

Legislation Details (With Text)

File #:	O2018-200				
Туре:	Ord	inance S	Status:	Passed	
File created:	1/17	7/2018 I	n control:	City Council	
		F	Final action:	2/28/2018	
Title:	Zoning Reclassification Map No. 7-I at 3046-3048 N California Ave - App No. 19503T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 7-I				
Attachments:	1. O2018-200 (V1).pdf, 2. O2018-200.pdf				
Date	Ver.	Action By	Ac	tion	Result
2/28/2018	1	City Council	Pa	assed	Pass
2/22/2018	1	Committee on Zoning, Lanc and Building Standards	dmarks Re	Recommended to Pass	
1/17/2018	1	City Council	Re	eferred	

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 threestory 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.

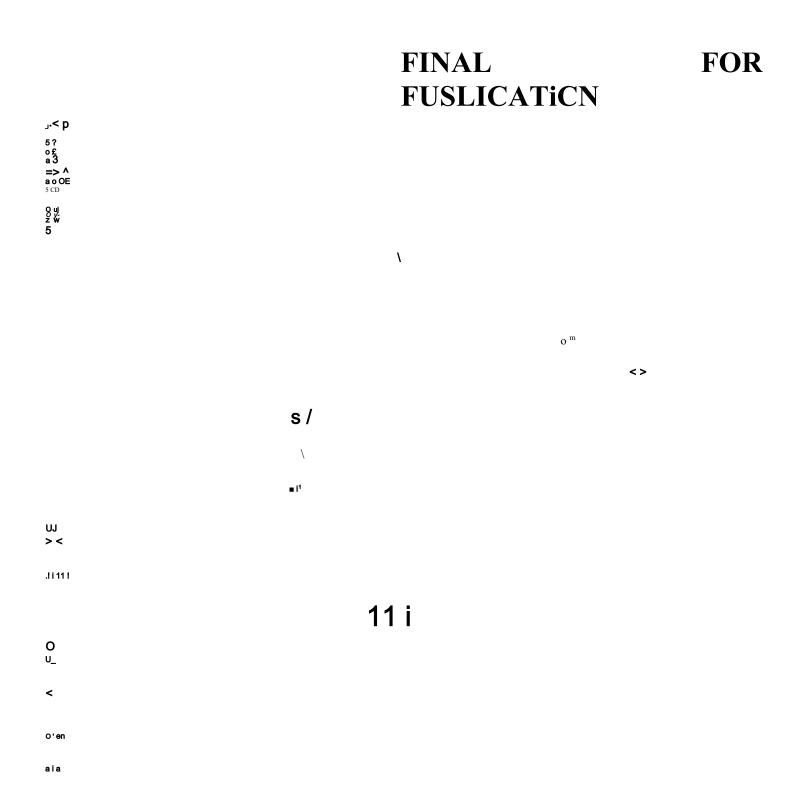
- a) The Project's Floor Area Ratio: 1.64 square feet
- b) The project's density (Lot Area per Dwelling Unit): 980 square feet
- c) The amount of off-street parking: 6 parking spaces

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-А

*17-13-0303-C(2) - Plans Attached.



File #: 02018-200, Version: 1

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