



# City of Chicago



O2018-1891

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/28/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 2116 N California Ave - App No. 19553T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 symbols as shown on Map No. 5-1 in the area bounded by:**

**A line 119.01 feet south of and parallel to West Shakespeare Avenue; North California Avenue; a line 158.68 feet south of and parallel to West Shakespeare Avenue; the public alley next west of and parallel to North California Avenue.**

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

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 2116 North California Avenue, Chicago IL**

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**NARRATIVE FOR TYPE 1 REZONING FOR  
2116 NORTH CALIFORNIA AVE., CHICAGO, ILLINOIS**

The subject property is currently a vacant lot. The Applicant proposes to build one new 4-story residential building with 8 dwelling units. The Applicant needs a zoning change from the B3-1 to a B2-3 to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from B3-1 to B2-3
Use:	Residential building with 8 DU
Lot area:	6,590 Square Feet
Building Floor Area:	16,480 Square Feet
Floor Area Ratio:	2.5
Density:	823 Square Feet per DU
Off- Street parking:	8 parking spaces
Set Backs	Front: 8 Feet 1½ Inches North Side Yard: 8 Inches South Side Yard: 8 Inches Rear: 30 Feet
Building height:	49 feet 10 Inches

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PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 384-001965

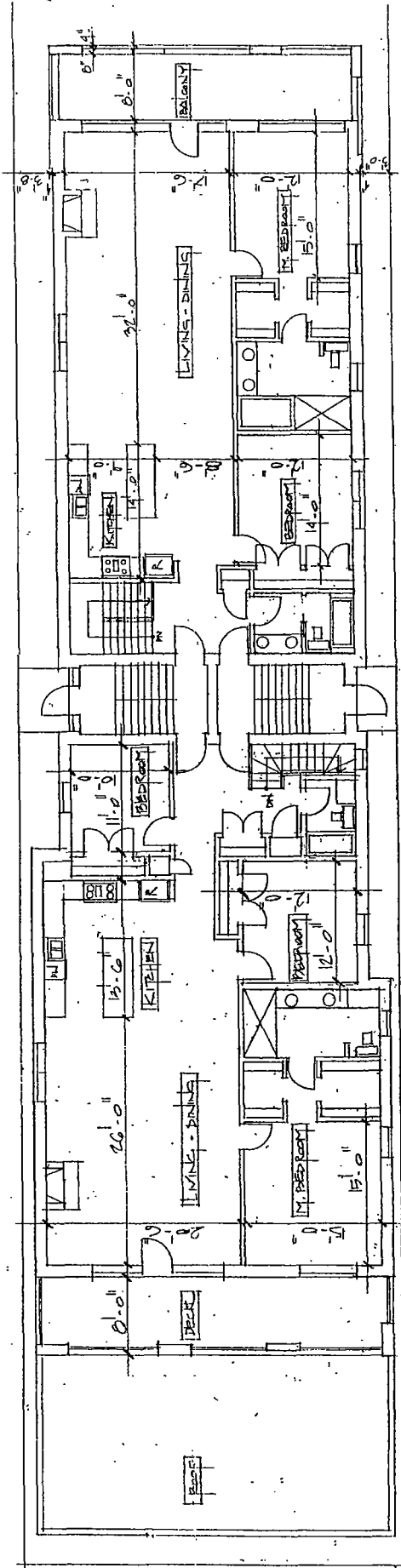
180 W. WASHINGTON AVE.  
CHICAGO, ILLINOIS 60602

Phone: 312-750-1800

Fax: 312-750-1801

email: hannaarchitects@bcglobal.net

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1st Floor Plan  
1/8" = 1'-0"

4,120 S.F.

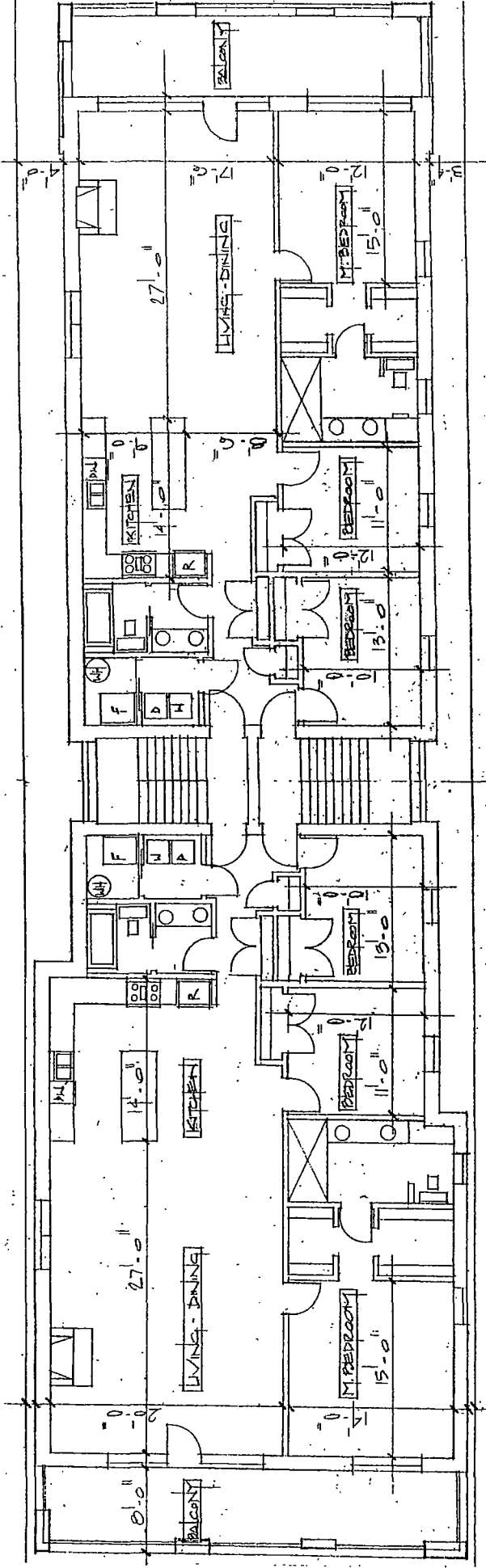
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4120 SF

○ SECOND FLOOR PLAN  
 1/8" = 1'-0"

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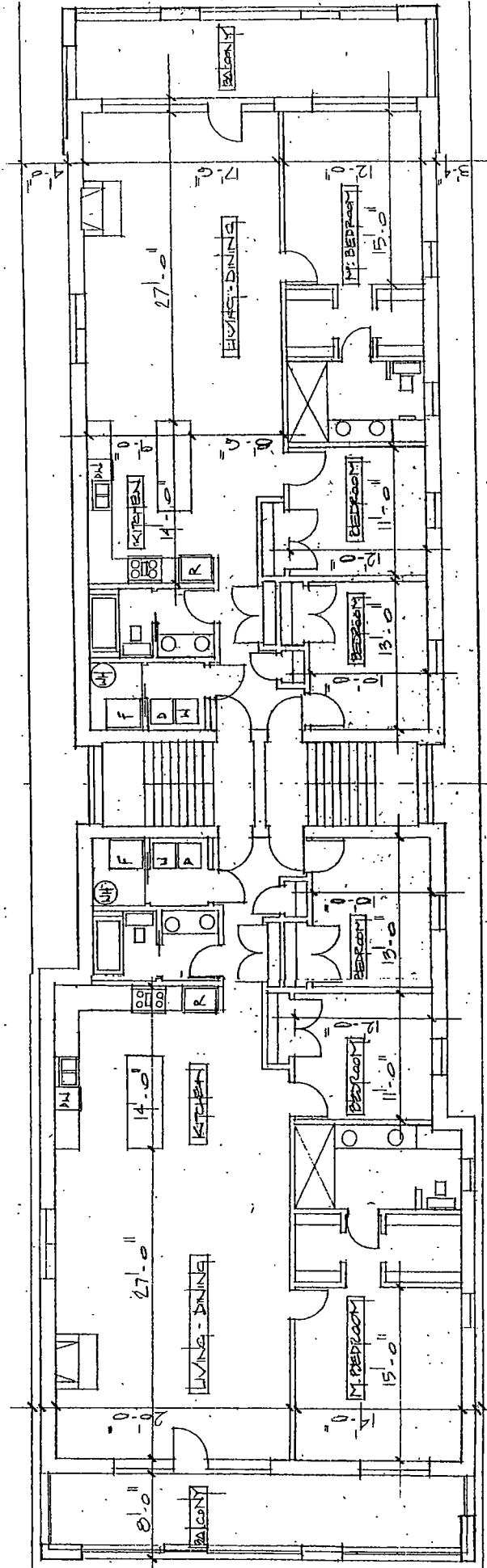
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○ THIRD FLOOR PLAN  
1/8" = 1'-0"

41'-0" c.f.

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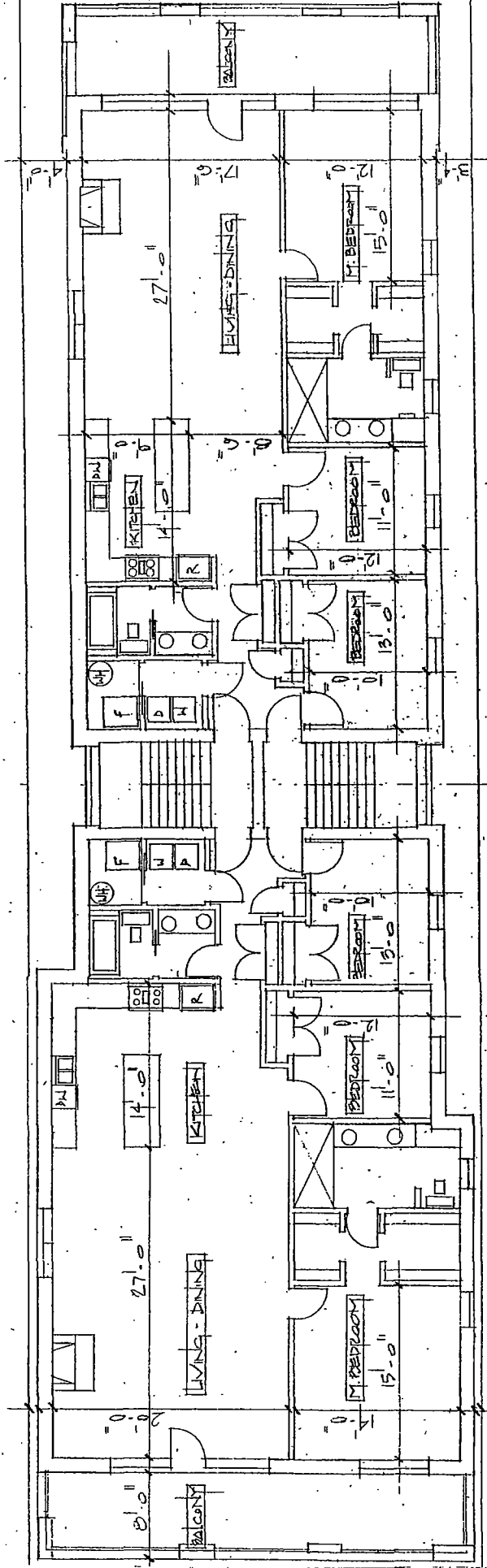


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○ Fourth Floor Plan  
1/8" = 1'-0"

4120 SF.

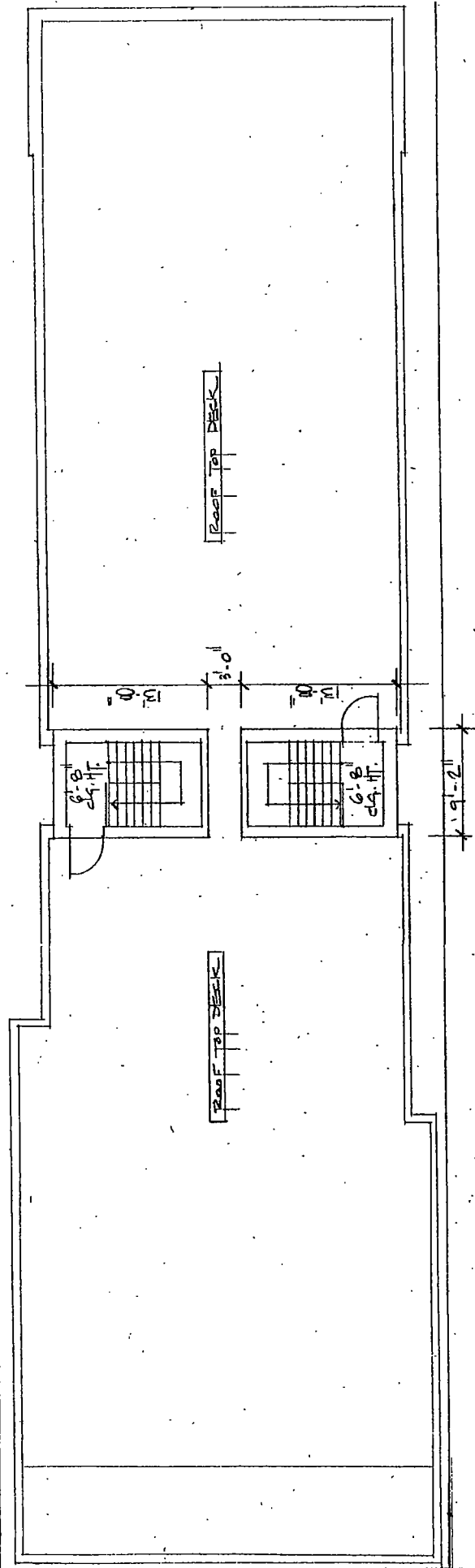
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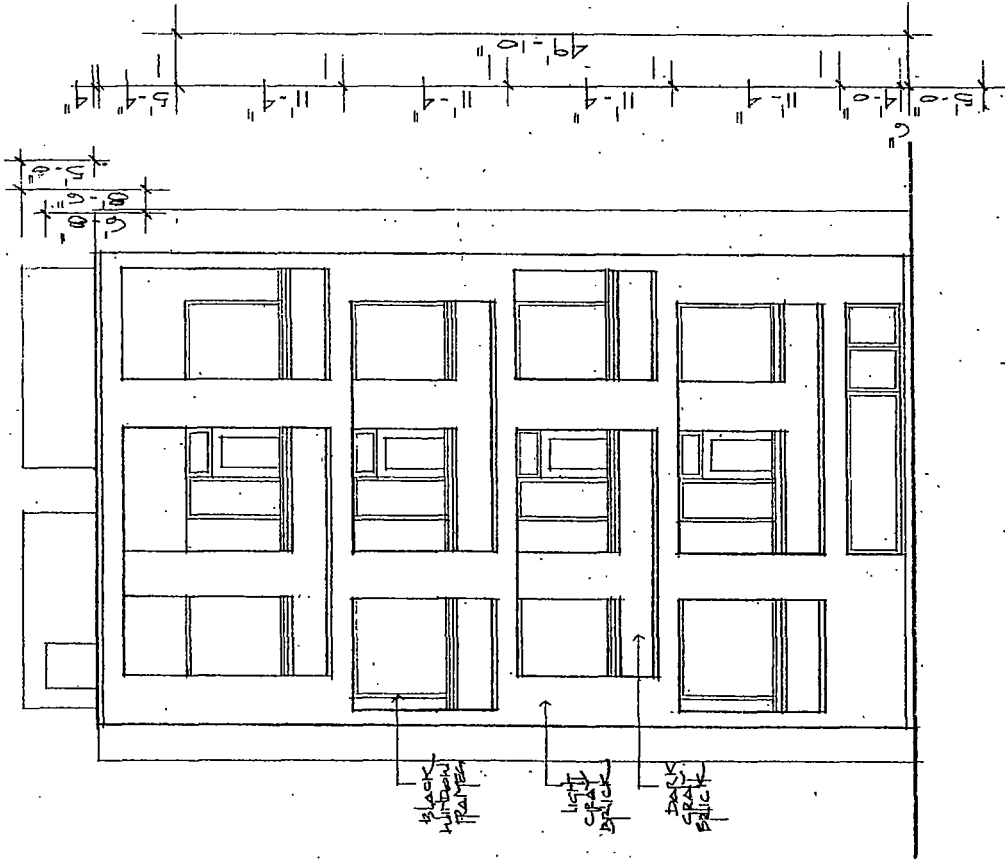


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Roof Plan  
1/8" = 1'-0"

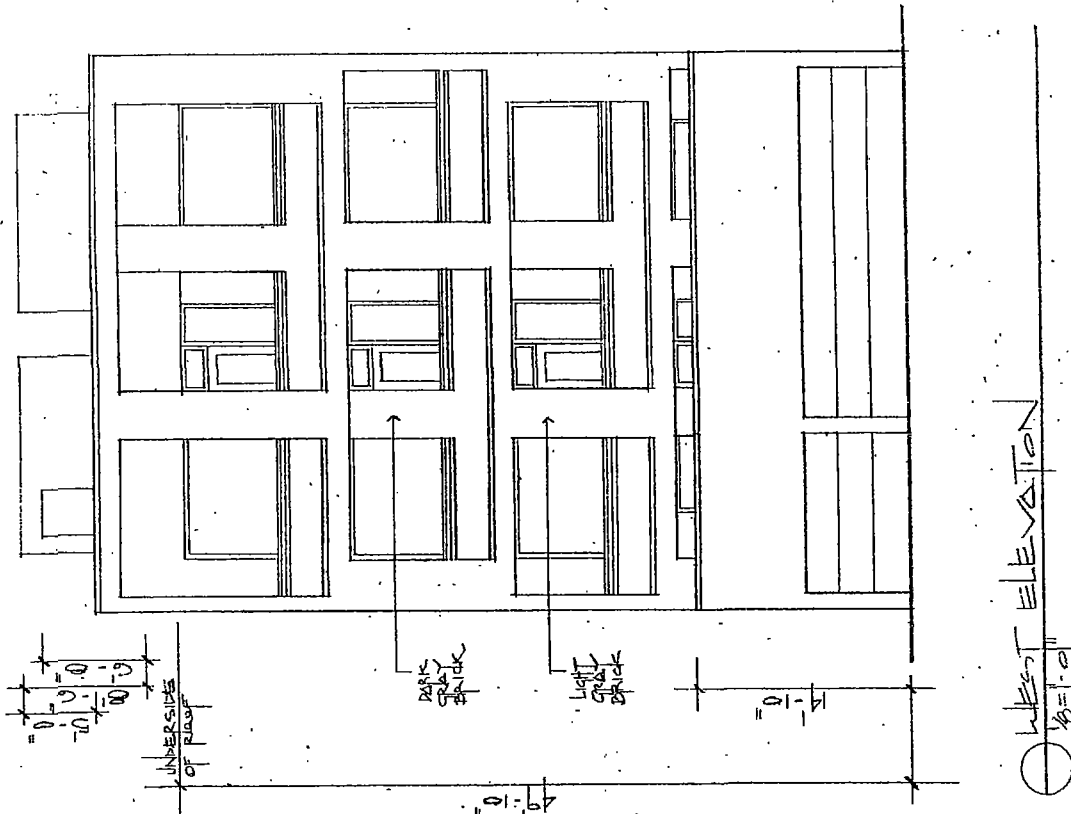
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○ EAST ELEVATION  
1/8" = 1'-0"

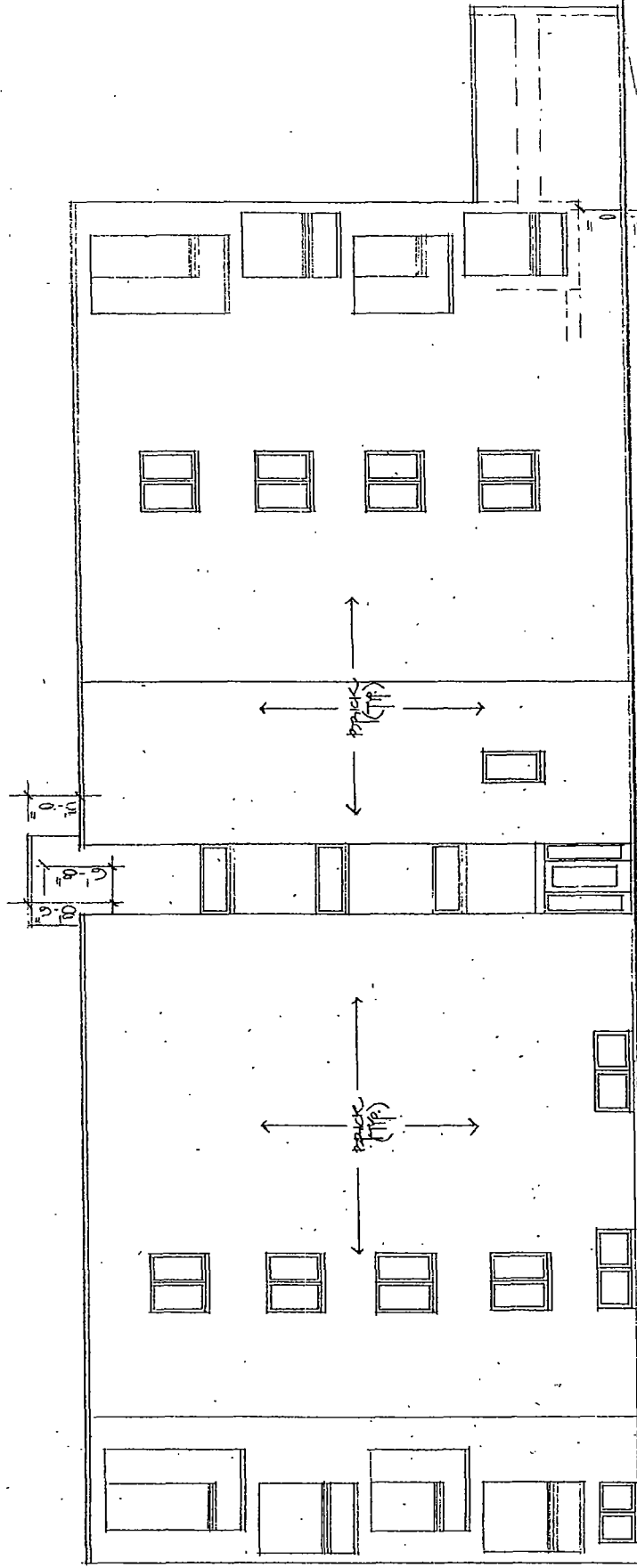
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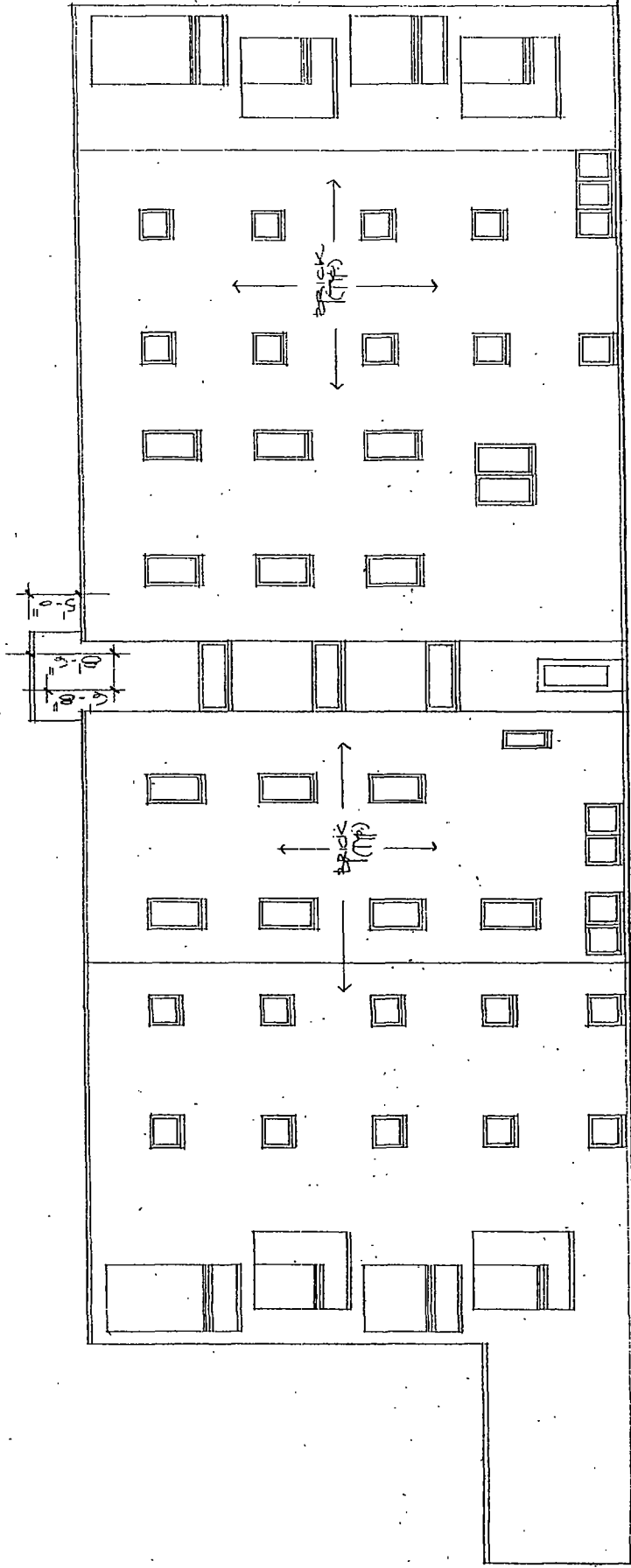


North Elevation  
1/8"=1'-0"

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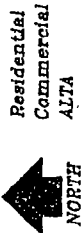
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South Elevation  
1/8" = 1'-0"

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Residential  
Commercial  
ALTA

Tel. 815 485-0445  
Fax 815 485-0528

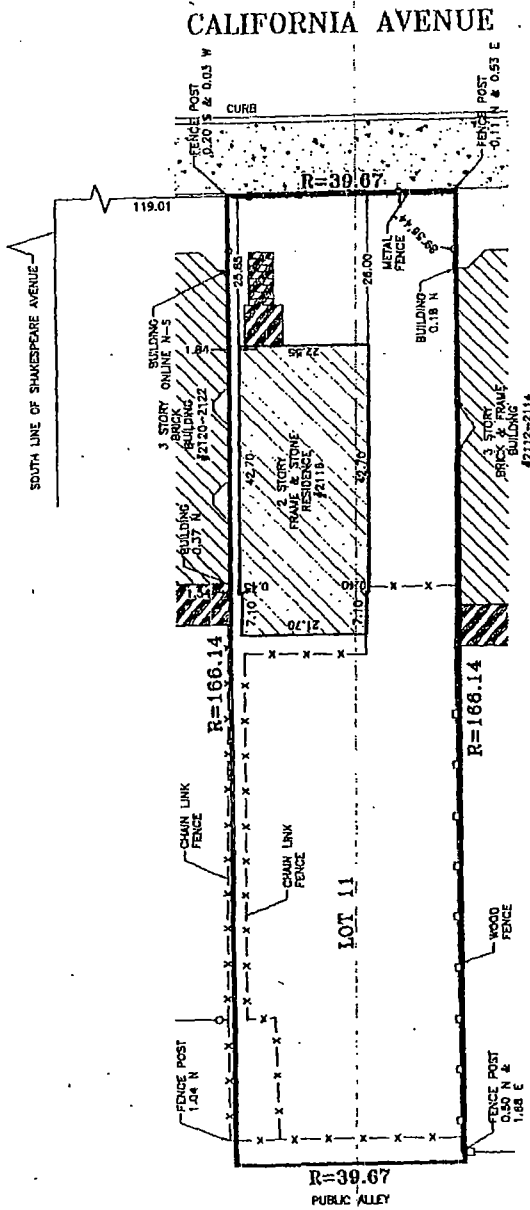
# PLAT OF SURVEY

Studnicka and Associates, Ltd.  
studnicka2000@yahoo.com

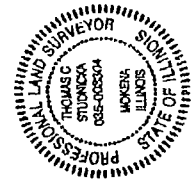
Topographical  
Condominium  
Site Plans

17901 Haas Road  
Mokena, Illinois 60448

LOT 11 IN BLOCK 6 IN TOWN OF SCHLESWIG, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE:  
ALL IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW COVER.



STATE OF ILLINOIS }  
COUNTY OF WILL }

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL March 6, A.D. 2015

by *T.S.*

License No. 3304 Expires 11/30/16

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Scale: 1" = 20 Feet  
Distances are marked in feet and decimals.  
Ordered by: Markettrade Property Services LLC  
Order No.: 15-2-131  
Compare all points before building by same and at once report any difference.  
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.  
Field work completed: 03/05/15  
Drawn by: J.C.S.  
Proofed by: T.S.  
Design Firm Registration # 184-002781