelibrary.amlegal.com/codes/chicago/latest/chicagozoning\\_il/0-0-0-49164](https://codelibrary.amlegal.com/codes/chicago/latest/chicagozoning_il/0-0-0-49164)

17-3-0207 Use Table and Standards.

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
Specific Use Type									
P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed									
<b>RESIDENTIAL</b>									
<b>A. Household Living</b>									
1.	Artist Live/Work Space located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
2.	Artist Live/Work Space located on the ground floor	S	P	S	S	S	-		§ 17-10-0207-C
3.	Dwelling Units located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
4.	Dwelling Units located on the ground floor (as follows)								
5.	Detached House	S	P	S	S	S	-		§ 17-10-0207-A
6.	Elderly Housing	S	P	S	S	S	-		§ 17-10-0207-D
7.	Multi-Unit (3+ units) Residential	S	P	S	S	S	-		§ 17-10-0207-C
8.	Single-Room Occupancy	S	P	S	S	S	-		§ 17-10-0207-B
9.	Townhouse	S	P	S	S	S	-	§ 17-2-0500	§ 17-10-0207-A
<b>B. Group Living (except as more specifically regulated)</b>		S	S	S	S	S	-		§ 17-10-0207-Q
1.	Assisted Living (Elderly Custodial Care)	S	P	P	P	P	-		§ 17-10-0207-Q
2.	Community Home, Family	P	P	P	P	-	-	§ 17-9-0104	§ 17-10-0207-Q
3.	Community Home, Group	S	S	S	S	-	-	§ 17-9-0104	§ 17-10-0207-Q
4.	Domestic Violence Residence, Family (located above the ground floor [1])	P	P	P	P	-	-		§ 17-10-0207-Q
5.	Domestic Violence Residence, Group [2]	S/P	S/P	S/P	S	-	-		§ 17-10-0207-Q
6.	Domestic Violence Shelter	S	S	S	S	-	-		§ 17-10-0207-Q
7.	Nursing Home (Skilled Nursing Care)	S	S	S	S	S	-		§ 17-10-0207-Q
8.	Temporary Overnight Shelter	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
9.	Transitional Residences	S	S	S	S	S	-	§ 17-9-0115	§ 17-10-0207-Q
10.	Transitional Shelters	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
<b>PUBLIC AND CIVIC</b>									
<b>C. Colleges and Universities</b>		P	P	P	P	P	S		§ 17-10-0207-E
<b>D. Cultural Exhibits and Libraries</b>		P	P	P	P	P	P		§ 17-10-0207-F
<b>E. Day Care</b>		P	P	P	P	P	P		§ 17-10-0207-E
<b>F. Detention and Correctional Facilities</b>		-	-	-	S	S	S		§ 17-10-0208*
*Editor's note – As set forth in Coun. J. 9-13-06, p. 84870, § 2; however, there is no parking standard for detention facilities.									



## Business and Commercial Districts

§ 17-3-0207

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
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P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed									
<b>PUBLIC AND CIVIC (continued)</b>									
G. Hospital		-	-	-	P	P	P		§ 17-10-0207-G
H. Lodge or Private Club		-	S	S	S	S	S		§ 17-10-0207-H
I. Parks and Recreation (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-E
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S	S	S		§ 17-10-0207-E
2.	Community Garden	P	P	P	P	P	P	§ 17-9-0103.5	§ 17-10-0207-E
J. Postal Service		P	P	P	P	P	P		§ 17-10-0207-E
K. Public Safety Services		P	P	P	P	P	P		§ 17-10-0207-E
L. Religious Assembly		S	S	S	S	S	S		§ 17-10-0207-I
M. School		S	S	S	S	S	S		§ 17-10-0207-E
N. Utilities and Services, Minor		P	P	P	P	P	P		§ 17-10-0207-E
O. Utilities and Services, Major		S	S	S	S	S	S		§ 17-10-0207-E
<b>COMMERCIAL</b>									
P. Adult Use		-	-	-	S	S	S	§ 17-9-0101	§ 17-10-0207-J
<b>Q. Animal Services</b>									
1.	Shelter/Boarding Kennel	-	-	S	P	P	P		§ 17-10-0207-K
2.	Sales and Grooming	P	P	P	P	P	P		§ 17-10-0207-L
3.	Veterinary	-	-	P	P	P	P		§ 17-10-0207-K
4.	Stables	-	-	-	S	S	S		§ 17-10-0207-K
R. Artist Work or Sales Space		P	P	P	P	P	P		§ 17-10-0207-M
S. Body Art Services		-	-	S	P	P	P		§ 17-10-0207-M
T. Building Maintenance Services		P	P	P	P	P	P		§ 17-10-0207-N
U. Business Equipment Sales and Service		P	P	P	P	P	P		§ 17-10-0207-N
V. Business Support Services (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Day Labor Employment Agency	-	-	S	S	S	P		§ 17-10-0207-Q
2.	Employment Agencies	-	-	P	P	P	P		§ 17-10-0207-L
<b>W. Urban Farm</b>									
1.	Indoor Operation	-	-	P	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
2.	Outdoor Operation	-	-	-	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
3.	Rooftop Operation	-	-	S	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
X. Communication Service Establishments		-	-	P	P	P	P		§ 17-10-0207-L



§ 17-3-0207

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COMMERCIAL (continued)									
Y. Construction Sales and Service									
1.	Building Material Sales	-	-	P	P	P	P		§ 17-10-0207-O
2.	Contractor/Construction Storage Yard	-	-	-	P	P	P		§ 17-10-0207-O
Z. Drive-Through Facility		S	S	S	S	S	S	§ 17-9-0106	NA
AA. Eating and Drinking Establishments									
1.	Restaurant, Limited	P	P	P	P	P	P		§ 17-10-0207-M
2.	Restaurant, General	-	-	P	P	P	P		§ 17-10-0207-M
3.	Tavern	-	-	S	P	P	P		§ 17-10-0207-M
4.	Outdoor patio (if located on a rooftop)	-	-	S	S	S	S		§ 17-10-0207-M
5.	Outdoor patio (if located at grade level)	P	P	P	P	P	P		§ 17-10-0207-M
BB. Entertainment and Spectator Sports									
1.	Indoor Special Event including incidental liquor sales	P	P	P	P	P	P		
2.	Wagering Facility	-	-	-	P/S	P/S	P/S	§ 17-9-0110	§ 17-10-0207-P
3.	Small venues (1 – 149 occupancy)	P	P	P	P	P	P		§ 17-10-0207-P
4.	Medium venues (150 – 999 occupancy)	-	-	P	P	P	P		§ 17-10-0207-P
5.	Large venues (1,000+ occupancy)	-	-	PD	PD	PD	PD		§ 17-10-0207-P
6.	Banquet or Meeting Halls	-	-	P	P	P	P		§ 17-10-0207-P
7.	Industrial Private Event Venue including incidental liquor sales	-	-	-	-	-	-		
CC. Financial Services (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Bank, Savings Bank, Savings and Loan Association, Currency Exchange, and Credit Union	P/S	P/S	P/S	P	P	P	§ 17-3-0504-I	§ 17-10-0207-L
2.	Payday/Title Secured Loan Store	-	-	S	S	S	S	§ 17-9-0125	§ 17-10-0207-L
3.	Pawn Shop	-	-	S	S	S	S	§ 17-9-0127	§ 17-10-0207-L
4.	Automated Teller Machine Facility	P/S	P/S	P/S	P	P	P	§ 17-3-0504-I	
DD. Flea Market		-	-	-	S	S	S		§ 17-10-0207-R
EE. Food and Beverage Retail Sales (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-M
1.	Liquor Store (package goods)	-	-	S	P	P	P		§ 17-10-0207-M
2.	Liquor Sales (as accessory use)	P	P	P	P	P	P		§ 17-10-0207-M
3.	Poultry (including slaughtering and retail sales)	-	-	-	S	S	S	§ 17-9-0119	§ 17-10-0207-M



## Business and Commercial Districts

§ 17-3-0207

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<b>COMMERCIAL (continued)</b>									
FF. Fortune Telling Service		-	-	S	S	S	S		§ 17-10-0207-M
GG. Funeral and Interment Service									
1.	Cemetery/Mausoleum/Columbarium	-	-	-	-	-	-		§ 17-10-0207-Q
2.	Cremating	-	-	S	S	S	S		§ 17-10-0207-Q
3.	Undertaking	P	P	P	P	P	P		§ 17-10-0207-Q
HH. Gas Stations		-	-	S	S	S	S	§ 17-9-0109	§ 17-10-0207-R
II. Lodging									
1.	Bed and Breakfast	P	P	P	P	P	-	§ 17-9-0103	§ 17-10-0207-S
2.	Hotel/Motel	-	-	S	S	S	S		§ 17-10-0207-S
3.	Vacation Rental	P	P	P	P	P	-		
4.	Shared Housing Unit	P	P	P	P	P	-		
JJ. Medical Service		P	P	P	P	P	P		§ 17-10-0207-T
KK. Office (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Electronic Data Storage Center	-	-	P	P	P	P		§ 17-10-0207-U
LL. Parking, Non-Accessory		P	P	P	P	P	P	§ 17-3-0504-I	
MM. Personal Service (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-M
1.	Hair Salon, Nail Salon, or Barbershop	P/S	P/S	P/S	P	P	P	§ 17-9-0112	
2.	Massage Establishment	-	-	S	P	P	P	§ 17-9-0112	
NN. Repair or Laundry Service, Consumer (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-N
1.	Dry cleaning drop-off or pick-up (no on-premise plant)	P	P	P	P	P	P		§ 17-10-0207-N
2.	Coin-operated laundromat	-	-	P	P	P	P		§ 17-10-0207-N
OO. Residential Storage Warehouse		-	-	P	P	P	P		§ 17-10-0207-Q
PP. Retail Sales, General		P	P	P	P	P	P		§ 17-10-0207-M
QQ. Sports and Recreation, Participant									
1.	Outdoor	-	-	P	-	P	P		§ 17-10-0207-M
2.	Indoor	P	P	P	P	P	P		§ 17-10-0207-M
3.	Amusement Arcades	-	-	-	P	P	P		§ 17-10-0207-M
4.	Entertainment Cabaret	-	-	S	S	S	P		§ 17-10-0207-M
5.	Children's Play Center	P	P	P	P	P	P		§ 17-10-0207-T
6.	Hookah Bar	S	S	S	S	S	S		§ 17-10-0207-T
7.	Shooting range facility	S	S	S	S	S	S		§ 17-10-0207-T



§ 17-3-0207

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<b>COMMERCIAL (continued)</b>									
RR. Valuable Objects Dealer		-	-	S	S	S	S		§ 17-10-0207-M
SS. Vehicle Sales and Service									
1.	Auto Supply/Accessory Sales	-	-	P	P	P	P		§ 17-10-0207-M
2.	Car Wash or Cleaning Service	-	-	-	P	P	P		§ 17-10-0207-N
3.	Heavy Equipment Sales/Rental	-	-	-	-	P	P	§ 17-9-0107	§ 17-10-0207-N
4.	Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)	-	-	P	P	P	P		§ 17-10-0207-N
5.	Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales)	-	-	-	-	P	P	§ 17-9-0107	§ 17-10-0207-N
6.	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	-	-	P	P	P	P		§ 17-10-0207-N
7.	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	-	-	-	P	P	P		§ 17-10-0207-N
8.	RV or Boat Storage	-	-	-	-	P	P		§ 17-10-0207-N
9.	Vehicle Storage and Towing (indoor storage)	-	-	-	-	P	P		§ 17-10-0207-N
10.	Vehicle Storage and Towing (with outdoor storage)	-	-	-	-	S	S		§ 17-10-0207-N
TT. Business Live/Work Unit		S	P	S	S	S	-	§ 17-9-0103.1	§ 17-10-0207-C
<b>INDUSTRIAL</b>									
UU. Manufacturing, Production and Industrial Services									
1.	Artisan	-	-	-	P	P	P		§ 17-10-0207-U
2.	Limited (catering & shared kitchen only)	-	-	P	P	P	P		§ 17-10-0207-U
3.	Limited	-	-	-	P	P	P		§ 17-10-0207-U
4.	General (laundry/dry cleaning plant; maximum 2 employees)	-	-	P	P	P	P		§ 17-10-0207-U
5.	General (laundry or dry cleaning plant only)	-	-	-	P	P	P		§ 17-10-0207-U
VV. Recycling Facilities									
1.	Class I	-	-	P	S	P	P		§ 17-10-0207-U
2.	Class II	-	-	-	S	P	P		§ 17-10-0207-U
WW. Warehousing, Wholesaling and Freight Movement		-	-	-	P	P	P	§ 17-9-0117	§ 17-10-0207-U
<b>OTHER</b>									
XX. Wireless Communication Facilities									
1.	Co-located	P	P	P	P	P	P	§ 17-9-0118	None required
2.	Freestanding (Towers)	S	S	S	S	S	S	§ 17-9-0118	None required



## Business and Commercial Districts

§ 17-3-0207

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OTHER (Continued)									
YY. Coke & Coal Bulk Material		-	-	-	-	-	-	§ 17-9-0117-B	None required
ZZ. Firearms Dealer		-	-	-	-	S	S	§ 17-9-0128	§ 17-10-0207-M
AAA. Cannabis Business Establishments									
1.	Adult Use Cannabis Dispensary	-	-	-	S	S	S	§ 17-9-0129	§ 17-10-0207-M
2.	Medical Cannabis Dispensary	-	-	-	S	S	S	§ 17-9-0129	§ 17-10-0207-M
3.	Cannabis Craft Grower	-	-	-	S	S	S	§ 17-9-0129	§ 17-10-0207-M
4.	Cannabis Infuser	-	-	-	S	S	S	§ 17-9-0129	§ 17-10-0207-M
5.	Cannabis Processor	-	-	-	S	S	S	§ 17-9-0129	§ 17-10-0207-M
BBB. Manganese-bearing Material Operation		-	-	-	-	-	-	§ 17-9-0117-D	None required

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 2-9-05, p. 42415; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 6-28-06, p. 79813, § 1; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 10-31-07, p. 12062, § 1; Amend Coun. J. 12-12-07, p. 17740, § 1; Amend Coun. J. 5-13-09, p. 62736, § 1; Amend Coun. J. 12-2-09, p. 80791, § 1; Amend Coun. J. 5-12-10, p. 91343, § 4; Amend Coun. J. 6-9-10, p. 94410, § 1; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 7-28-10, p. 97810, § 1; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 11-3-10, p. 104833, § 2; Amend Coun. J. 5-4-11, p. 117699, § 8; Amend Coun. J. 6-8-11, p. 1725, § 1; Amend Coun. J. 7-6-11, p. 3073, § 10; Amend Coun. J. 9-8-11, p. 7541, § 2; Amend Coun. J. 11-16-11, p. 17064, § 2; Amend Coun. J. 5-9-12, p. 27485, § 189; Amend Coun. J. 6-27-12, p. 30744, § 1; Amend Coun. J. 7-25-12, p. 31627, § 1; Amend Coun. J. 10-3-12, p. 35865, § 1; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 4-30-14, p. 80394, § 2; Amend Coun. J. 6-25-14, p. 83727, § 11; Amend Coun. J. 7-30-14, p. 86194, §§ 2, 9; Amend Coun. J. 7-29-15, p. 4122, § 1; Amend Coun. J. 2-10-16, p. 18766, § 10; Amend Coun. J. 6-22-16, p. 27712, § 13; Amend Coun. J. 5-24-17, p. 50364, § 2; Amend Coun. J. 7-26-17, p. 53898, § 3; Amend Coun. J. 3-28-18, p. 74512, § 2; Amend Coun. J. 10-16-19, p. 7854, § 1; Amend Coun. J. 1-15-20, p. 13417, § 1; Amend Coun. J. 3-24-21, p. 29065, § 2; Amend Coun. J. 9-20-21, p. 36844, § 1; Amend Coun. J. 12-15-21, p. 42922, § 7)

