



City of Chicago



O2022-2842

Office of the City Clerk Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-I at 2435 S California Blvd - App No. 21161T1
Committee(s) Assignment:	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 the current RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 6-I in the area bounded by:

West 24th Place; the public alley east of and parallel to South California Boulevard; a line 24.25 feet south of and parallel to West 24th Place; and South California Boulevard

to those of a RM-6 Residential Multi-Unit District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 2435 South California Boulevard

NARRATIVE AND PLANS

TYPE I Rezoning Attachment

2435 S California Boulevard

The Project

The subject property is improved with a front building that is three stories and a rear building that is two and half stories. The front building includes three residential dwelling units. The rear building includes three dwelling units. The height of the front building is 33'-10". The height of the rear building is 27'-0". The subject property does not include parking.

Cloud Property Management LLC, 2435 Series (the "Applicant"), proposes to rezone the property to add two additional residential units in the front building for a total of eight residential units on the subject property. No parking will be added. The existing heights of the buildings will remain.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-6 Residential Multi-Unit District. This change of zoning classification is being sought through the Type I rezoning process of section 17-13-0302-A of the Zoning Ordinance, specifically section 17-13-0302-A(1)(a) to rezone property to a zoning district that allows a floor area ratio that is two or more times higher than the subject property's existing zoning classification.

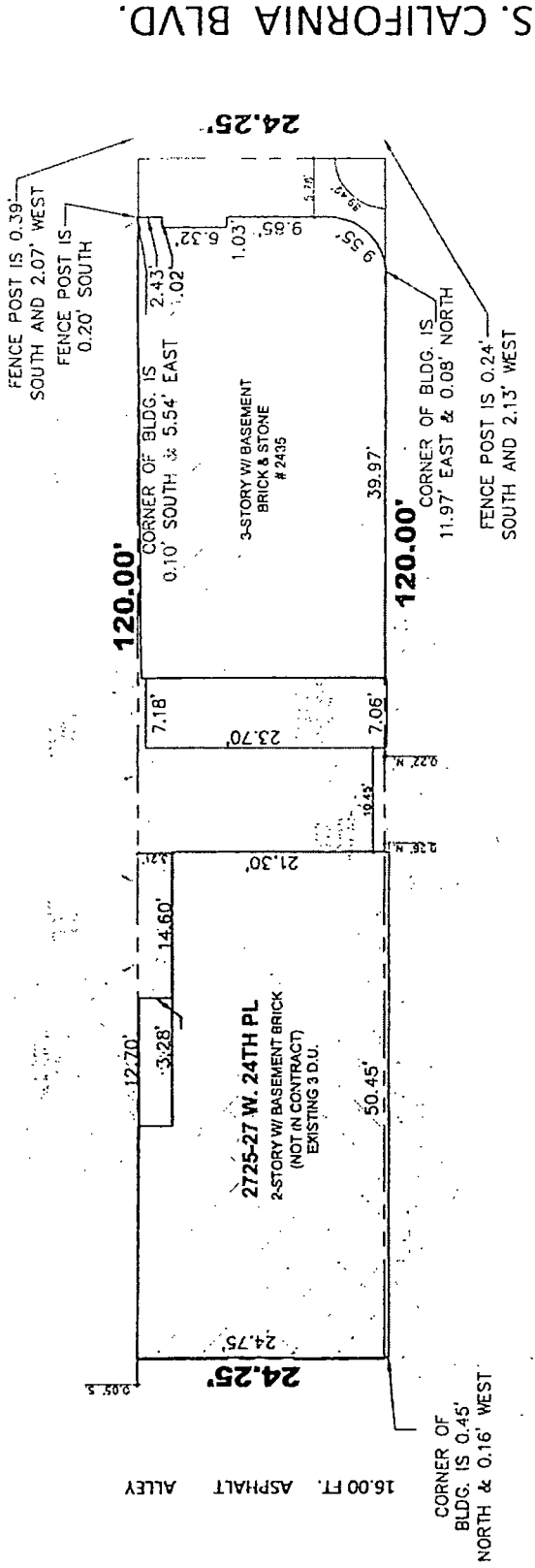
The Site

The subject property is located in a block that is improved with residential uses. The subject property is improved with a front building that is three stories and 33'-10" in height and a rear building that is two and half stories and 27'-0" in height. The front and rear buildings both include three residential dwelling units each. The subject property does not include parking. The Applicant seeks to add two additional residential units in the front building for a total of eight residential units on the subject property. No parking will be added. The existing heights of the buildings will remain.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,910 square feet
FAR:	1.89
Floor Area:	5,518 square feet
Residential Dwelling Units:	8
MLA Density:	363.75 square feet
Height:	30'-10" front building; 27'-0" rear building
Bicycle Parking:	0
Automobile Parking:	0
Setbacks (existing):	Front (South California Boulevard): 5.78' North Side (West 24 th Place): 0.00' South Side: 0.00' Rear (Alley): 0.00'

A set of plans is attached.

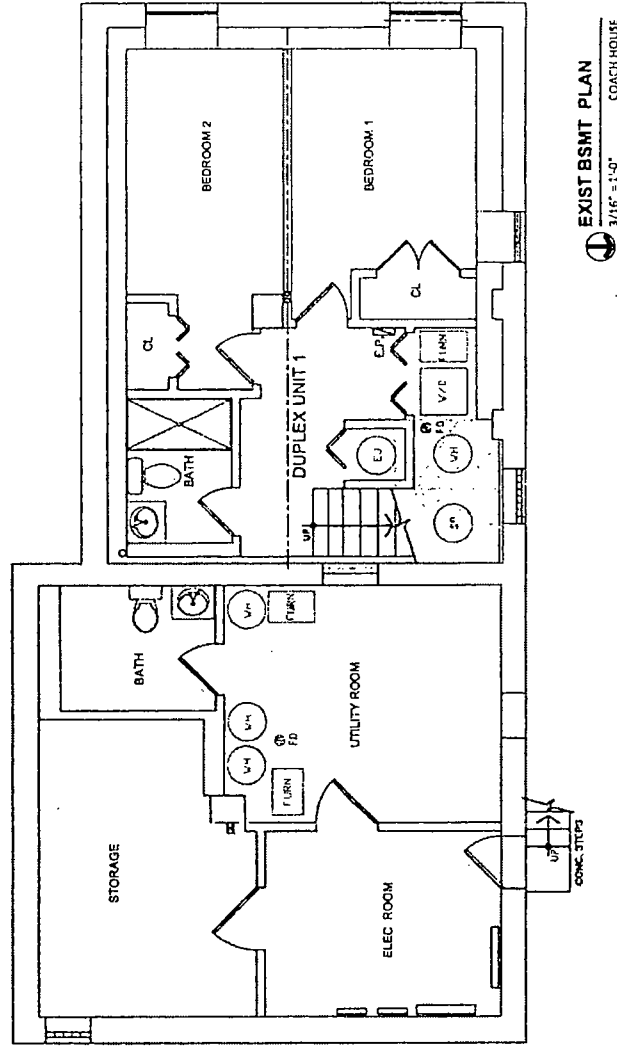


W. 24TH PL.

ZONING INFORMATION	
LOT WIDTH	24.25'
LOT LENGTH	120.00'
ACTUAL LOT AREA	2,910 SF
FLOOR AREA RATIO	1.89
FRONT BLDG COACH HOUSE	
BASEMENT (50% BELOW)	1070 SF 1154 SF
1ST FLOOR	1070 SF 1154 SF
2ND FLOOR	1070 SF 1154 SF
3RD FLOOR	1070 SF
TOTAL	3210 SF 2308 SF
TOTAL	5518 SF
BUILDING HEIGHT	
FRONT BUILDING:	33'-10"
COACH HOUSE:	27'-0"

EXISTING SITE PLAN
3/23" = 1'-0"

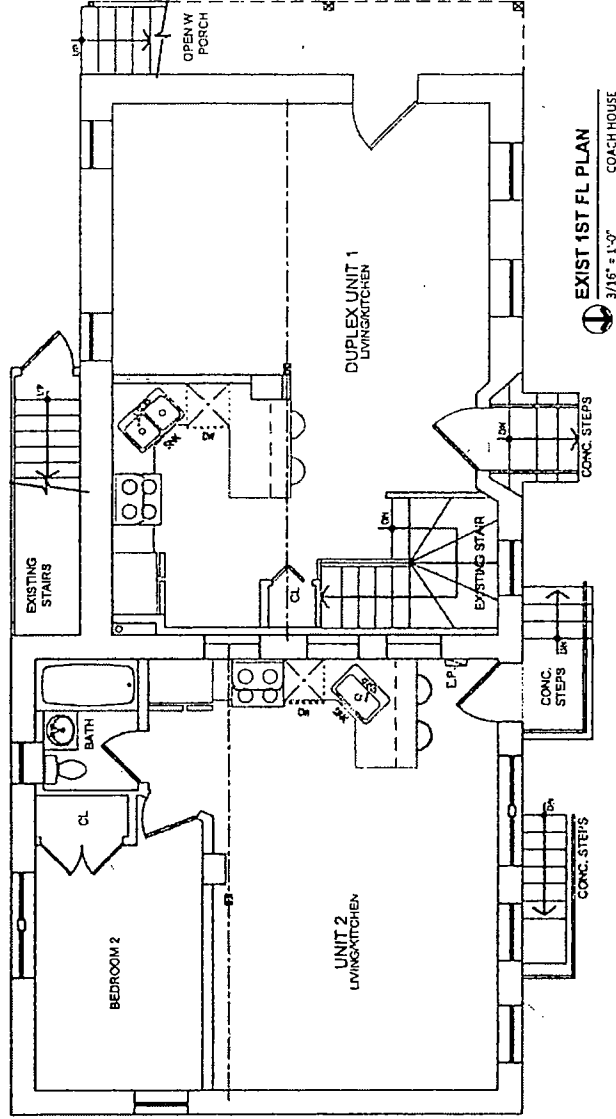
EXISTING SITE PLAN	A-1
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	



EXIST BSMT PLAN
3/16" = 1'-0"
COACH HOUSE

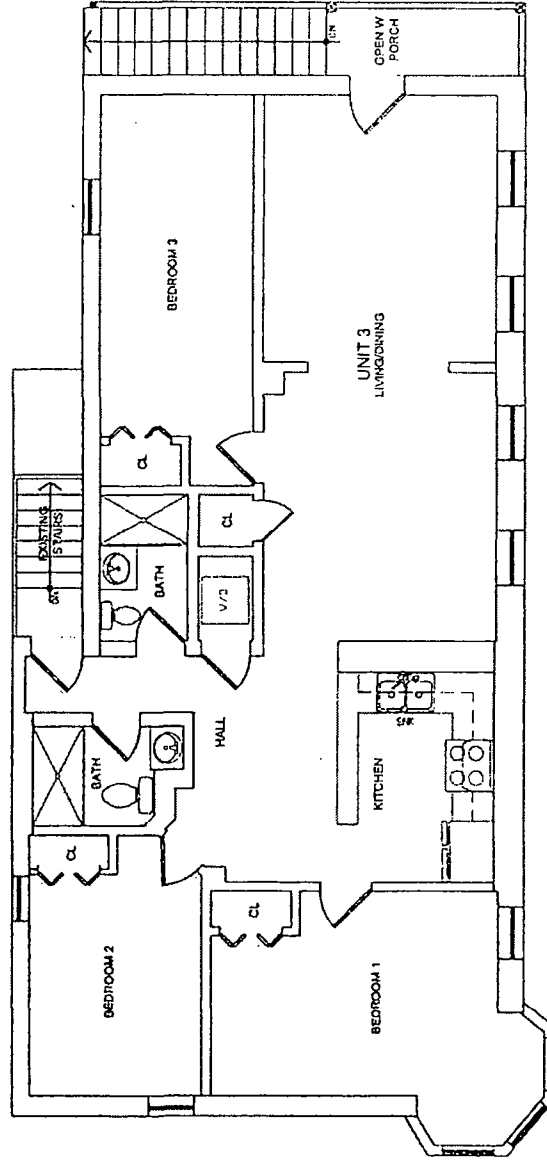
EXISTING FLOOR PLANS
(COACH HOUSE)
2435 S CALIFORNIA BLVD
CHICAGO, IL 60608

A-1



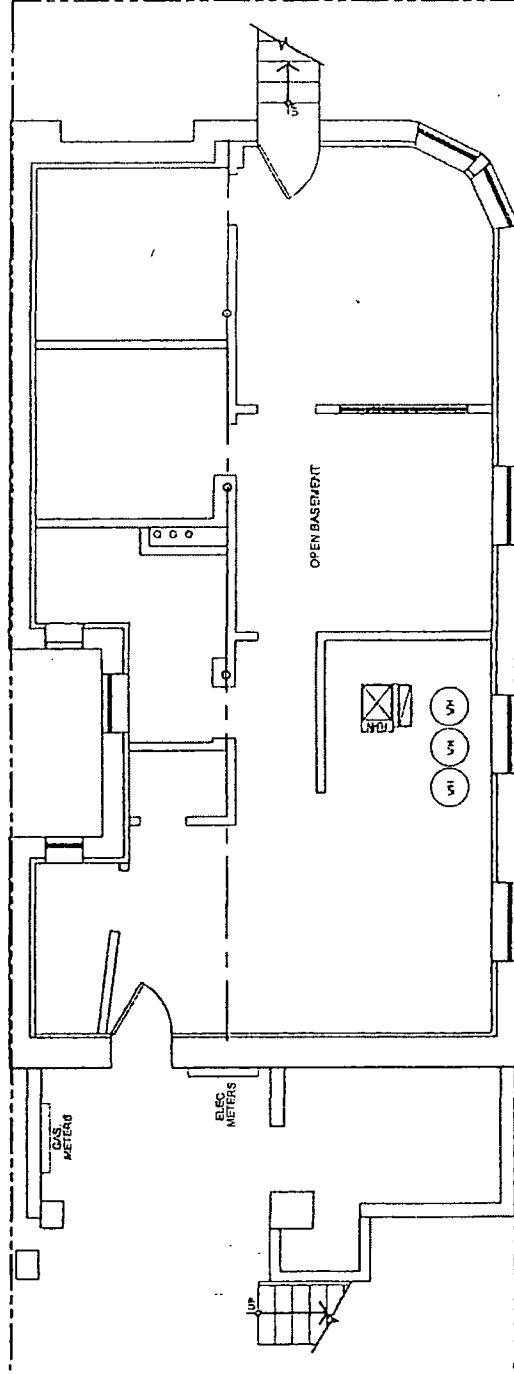
EXIST 1ST FL PLAN
3/16" = 1'-0"
COACH HOUSE

EXISTING FLOOR PLANS (COACH HOUSE)	A-2
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	



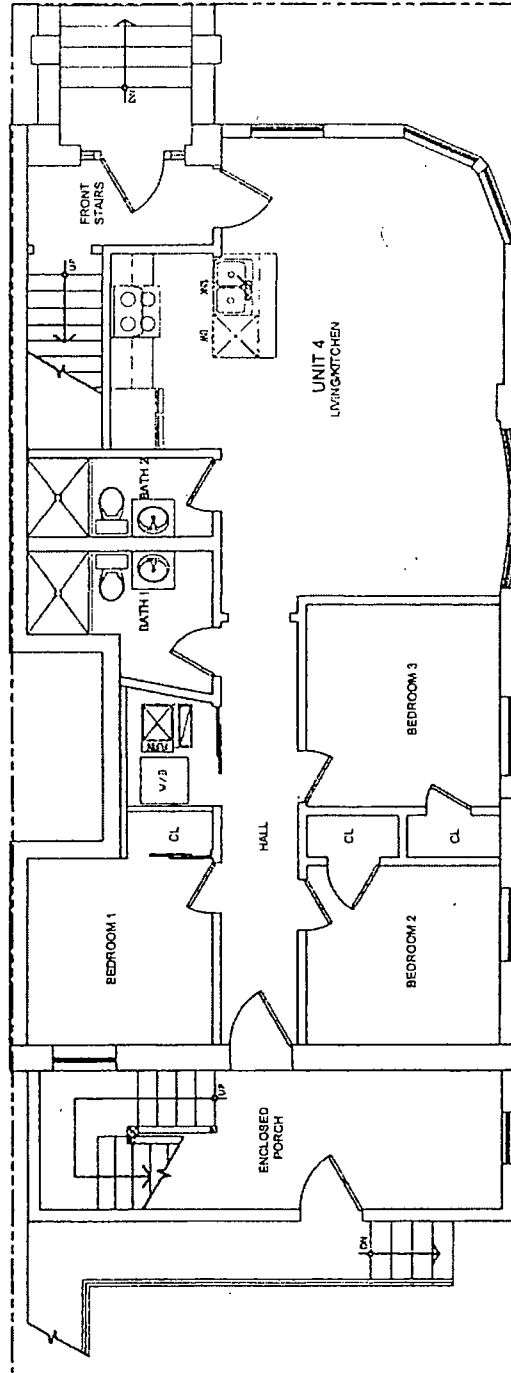
EXIST 2ND FL PLAN
3/16" = 1'-0"
COACH HOUSE

EXISTING FLOOR PLANS (COACH HOUSE)	A-3
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	



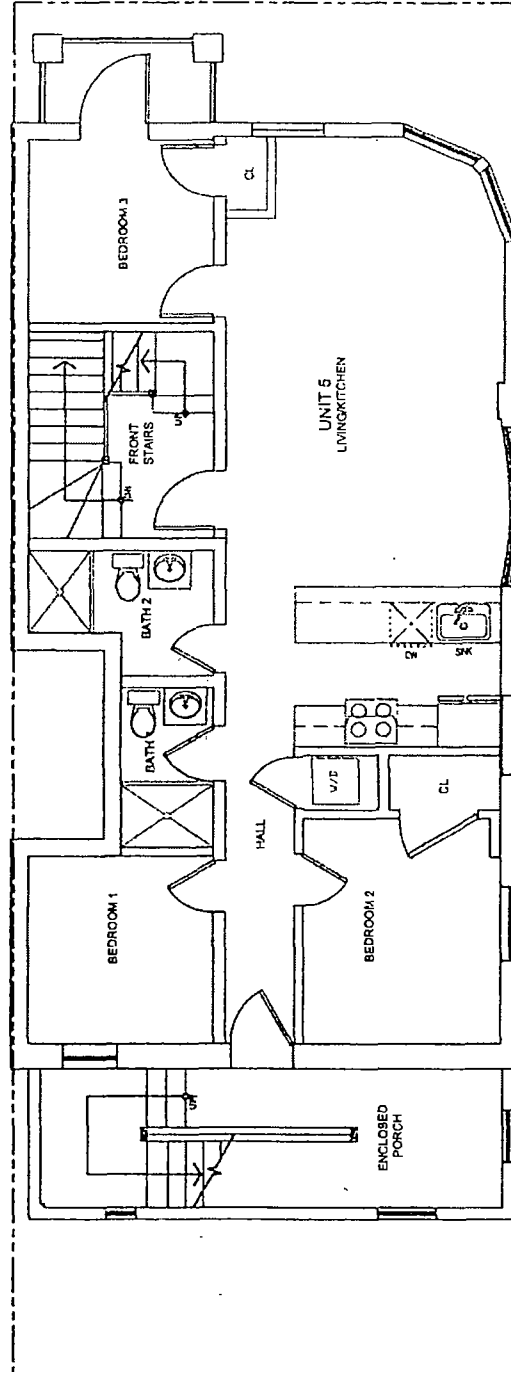
EXIST BSMT PLAN
3/16" = 1'-0" FRONT BUILDING

EXISTING FLOOR PLANS (FRONT BUILDING)	A-4
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	



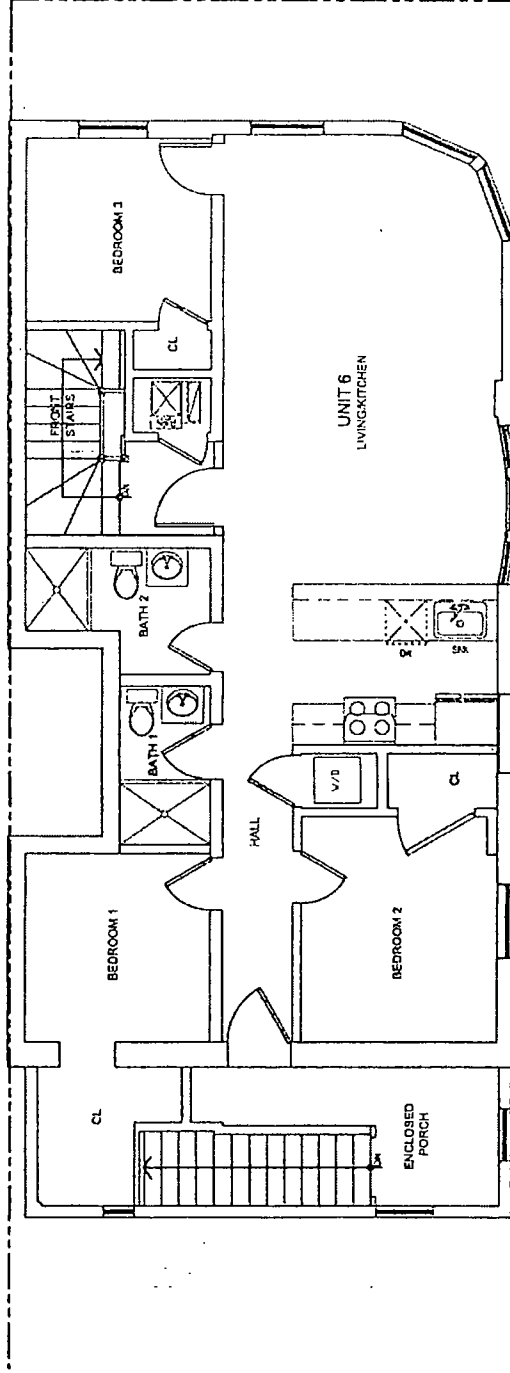
EXIST 1ST FL PLAN
3/16" = 1'-0"
FRONT BUILDING

EXISTING FLOOR PLANS (FRONT BUILDING)	A-5
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	



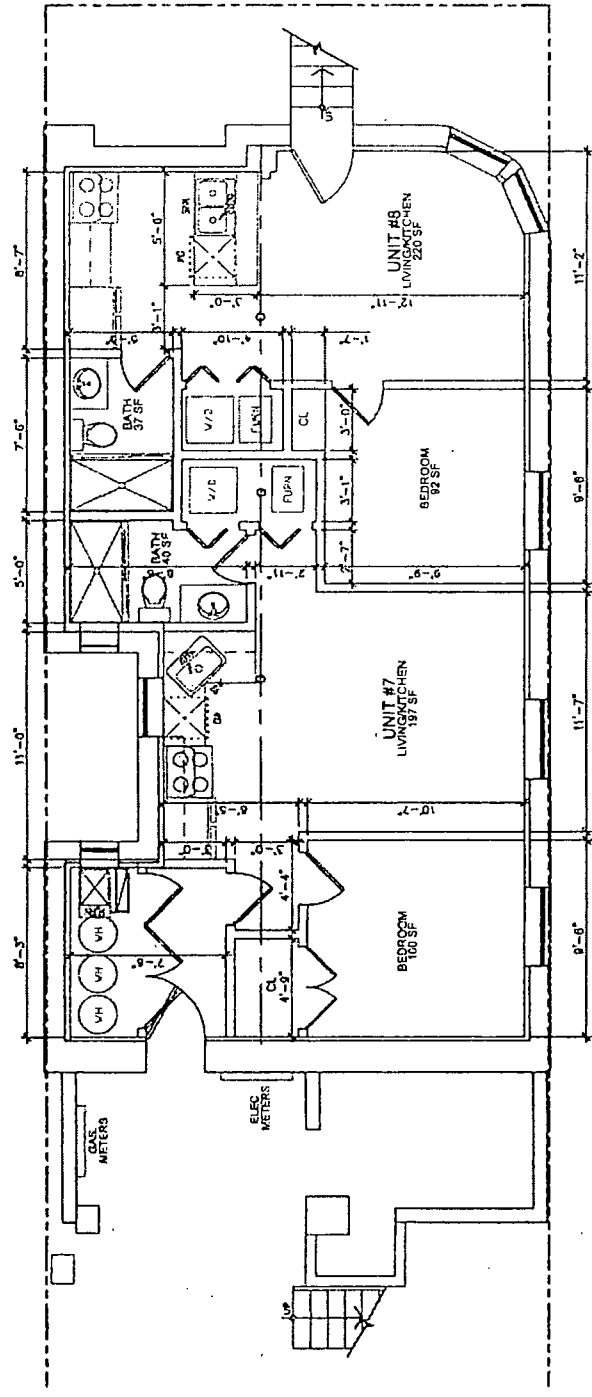
EXIST 2ND FL PLAN
3/16" = 1'-0"
FRONT BUILDING

EXISTING FLOOR PLANS (FRONT BUILDING)	A-6
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	



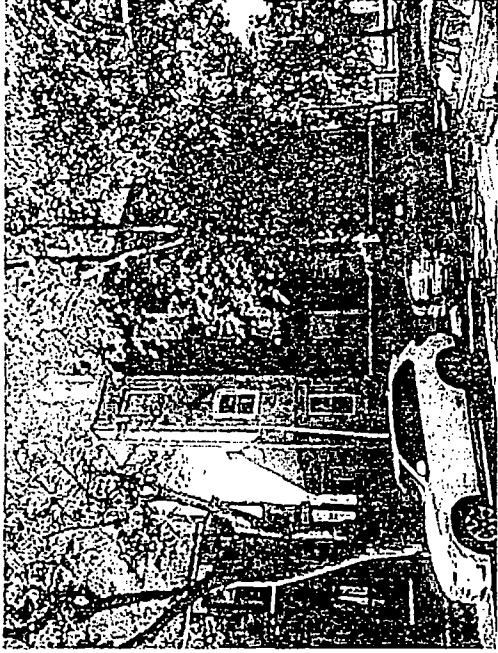
EXIST 3RD FL PLAN
3/16" = 1'-0" FRONT BUILDING

EXISTING FLOOR PLANS (FRONT BUILDING)	A-7
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	



PROPOSED BSMT PLAN
 3/16" = 1'-0"
 FRONT BUILDING

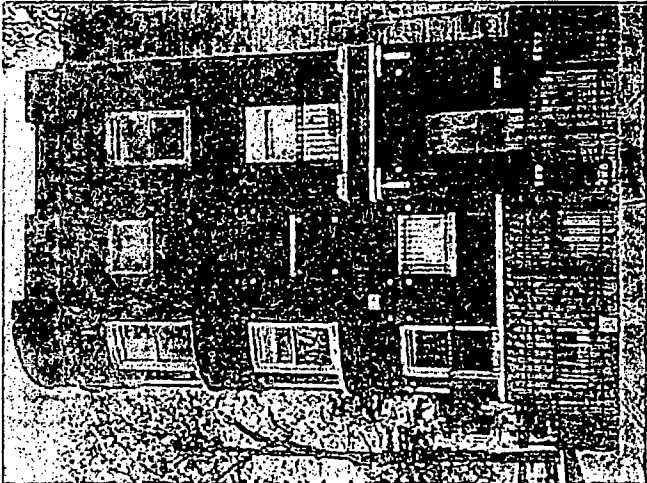
PROPOSED FLOOR PLANS (FRONT BUILDING)	A-8
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	



EAST ELEVATION 33'-10"



NORTH ELEVATION 33'-10"

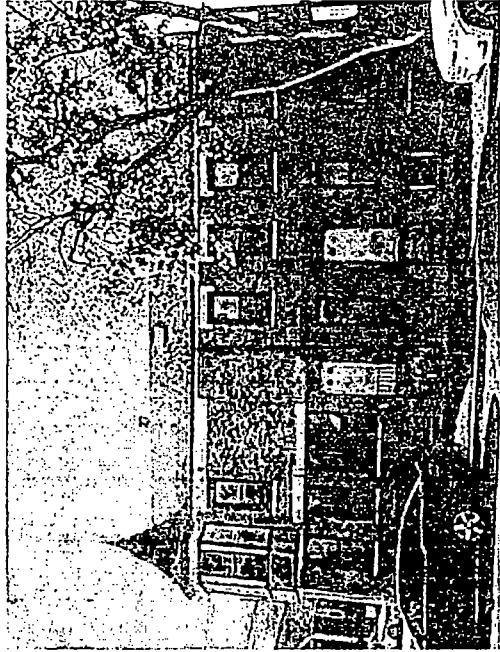


WEST ELEVATION 33'-10"

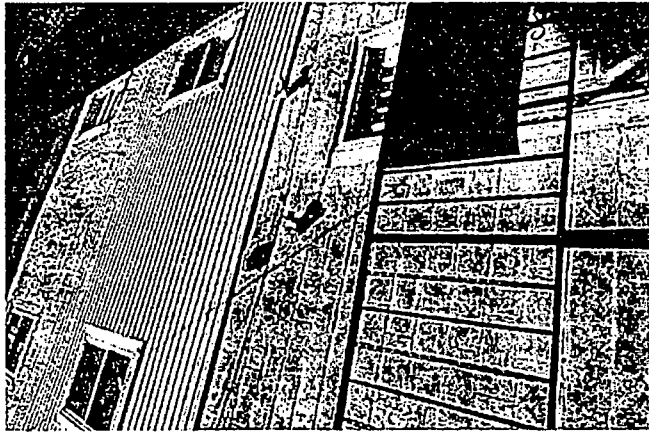
ELEVATION PHOTOS
(FRONT BUILDING)

A-9

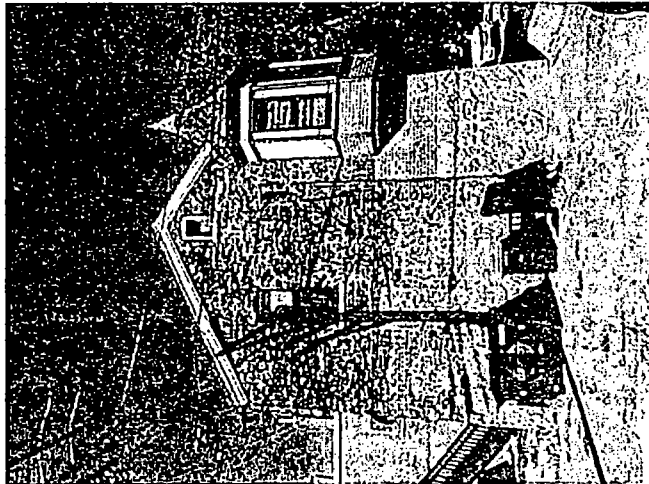
2435 S CALIFORNIA BLVD
CHICAGO, IL 60608



NORTH ELEVATION 27'-0"



WEST ELEVATION 27'-0"



EAST ELEVATION 27'-0"

ELEVATION PHOTOS (COACH HOUSE)	A-10
2435 S CALIFORNIA BLVD CHICAGO, IL 60608	