



Office of the City Clerk

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Legislation Details (With Text)

File #: O2018-200
Type: Ordinance **Status:** Passed
File created: 1/17/2018 **In control:** City Council
Final action: 2/28/2018
Title: Zoning Reclassification Map No. 7-1 at 3046-3048 N California Ave - App No. 19503T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-1
Attachments: 1. O2018-200 (V1).pdf, 2. O2018-200.pdf

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed	Pass
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/17/2018	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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. 7-1 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

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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