



Office of the City Clerk

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Legislation Text

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ORDINANCE

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£E / J ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B2-3 Neighborhood Mixed-Use District and B3-1 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 5-1 in the area bounded by

a line 123.5 feet north of and parallel to West Bloomingdale Avenue; the alley next east of and parallel to North California Avenue; a line 86 feet north of and parallel to West Bloomingdale Avenue; and 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.

1811 North California Avenue

TYPE 1 - ZONING NARRATIVE

The address of the parcel is 1811 North California Avenue. The current zoning of the parcel is B-3 -1 Community Shopping District. The zoning amendment is to change the zoning of the parcel to B-2-3 Neighborhood Mixed Use District. The zoning change is needed to construct a three story, four dwelling unit residential building.

The lot size is 4,725 square feet (126 square feet x 37.50 square feet). The proposed minimum lot

area per dwelling unit is 1,180 square feet. The floor area is 5,760 square feet. The floor area ratio is 1.22. The front setback is 5 feet. The rear setback is 37.68 feet. The north sideyard setback is 4 feet 9 inches and the south sideyard setback is 4 feet 9 inches. There are four (4) parking spaces with a garage and roofdecks.

After rezoning, all the property will be used for residential use with four dwelling units, four parking spaces, and a building height of 38 feet 1 inch..

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