



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2021-2122, 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:

The public alley next south of and parallel to West Armitage Avenue; a line 106.83 feet east of and parallel to North California Avenue; a line 163.57 feet south of and parallel to West Armitage Avenue; and North California Avenue.

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:

1945 North California Avenue, Chicago

FINAL FOR PUBLICATION

#20732-TI

A SUBSTITUTE NARRATIVE AND PLANS FOR A TYPE 1 ZONING CHANGE FOR 1945 NORTH CALIFORNIA AVE., CHICAGO

The subject property is currently improved with an existing 2-story residential building with 2 original dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance in order to convert the existing building from 2 dwelling units to 3 dwelling units. No additional floor area is being proposed. The existing building will remain as is.

Project Description: Zoning Change from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District
Use: Residential building with 3 dwelling units
Existing Floor Area Ratio: 1.3
Lot Area: 2,991 Square Feet
Existing Building Floor Area: 3,700 Square Feet
Existing Density: 997 Square Feet per Dwelling Unit
Existing Off- Street Parking: Zero
Existing Setbacks: Existing Front Setback: 9.93' Existing Side Setbacks: North: 0' / South: 3' Rear Setback: 24.94'
Existing Building Height: 30 Feet

,"~-\ SITE PLAN

2'

V J ver- r-o-

NORTH GI RIVAHON

SOUTH ELEVATION