

Final for Publication

Substitute Narrative and Plans for
Type 1 Zoning Map Amendment for
1815-21 N. California Avenue, Chicago
Rezoning from B3-1 to a B2-3

The subject property is currently a vacant lot. The applicant intends to redevelop the property with a new 5-story residential building with 24 dwelling units. The applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the zoning ordinance.

A. Proposed Land Use: Residential building with 24 dwelling units.

B. Project floor area ratio: FAR will be 3.0.

C. Lot area is 12,600 square feet.

D. The amount of off-street parking is 24 parking spaces.

E. Setbacks:

Front: 0 feet

South side: 3'

North side: 3'

Rear (floors containing dwelling units): 30 feet

F. Building height: 54 feet 10 inches.

OPTIONAL RELIEF UNDER SECTION 17-13-0303 D

See exhibit A attached for optional relief under section 17-13-0303-D.

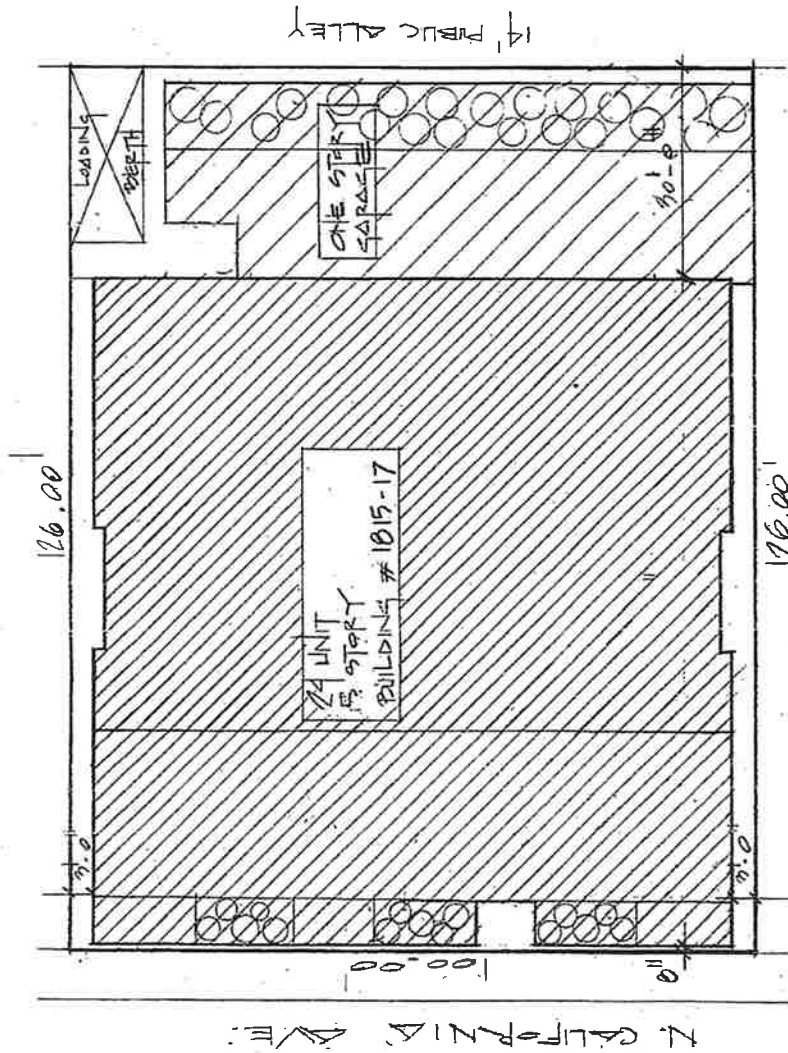
Exhibit A
For Type 1 Zoning Map Amendment
For 1815-21 N. California Avenue, Chicago

RELIEF REQUESTED UNDER SECTION 17-13-0303 D

With this type 1 rezoning, applicant seeks:

1. An administrative adjustment under section 17-13-1003-EE to increase the required number of off-street parking spaces for a transit served location from 12 to 24 spaces.
2. A variation under section 17-13-1101-D to reduce the applicable off-street loading requirements by one loading space.
3. An administrative adjustment under section 17-13-1003-P to allow an adjustment to the building location standards of section 17-3-0504-B to allow a façade that is greater than 5 feet from the sidewalk.
4. An administrative adjustment under section 17-13-1003-R to allow an adjustment to the transparent window area standards of section 17-3-0504-C to allow up to a 25% reduction in the amount of transparent window area required.

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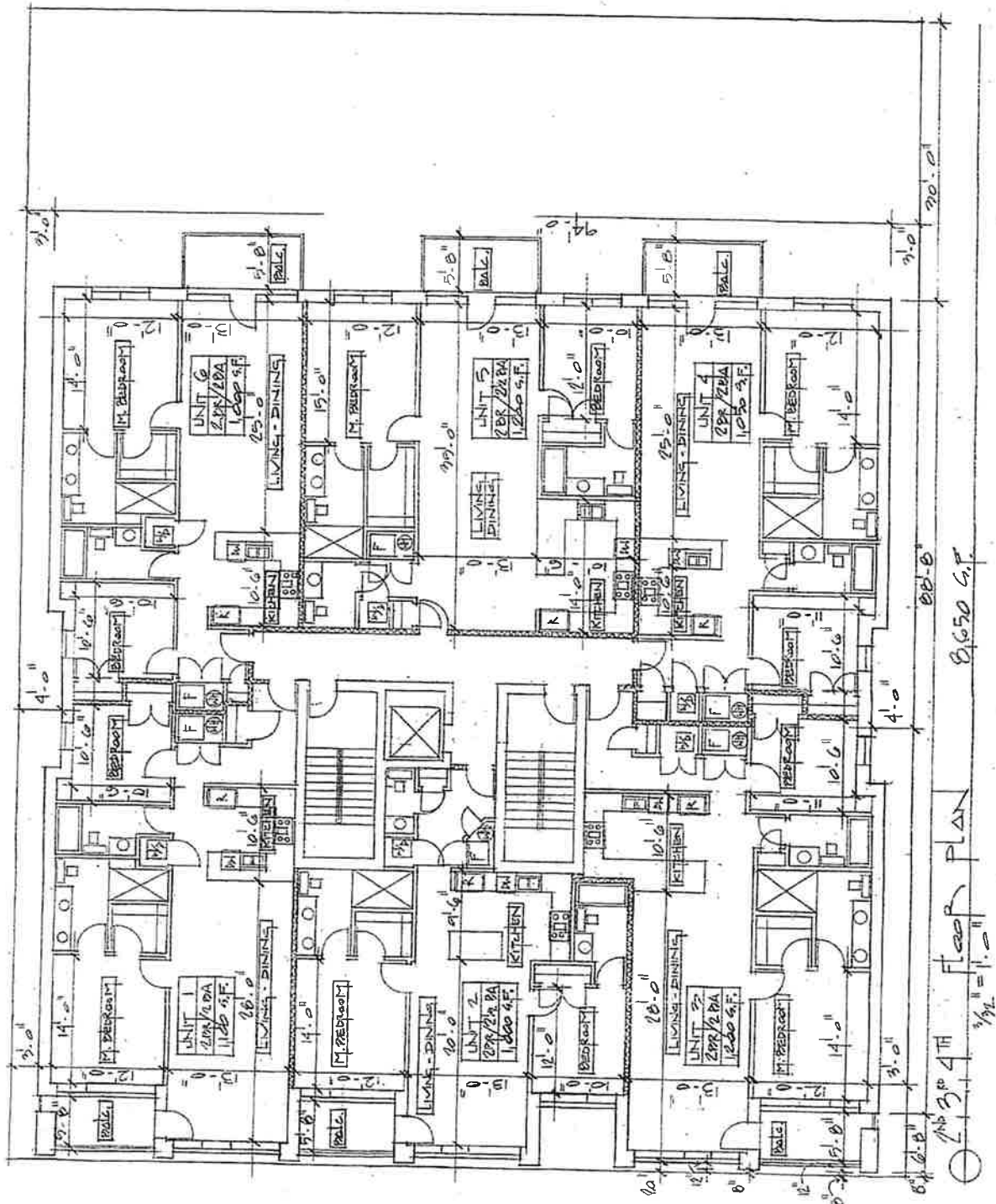
ZONING INFORMATION	
LOT AREA	12,600 S.F.
MAX. BUILDABLE	37,800 S.F.
1st Floor	8,800
2nd Floor	8,800
3rd Floor	8,800
4th Floor	8,800
5th Floor	6,050
TOTAL	35,800 S.F.

⊕ SITE PLAN
1/16" = 1'-0"

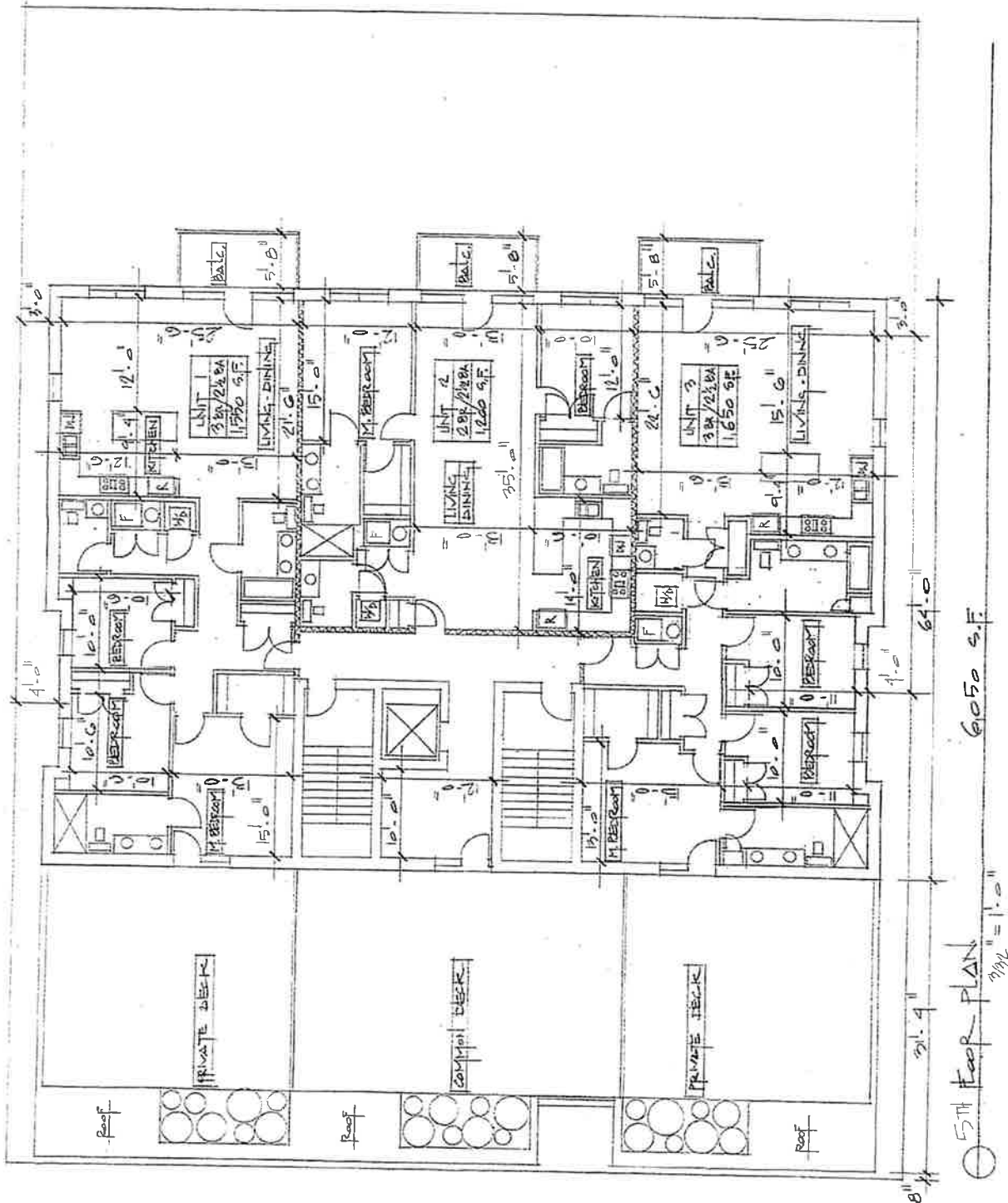
INCREASE THE PARKING RATIO
TO 1:1 (24 CARS)

Architectural floor plan of a 100-unit apartment building. The plan shows a central corridor system with multiple entrances. Units are arranged in rows, with some units having balconies. Key areas include a central lobby, a car garage, a bike rack, and a loading dock. The plan is labeled with unit numbers 1 through 24, and includes dimensions and notes such as "12 BIKES TIER VERT. RACK" and "24 CAR GARAGE".

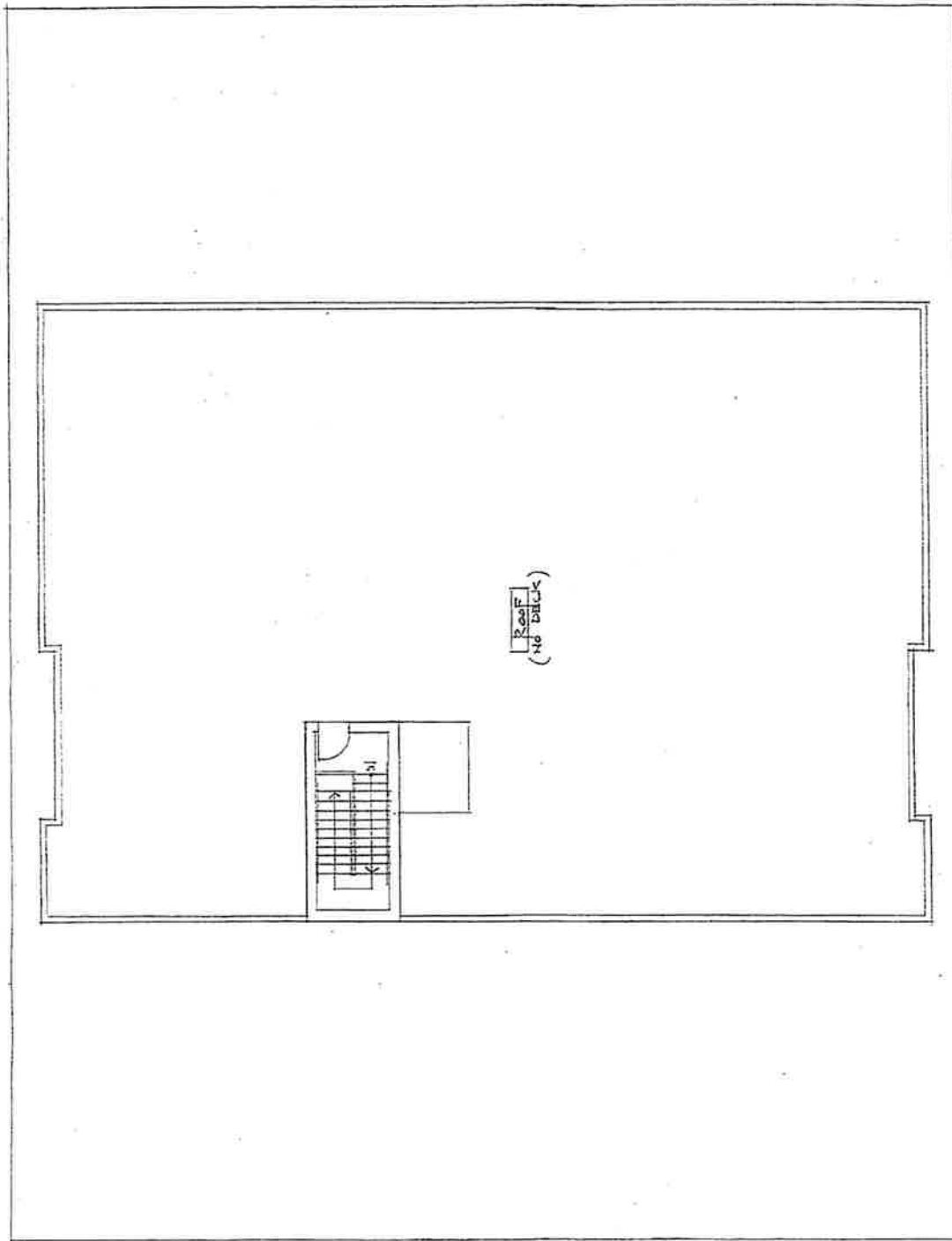
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ROOF PLAN
1/32" = 1'-0"

The drawing shows a symmetrical front elevation of a two-story brick building. It features four large rectangular windows on each floor, separated by pilasters. There are three small square windows or doorways along the top edge. Dimensions at the bottom indicate window widths of 10'-0" and overall section widths of 12'-0" and 16'-0".

Material Specifications:

- MEDIUM RED BRICK
- DARK ROUGH BRICK
- MEDIUM IRONSTONE BRICK

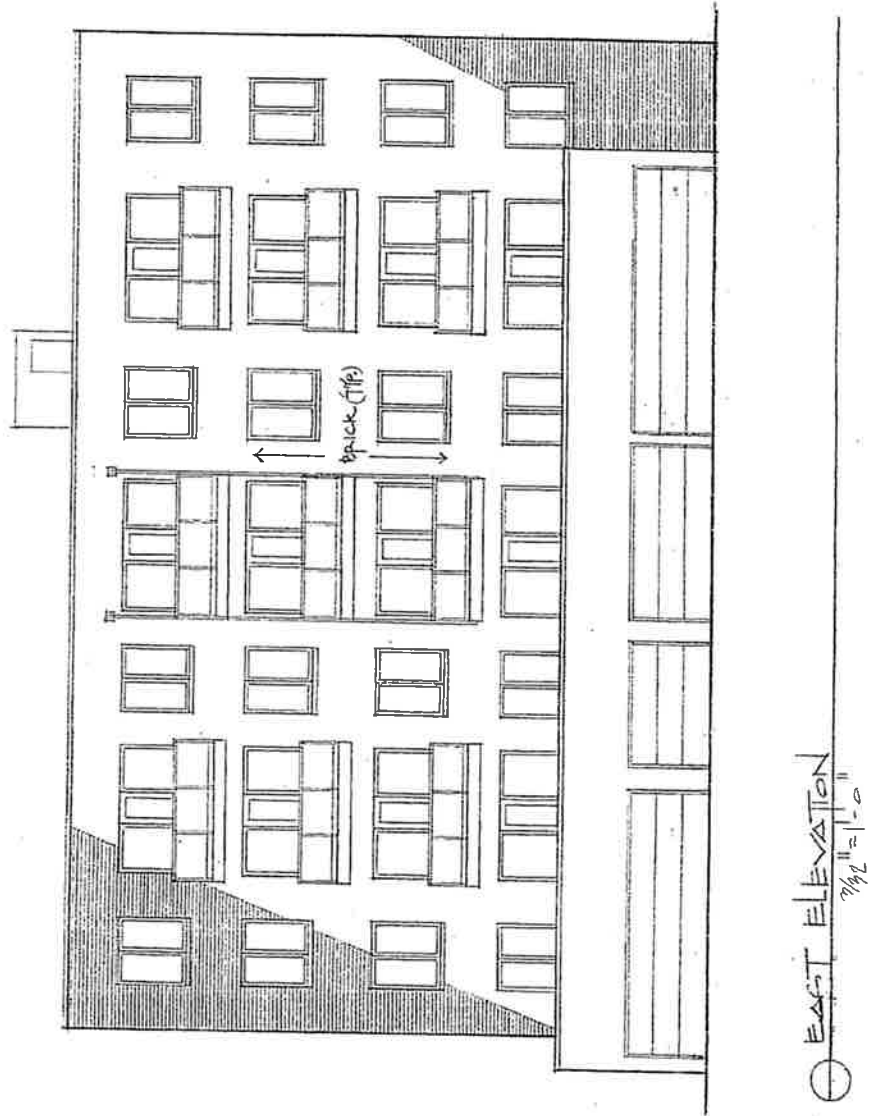
Construction Notes:

- All work to be modular size with matching color mortar.
- Foster class 3'-6" H. railings and entry gates (pp.)

Front Elevation



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