



Office of the City Clerk

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Legislation Text

File #: O2016-6327, **Version:** 1

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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.

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| 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 st Floor |
| Rear Setback | 22 Feet at 2 nd - 4 ^m Floors |
| North side Setback | 4 Feet |
| South side Setback | 4 Feet |
| Parking | 14 indoor spaces |

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