



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2016-6327  
**Type:** Ordinance  
**File created:** 9/14/2016  
**Status:** Passed  
**In control:** City Council  
**Final action:** 11/16/2016  
**Title:** Zoning Reclassification Map No. 5-I at 1837-1841 N California Ave - App No. 18932T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2016-6327.pdf

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/14/2016	1	City Council	Referred	

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ORDINANCE C7j^j'~{^/(0

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 of the B3-1 Community Shopping District symbols and indications as shown on Map No. 5-1 in an area bound by

North California Avenue, a line 223.50 feet South of and parallel to West Cortland Street, the alley next East of and parallel to North California Avenue, a line 298.50 South of and parallel to West Cortland Street.

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1837- 41 N California, Chicago, IL 60647.

**NARRATIVE**

**1837-41 N California Zoning from B3-1 to B2-**  
**3**

The Applicant seeks to build a 4 story 14 dwelling unit building with 14 indoor parking spaces.

FAR	2.52
Lot Area	9,450 Square Feet
Lot Area Per Dwelling Unit	675 Square Feet
Building Area	23,815 Square Feet
Building Height	42 Feet
Front Setback	3 Feet
Rear Setback	2 Feet at 1 <sup>st</sup> Floor
Rear Setback	22 Feet at 2 <sup>nd</sup> - 4 <sup>m</sup> Floors
North side Setback	4 Feet
South side Setback	4 Feet
Parking	14 indoor spaces

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