



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2013-29
Type: Ordinance
File created: 1/17/2013
Status: Passed
In control: City Council
Final action: 11/26/2013
Title: Zoning Reclassification Map No. 1-G at 2101-2103 N California Ave and 84 N Henry Ct - App No. 17649
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. SO2013-29.pdf, 2. O2013-29.pdf

Date	Ver.	Action By	Action	Result
11/26/2013	1	City Council	Passed as Substitute	Pass
11/14/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
2/26/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/17/2013	1	City Council	Referred	

SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-G in the area bounded by:

a line 93.80 feet north of North Point Street, as measured along the northwest line of North Henry Court; North Henry Court; North Point Street; and North California Avenue

to those of a CI-3 Neighborhood Commercial District which is hereby established in the area described above.

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

TYPE I REGULATIONS

2101 - 03 N. CALIFORNIA AVE/2778 - 84 N. HENRY CT

The subject property contains approximately 3,200 sq. ft. of land which is improved with two buildings. The southern building is one story and constructed of concrete block. The northern building is two stories and partially constructed of concrete block and partially of frame construction. Both buildings combined have a total of approximately 3,500 sq. ft. and are currently vacant. The Applicant proposes to remodel the two

buildings for their use as a Tavern. The property currently has no parking or loading and none is proposed. The bulk regulations for the property are as follows:

FAR: 1.20

Dwelling Units:

North: East: South: West:

2.5 ft. None None None

Height:

Parking:

Loading: