



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2018-6944, **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 the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-1 in the area bounded by:

a line 250.00 feet north of West Wabansia Avenue; North California Avenue; a line 225.00 feet north of West Wabansia Avenue; and the public alley next west of North California Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1734 North California Avenue

SUBSTITUTE NARRATIVE AND PLANS

1734 North California Avenue TYPE 1
REGULATIONS

Narrative: The Applicant proposes to rezone the property from a C1-1 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District to demolish the existing improvements and construct a four-story

residential building, 50.0 ft. tall containing three residential dwelling units with three off-street parking spaces.

Lot Area: FAR:

FLOOR AREA: MLA

Residential Dwelling Units Height:

Automobile Parking: Bicycle Parking:

2,500 square feet 2.50

6,226 square feet

833

3

50 feet 0 inches

3

3

Setbacks:

Front (North California Ave.): North Side: West Side: Rear (Alley):

1.5 feet 3.0 feet None 21.0 feet*

* A set of plans is attached.

*Applicant will also seek an Administrative Adjustment or Variation.

FINAL FOR FUBUCffION