



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: O2018-1891, **Version:** 1

ORDINANCE

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 as shown on Map No. 5-1 in the area bounded by:

A line 119.01 feet south of and parallel to West Shakespeare Avenue; North California Avenue; a line 158.68 feet south of and parallel to West Shakespeare Avenue; the public alley next west of and parallel to North California Avenue.

To those of a B2-3, Neighborhood Mixed-Use District

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

Common address of property: 2116 North California Avenue, Chicago IL

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NARRATIVE FOR TYPE 1 REZONING FOR 2116 NORTH CALIFORNIA AVE., CHICAGO,

ILLINOIS

The subject property is currently a vacant lot. The Applicant proposes to build one new 4-story residential building with 8 dwelling units. The Applicant needs a zoning change from the B3-1 to a B2-3 to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from B3-1 to B2-3
Use:	Residential building with 8 DU
Lot area: Building Floor Area: Floor Area Ratio:	6,590 Square Feet 16,480 Square Feet 2.5
Density:	823 Square Feet per DU
Off- Street parking:	8 parking spaces
Set Backs	Front: 8 Feet Wi Inches North Side Yard: 8 Inches South Side Yard: 8 Inches Rear: 30 Feet
Building height:	49 feet 10 Inches

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ARCHITECT CORPORATION

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