



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2018-6001
Type: Ordinance
File created: 7/25/2018
Status: Passed
In control: City Council
Final action: 9/20/2018
Title: Zoning Reclassification Map No. 5-I at 2319 N California Ave - App No. 19749T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. O2018-6001.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed	Pass
9/12/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/25/2018	1	City Council	Referred	

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ORDINANCE

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

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SECTION 1. 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.5-1 in the area bounded by

A LINE 125 FEET SOUTH OF AND PARALLEL TO MEDILL AVENUE; THE ALLEY NEXT EAST OF AND PARALLEL TO CALIFORNIA AVENUE; A LINE 150 FEET SOUTH OF AND PARALLEL TO MEDILL AVENUE; AND CALIFORNIA AVENUE

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

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 0'-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"

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