



# City of Chicago



O2018-200

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/17/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-I at 3046-3048 N California Ave - App No. 19503T1
<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 the B3-1 Community Shopping District symbols and indications as shown on Map No. 7-I in the area bounded by

a line 97.12 feet south of and parallel to West Barry Avenue; North California Avenue; a line 145.12 feet south of and parallel to West Barry Avenue; and the alley next west of and parallel to North California Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property:        3046-48 North California Avenue

**FINAL FOR PUBLICATION**

**17-13-0303-C (1) Narrative Zoning Analysis and Plans**

Subject Property: 3046-3048 N. California Ave., Chicago, IL

Proposed Zoning: B2-3

Lot Area: 5,880 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new three-story residential building at the subject property. The proposed building will contain six (6) dwelling units. Onsite parking for six (6) cars will be located at the rear of the subject lot. The proposed building will be masonry in construction and measure 37 feet 10 inches in height.

- (a) The Project's Floor Area Ratio: 1.64 square feet
- (b) The project's density (Lot Area per Dwelling Unit): 980 square feet
- (c) The amount of off-street parking: 6 parking spaces
- (d) Setbacks:
  - a. Front Setback: 2 inches
  - b. Rear Setback: 49 feet 4 inches
  - c. Side Setbacks: North side – 2 inches / South side – 3 inches
  - d. Rear Yard Open Space: N/A
- (e) Building Height: 37 feet 10 inches

\*17-10-0207-A

\*17-13-0303-C(2) – Plans Attached.

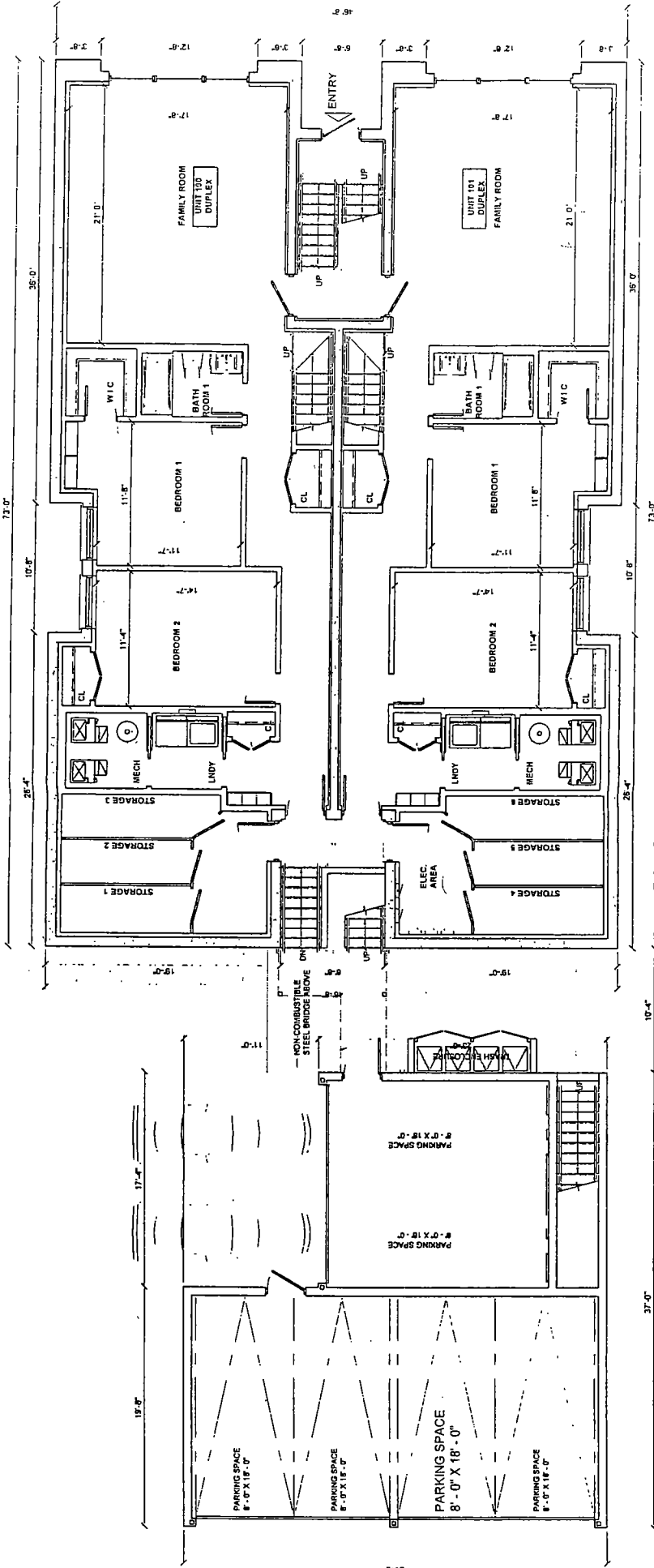
**FINAL FOR PUBLICATION**



3046 N. CALIFORNIA AVE.

CHICAGO

ILLINOIS



FINAL FOR PUBLICATION



1 BASEMENT PLAN  
P.L.T.  
5/22/14



A I O S ARCHITECTS AND CONSULTANTS  
 225 W. WASHINGTON STREET  
 CHICAGO, IL 60601  
 TEL: 312.467.1111  
 FAX: 312.467.1112

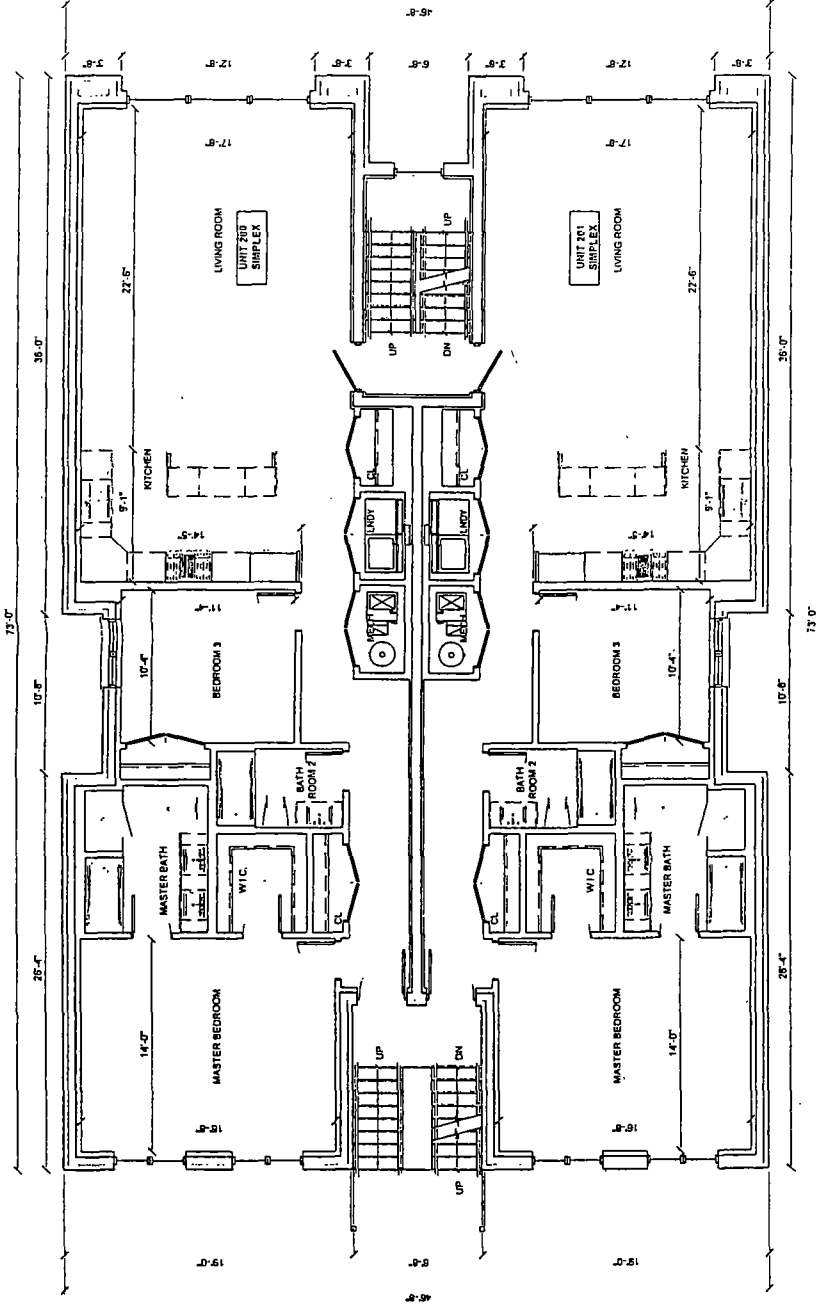
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3046 N. CALIFORNIA AVE.

ILLINOIS

CHICAGO



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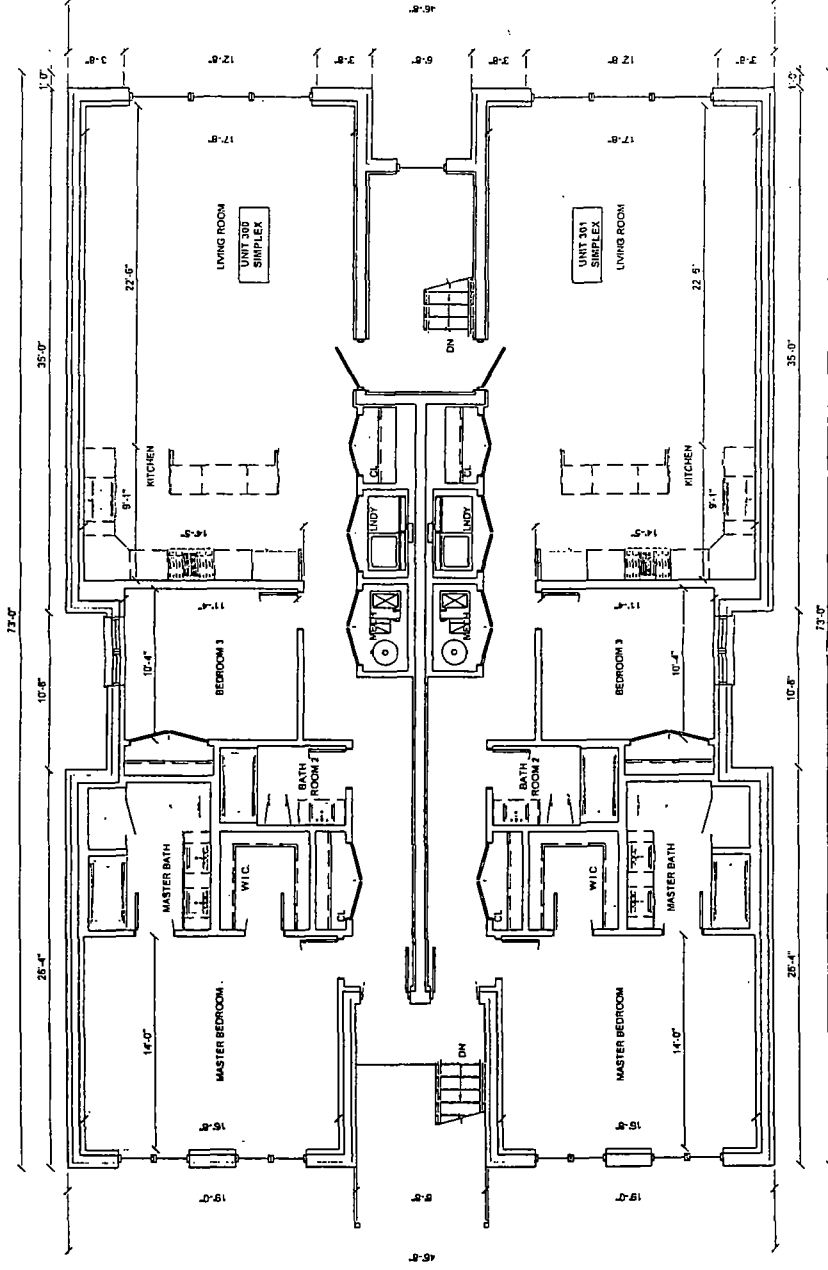


1 SECOND FLOOR PLAN  
SER. 18-112

A V. I. O. S. ARCHITECTS AND CONSULTANTS  
100 N. LAUREL STREET  
CHICAGO, ILLINOIS 60610

P1.3

3046 N. CALIFORNIA AVE.



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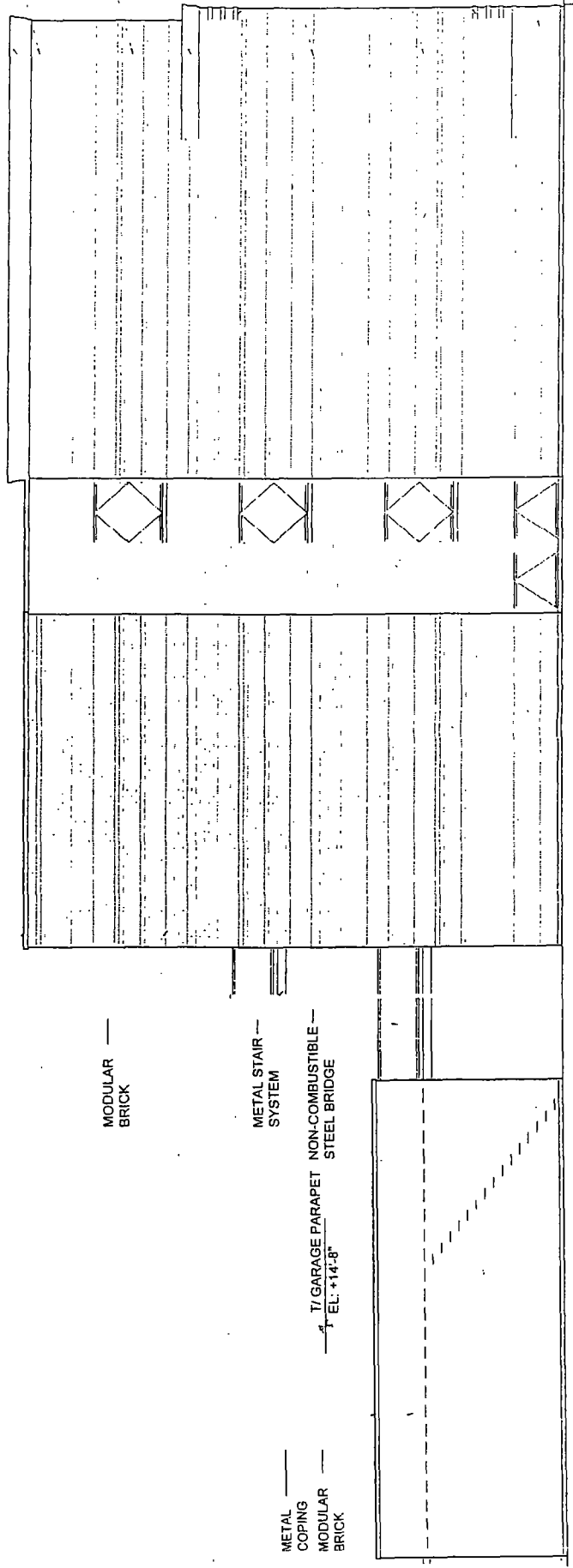
1 THIRD FLOOR PLAN  
 P1.4 SEE 187-14





3046 N. CALIFORNIA AVE.

- METAL COPING
- MODULAR BRICK
- METAL STAIR SYSTEM
- 1/ GARAGE PARAPET NON-COMBUSTIBLE STEEL BRIDGE EL. +14'-8"
- LIMESTONE CORNICE
- SOLDIER COURSE
- B/ ROOF TRUSS EL. +37'-10"
- MODULAR BRICK
- LIMESTONE
- 1/ THIRD FLR EL. +28'-0"
- BRICK
- MODULAR BRICK
- 1/ SECOND FLR EL. +16'-8"
- MODULAR BRICK
- BRICK
- 1/ FIRST FLR EL. +5'-4"
- LIMESTONE
- 1/ GRADE EL. +0'-0"
- 1/ BASEMENT EL. -5'-4"
- B/ FOOTING EL. -6'-9"



1 SOUTH ELEVATION  
PT6 5/28/18 JTB

FINAL FOR PUBLICATION