

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

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"

Attorney:

Lawrence M. Lusk
2 N. LaSalle Street
Suite 5908

Chicago, IL 60602
312-327-3409
Facsimile 312-466-0808
Email llusk(5),mflegalgroup,.com

Architect / Owner:

Mike Shively
Mike Shively Architecture
910 W. Van Buren St.
Chicago, IL
P: 773 272 0022
E: mikc@mikeshively.com <mailto:mikc@mikeshively.com>

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