



Common Address of Property: 3046-48 North California Avenue

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.

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