



City of Chicago



O2018-6001

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/25/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2319 N California Ave - App No. 19749T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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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.5-I in the area bounded by

A LINE 125 FEET SOUTH OF AND PARALLEL TO MEDILL AVENUE; THE ALLEY NEXT EAST OF AND PARALLEL TO CALIFORNIA AVENUE; A LINE 150 FEET SOUTH OF AND PARALLEL TO MEDILL AVENUE; AND CALIFORNIA AVENUE

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2319 N. California Avenue, Chicago, IL

Project Description

Type 1 Application

2319 N. California Ave

Chicago, IL 60647

New four story mixed-use building to include
commercial & residential

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1. Applicant requests a zoning map amendment from the existing B3-1 Community Shopping District to a B3-2 Community Shopping District, to allow for an increase in building height & minimum lot area per dwelling unit and to permit the construction of a new 4-story mixed-use building with 1 commercial/office unit and 2 residential units, an attached 2 car garage and a maximum height of 45 feet. Commercial/office space will be located on the 1st and 2nd floors; one residential unit located on the third floor and one duplex residential unit located on the 3rd and 4th floors.

City of Chicago Zoning Ordinance Analysis

(A) F.A.R.: 1.7.

(B) Density: 1362 SQ FT per unit

(C) Off-Street Parking: 2-spaces

(D) Setbacks: The project will have 0'-0" side setback on both sides, and a 1'-0" rear setback. To keep in context the front setback will align with the neighboring buildings (3'-0").

(E) Building Height: 42'-10 7/8"

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Email llusk@mfllegalgroup.com

Architect / Owner:

Mike Shively

Mike Shively Architecture

910 W. Van Buren St.

Chicago, IL

P: 773 272 0022

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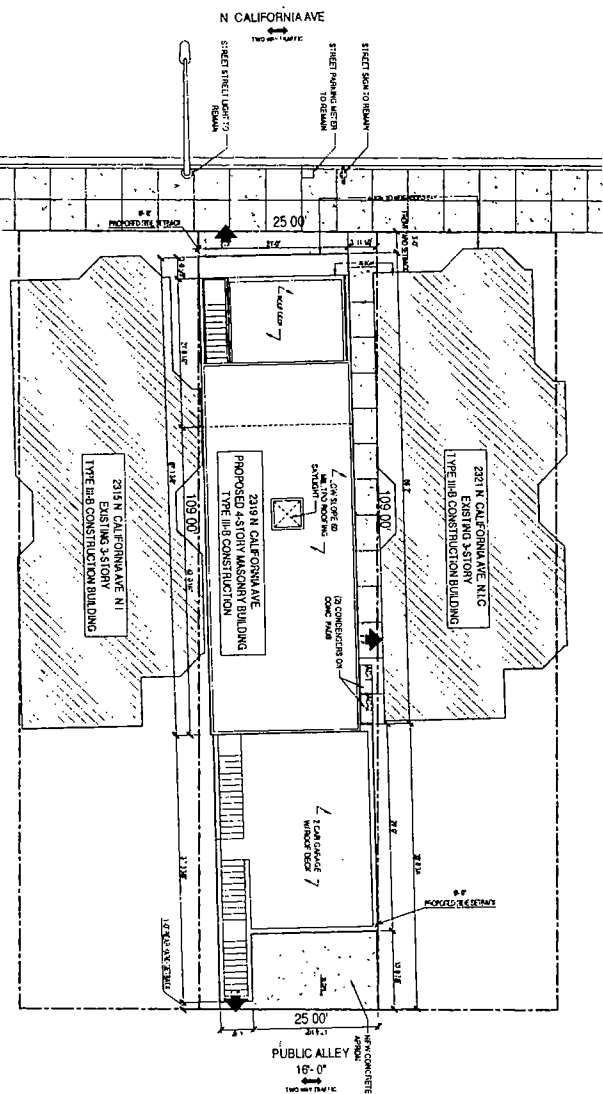
COMING AVAILABLE 2019: CALIFORNIA ARCHITECTURE

Item	Existing Building	Proposed Building	Remarks
1. Lot Area	27,500 sq. ft.	27,500 sq. ft.	
2. Lot Coverage	100%	100%	
3. Floor Area	10,000 sq. ft.	10,000 sq. ft.	
4. Building Height	10 ft.	10 ft.	
5. Building Type	Single-Family	Single-Family	
6. Building Use	Residential	Residential	
7. Building Material	Wood	Wood	
8. Building Condition	Good	Good	
9. Building Age	10 years	10 years	
10. Building Location	2319 N. California Ave.	2319 N. California Ave.	
11. Building Orientation	North	North	
12. Building Access	Street	Street	
13. Building Elevation	10 ft.	10 ft.	
14. Building Foundation	Foundation	Foundation	
15. Building Structure	Structure	Structure	
16. Building Details	Details	Details	
17. Building Notes	Notes	Notes	
18. Building Plans	Plans	Plans	
19. Building Specifications	Specifications	Specifications	
20. Building Schedule	Schedule	Schedule	
21. Building Budget	Budget	Budget	
22. Building Timeline	Timeline	Timeline	
23. Building Risk	Risk	Risk	
24. Building Insurance	Insurance	Insurance	
25. Building Maintenance	Maintenance	Maintenance	
26. Building Security	Security	Security	
27. Building Safety	Safety	Safety	
28. Building Health	Health	Health	
29. Building Environment	Environment	Environment	
30. Building Community	Community	Community	
31. Building Culture	Culture	Culture	
32. Building Values	Values	Values	
33. Building Principles	Principles	Principles	
34. Building Goals	Goals	Goals	
35. Building Objectives	Objectives	Objectives	
36. Building Strategies	Strategies	Strategies	
37. Building Tactics	Tactics	Tactics	
38. Building Techniques	Techniques	Techniques	
39. Building Tools	Tools	Tools	
40. Building Materials	Materials	Materials	
41. Building Equipment	Equipment	Equipment	
42. Building Supplies	Supplies	Supplies	
43. Building Services	Services	Services	
44. Building Contractors	Contractors	Contractors	
45. Building Vendors	Vendors	Vendors	
46. Building Suppliers	Suppliers	Suppliers	
47. Building Distributors	Distributors	Distributors	
48. Building Wholesalers	Wholesalers	Wholesalers	
49. Building Retailers	Retailers	Retailers	
50. Building Manufacturers	Manufacturers	Manufacturers	
51. Building Importers	Importers	Importers	
52. Building Exporters	Exporters	Exporters	
53. Building Traders	Traders	Traders	
54. Building Dealers	Dealers	Dealers	
55. Building Agents	Agents	Agents	
56. Building Brokers	Brokers	Brokers	
57. Building Consultants	Consultants	Consultants	
58. Building Advisors	Advisors	Advisors	
59. Building Experts	Experts	Experts	
60. Building Specialists	Specialists	Specialists	
61. Building Professionals	Professionals	Professionals	
62. Building Authorities	Authorities	Authorities	
63. Building Officials	Officials	Officials	
64. Building Representatives	Representatives	Representatives	
65. Building Stakeholders	Stakeholders	Stakeholders	
66. Building Partners	Partners	Partners	
67. Building Allies	Allies	Allies	
68. Building Supporters	Supporters	Supporters	
69. Building Advocates	Advocates	Advocates	
70. Building Champions	Champions	Champions	
71. Building Leaders	Leaders	Leaders	
72. Building Visionaries	Visionaries	Visionaries	
73. Building Innovators	Innovators	Innovators	
74. Building Pioneers	Pioneers	Pioneers	
75. Building Trailblazers	Trailblazers	Trailblazers	
76. Building Game Changers	Game Changers	Game Changers	
77. Building Disruptors	Disruptors	Disruptors	
78. Building Transformers	Transformers	Transformers	
79. Building Reinventors	Reinventors	Reinventors	
80. Building Game Players	Game Players	Game Players	
81. Building Rule Breakers	Rule Breakers	Rule Breakers	
82. Building Status Quo Breakers	Status Quo Breakers	Status Quo Breakers	
83. Building Change Agents	Change Agents	Change Agents	
84. Building Catalysts	Catalysts	Catalysts	
85. Building Accelerators	Accelerators	Accelerators	
86. Building Multipliers	Multipliers	Multipliers	
87. Building Amplifiers	Amplifiers	Amplifiers	
88. Building Resonators	Resonators	Resonators	
89. Building Harmonizers	Harmonizers	Harmonizers	
90. Building Synchronizers	Synchronizers	Synchronizers	
91. Building Integrators	Integrators	Integrators	
92. Building Connectors	Connectors	Connectors	
93. Building Linkers	Linkers	Linkers	
94. Building Joiners	Joiners	Joiners	
95. Building Weavers	Weavers	Weavers	
96. Building Spinners	Spinners	Spinners	
97. Building Knitters	Knitters	Knitters	
98. Building Tailors	Tailors	Tailors	
99. Building Sewers	Sewers	Sewers	
100. Building Crafters	Crafters	Crafters	
101. Building Makers	Makers	Makers	
102. Building Builders	Builders	Builders	
103. Building Constructors	Constructors	Constructors	
104. Building Erectors	Erectors	Erectors	
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2 PLAT OF SURVEY

1 PROPOSED SITE PLAN

1/8" = 1'-0"

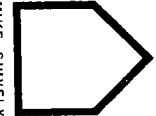


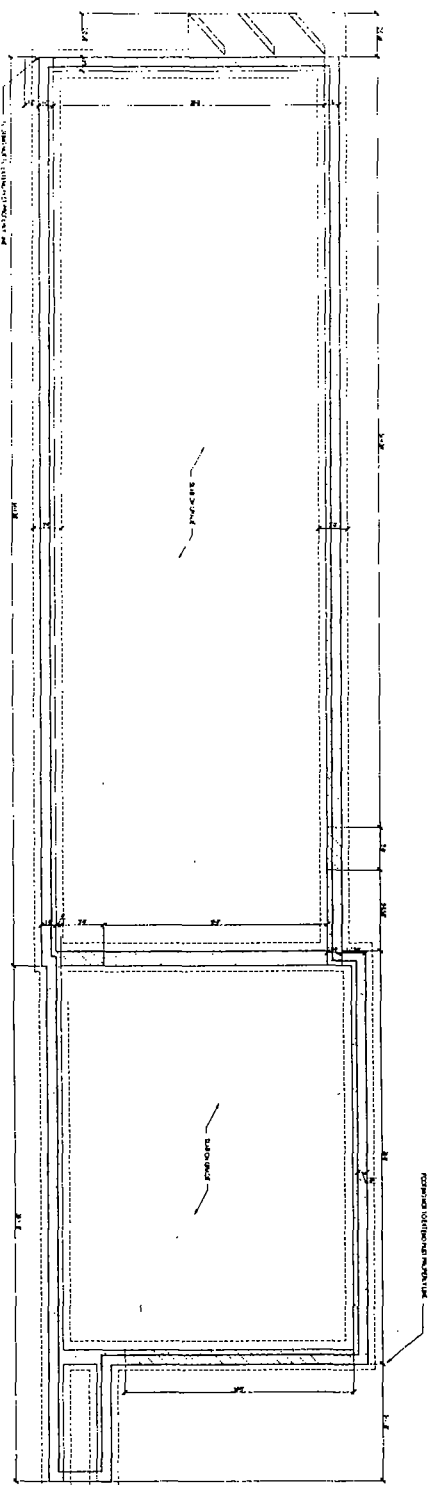
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A1.0
Site Plan
2319 N. California
Mike Shively
Architect
01/02/2010



Mike Shively
Architect
01/02/2010



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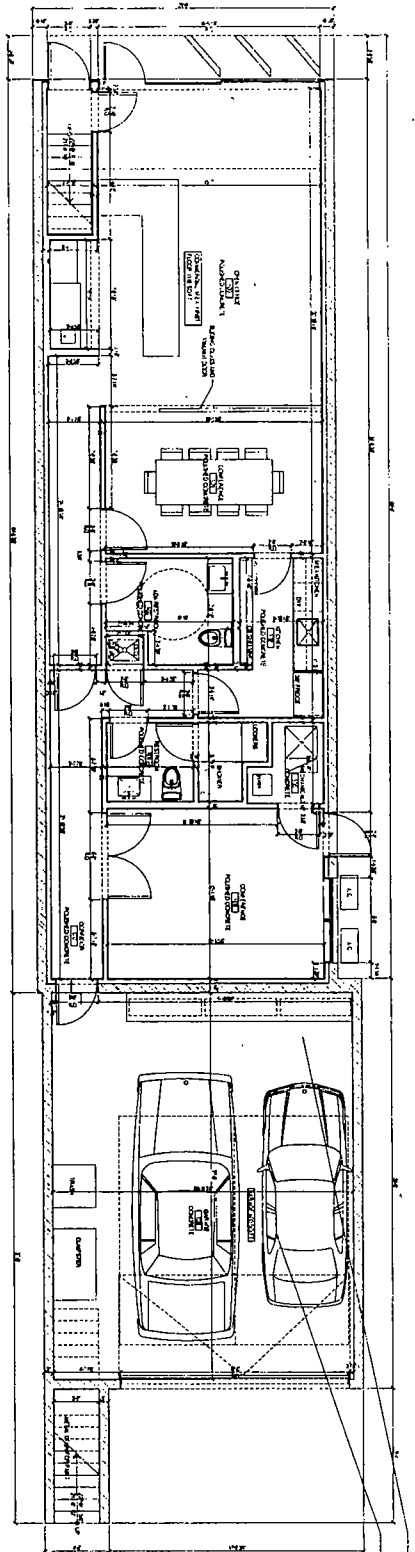
MIKE SHIVELY
ADDICTION

**2319 N.
California**
2319 N. California Ave.
Chicago, Illinois 60647
Phone Number 1800

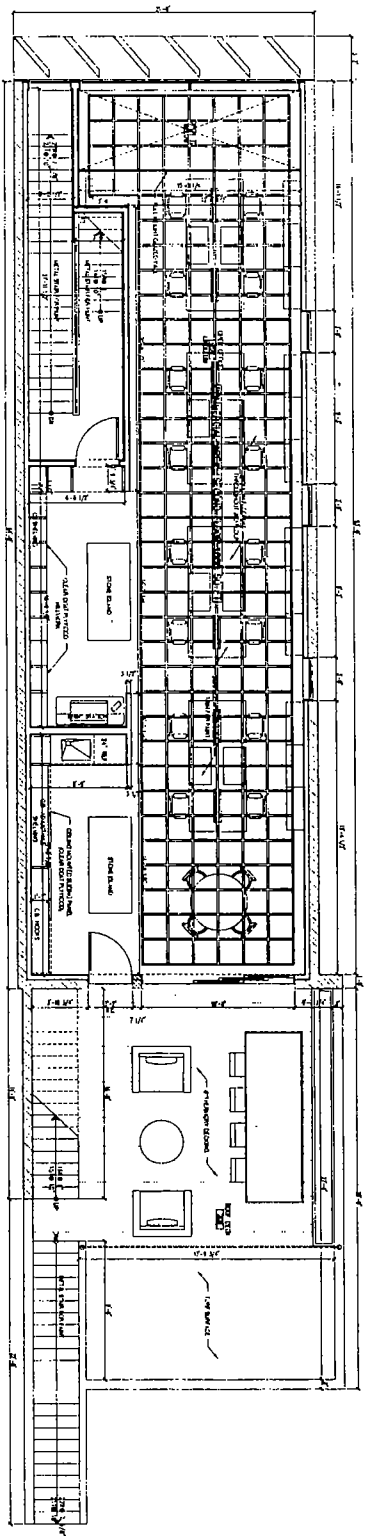
A2.0

Foundation Plan

Experiment	Date
1. Periodic table	17/11/18
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1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



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ARCHITECTURE

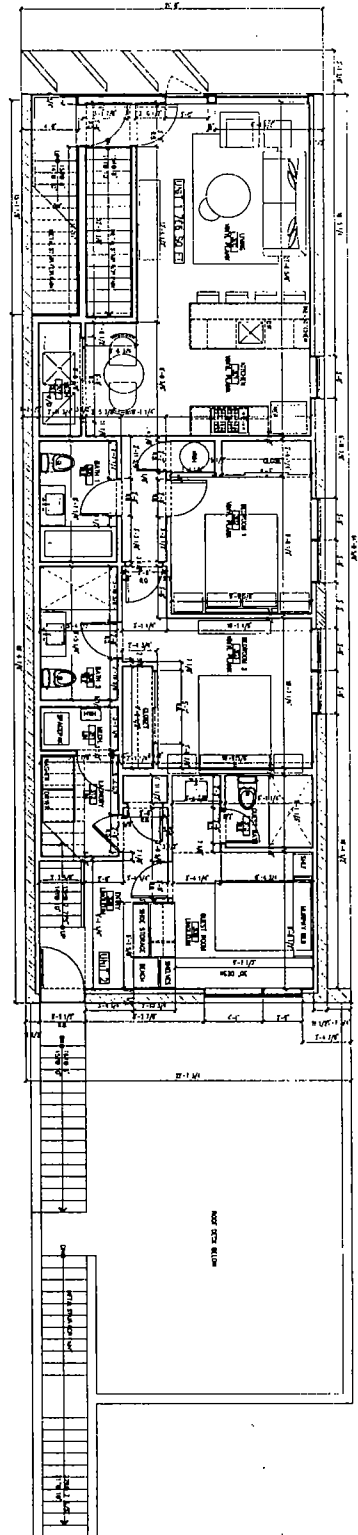
2319 N. California Ave
Orange, CA 92667
Phone: (714) 952-1234
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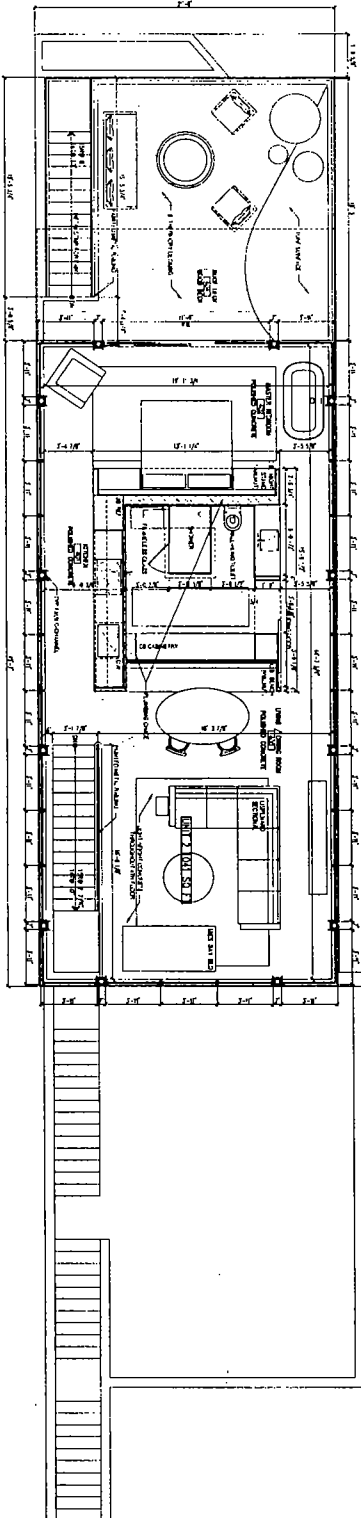
2319 N. California
California
2319 N. California Ave
Orange, CA 92667
Project Number: 1001

A2.1
First and Second
Floor Plans

Revision	Date	By	Check
1	07-11-10		
2	07-11-10		
3	07-11-10		



1 THIRD FLOOR PLAN
1/8" = 1'-0"



2 FOURTH FLOOR PLAN
1/8" = 1'-0"

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A2.2

Third and Fourth
Floor Plans

Project No. 011118

2011.11.18



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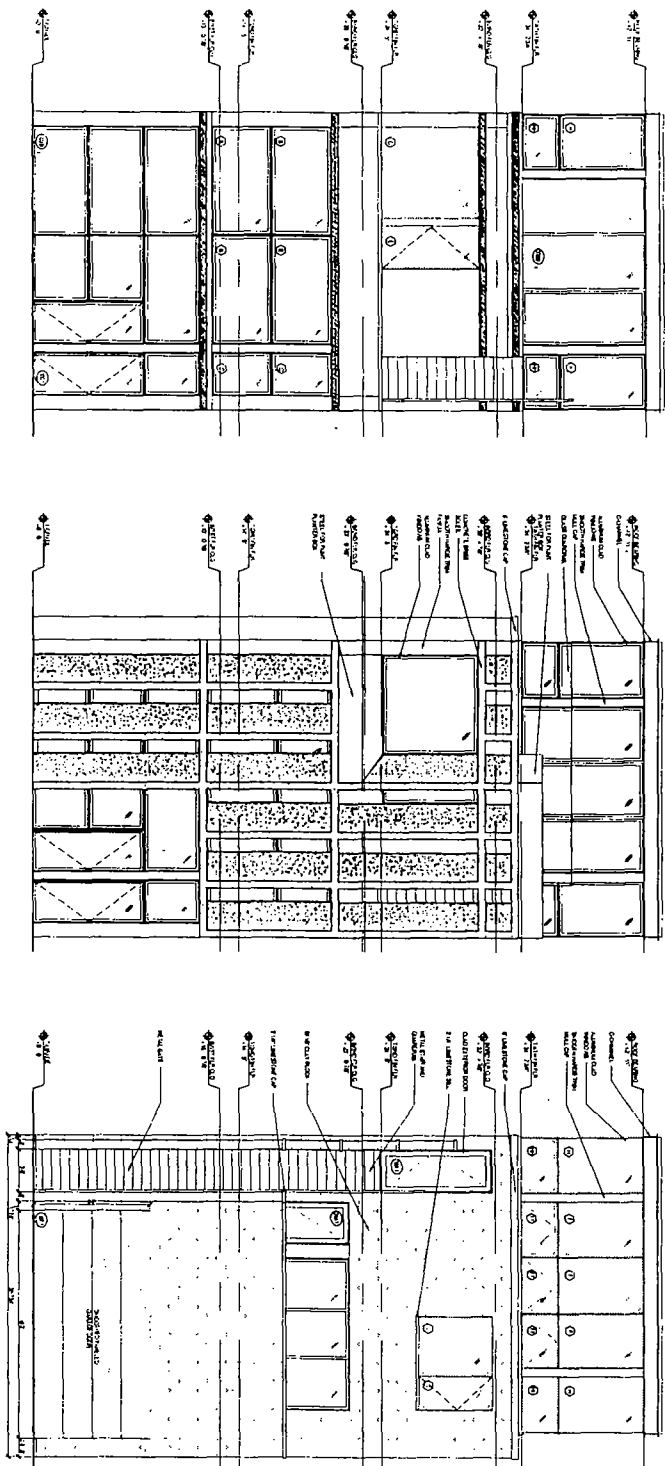
219 N. California Ave.
Chicago, Illinois 60610
Project Number: 101

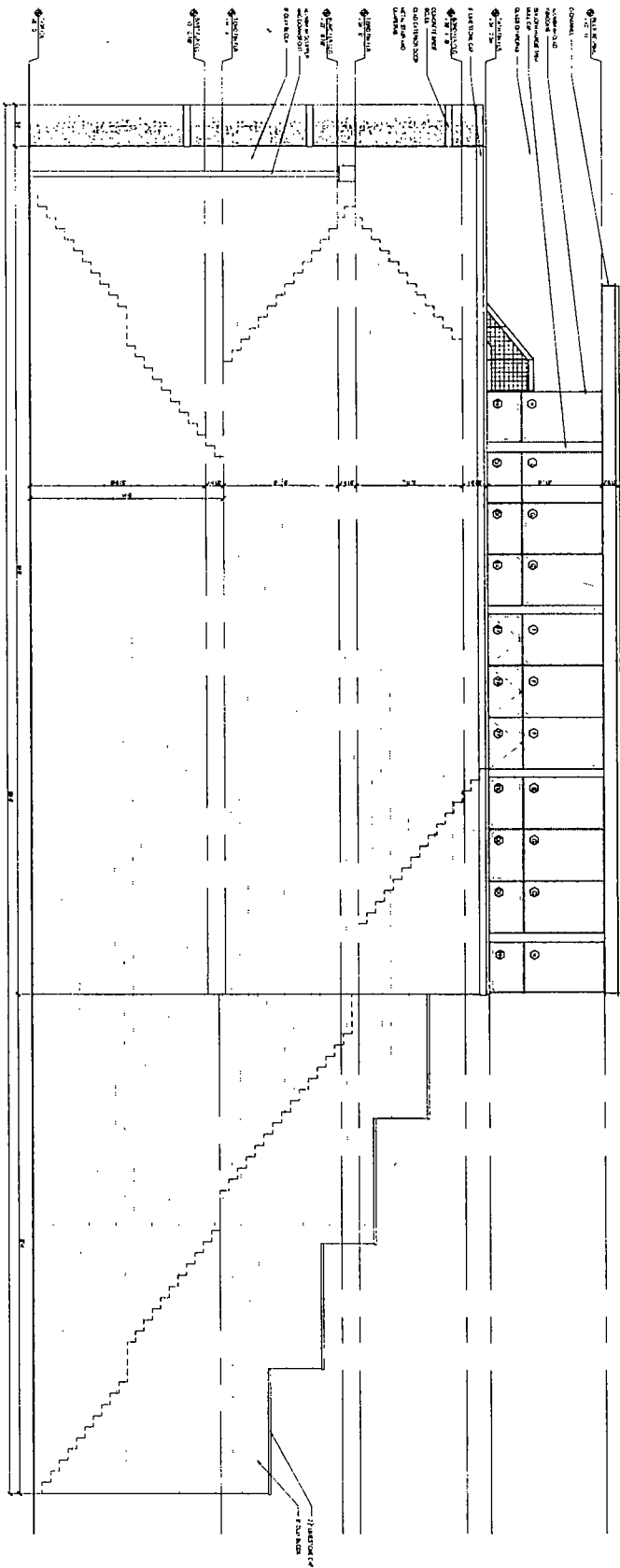
A4.0

West Elevation
& Cross Section

Project	2319 N. California Ave.
Sheet	A4.0
Date	07-11-10

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A4.1
South Elevation

Revision	Date	By	Check
1	07.11.18		
2	07.11.18		

