



City of Chicago



SO2015-6402

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/24/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1744 N California Ave - App No. 18504T-1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18504T-1
INTRO DATE
Sept 24, 2015

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 C1-1, Neighborhood Commercial District symbols and indications as shown on Map No. 5-I in area bound by

The alley next west and parallel to North California Avenue, a line 350 feet north of and parallel to west Wabansia Avenue, North California Avenue, a line 325 feet, north of and parallel to West Wabansia Avenue

to those of a B2-2, Neighborhood Mixed Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1744 N. California Avenue

OFFICE #

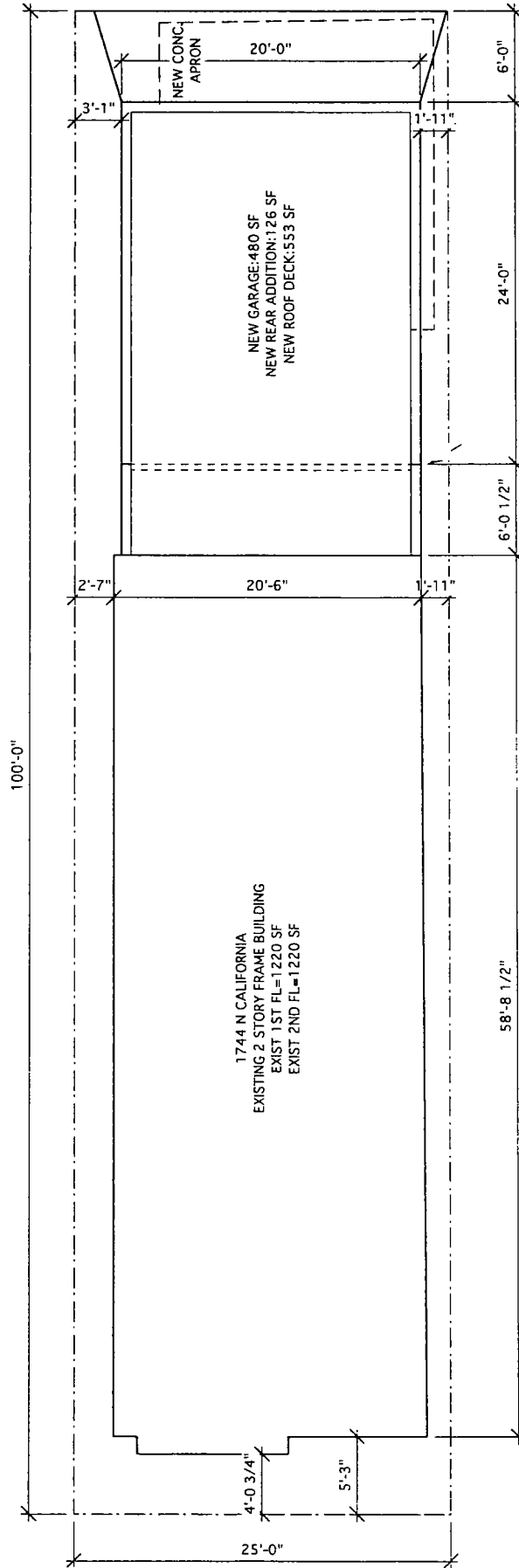
NARRATIVE
1744 N California
C1-1 to B2-2
Application No. 18504 T 1

Applicant proposes to construct a rear one story addition to the first floor residential dwelling unit and attach the two car garage with roof deck to the existing dwelling units. The height of the existing building is 25' - 6" and will remain as is, no change. The existing two residential dwelling units will remain as is.

FAR	1.02
Lot Area	2,500 s.f.
Building Area	2566 s.f.
Bldg Height	25' - 6"
Front Setback	4' - 3/4"
Rear Setback	30' - 0"
North Side Setback	1' - 11"
South Side Setback	2' - 7"

FINAL FOR PUBLICATION

Public Alley



FINAL FOR PUBLICATION

SCALE: 3/32" = 1'-0"

N. CALIFORNIA AVENUE

Gilbert Kaeding
Architecture + design

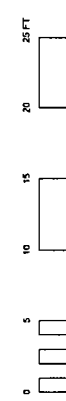
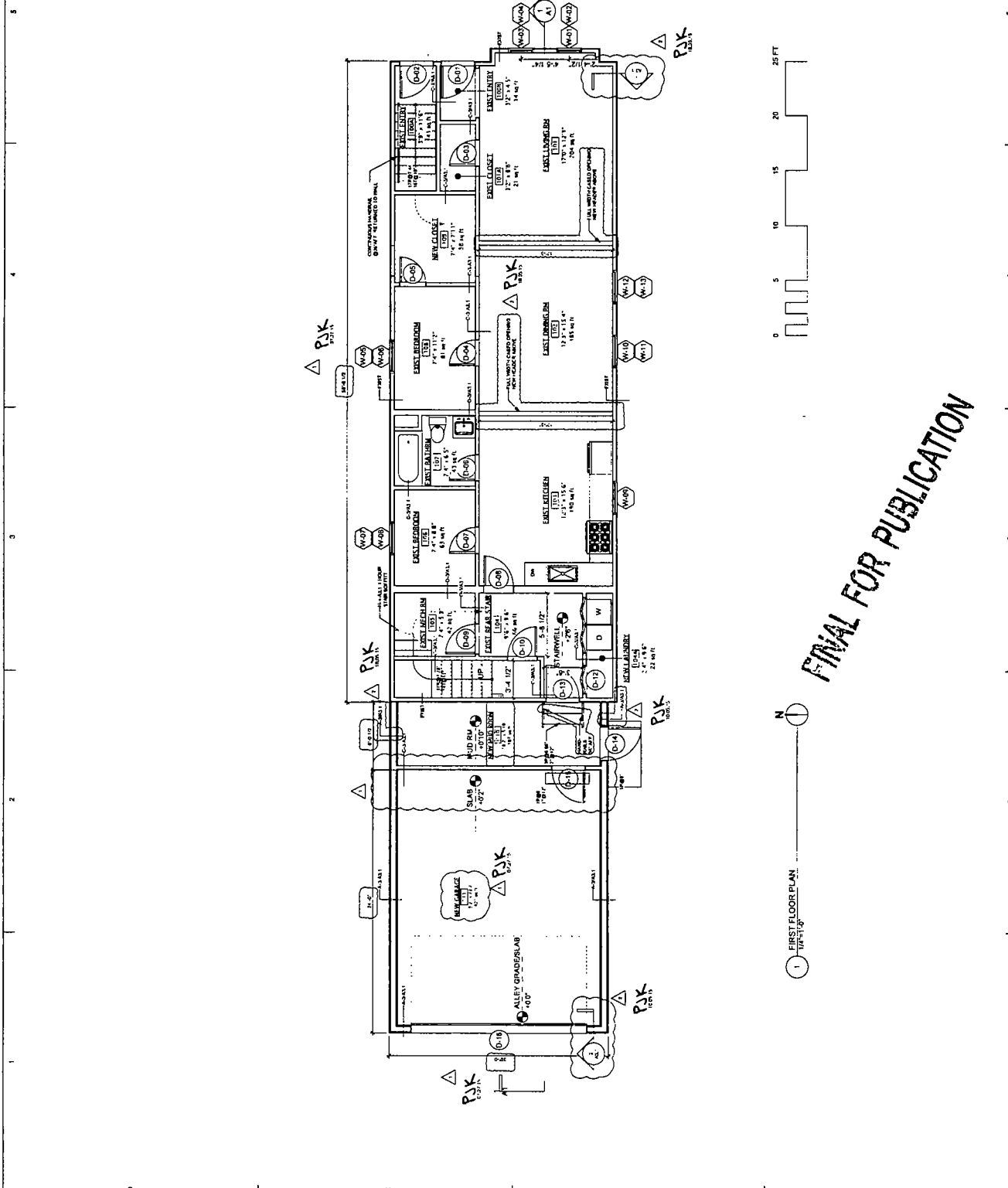
100 W. Madison St. | Chicago, IL 60601 | (773) 462-0000

KAEDING
RESIDENCE
1744 N CALIFORNIA AVE
CHICAGO, IL 60647

MARK	DATE	DESCRIPTION
A	10/21/15	PERMIT REVISION 2
B	11/17/15	PERMIT REVISION 1
C	02/14/16	ISSUE FOR PERMIT
D	02/14/16	ISSUE FOR PERMIT

MARK	DATE	DESCRIPTION
PERMIT REVISION 2	10/21/15	
PROJECT NO.	1744 N CALIFORNIA PERMIT_REV2.dwg	
PROJECT	PKA	
ARCHITECT	GILBERT KAEDING	
DATE	10/21/15	
SCALE	1/8" = 1'-0"	
DESIGNED BY	PKA	
CHECKED BY	PKA	
DATE	10/21/15	
PROJECT NO.	1744 N CALIFORNIA PERMIT_REV2.dwg	

FLOOR PLAN
FIRST FLOOR



1 FIRST FLOOR PLAN
1/8" = 1'-0"

FINAL FOR PUBLICATION

Gilbert Kaeding
architecture + design

1000 N. Dearborn Street | Chicago, IL 60610

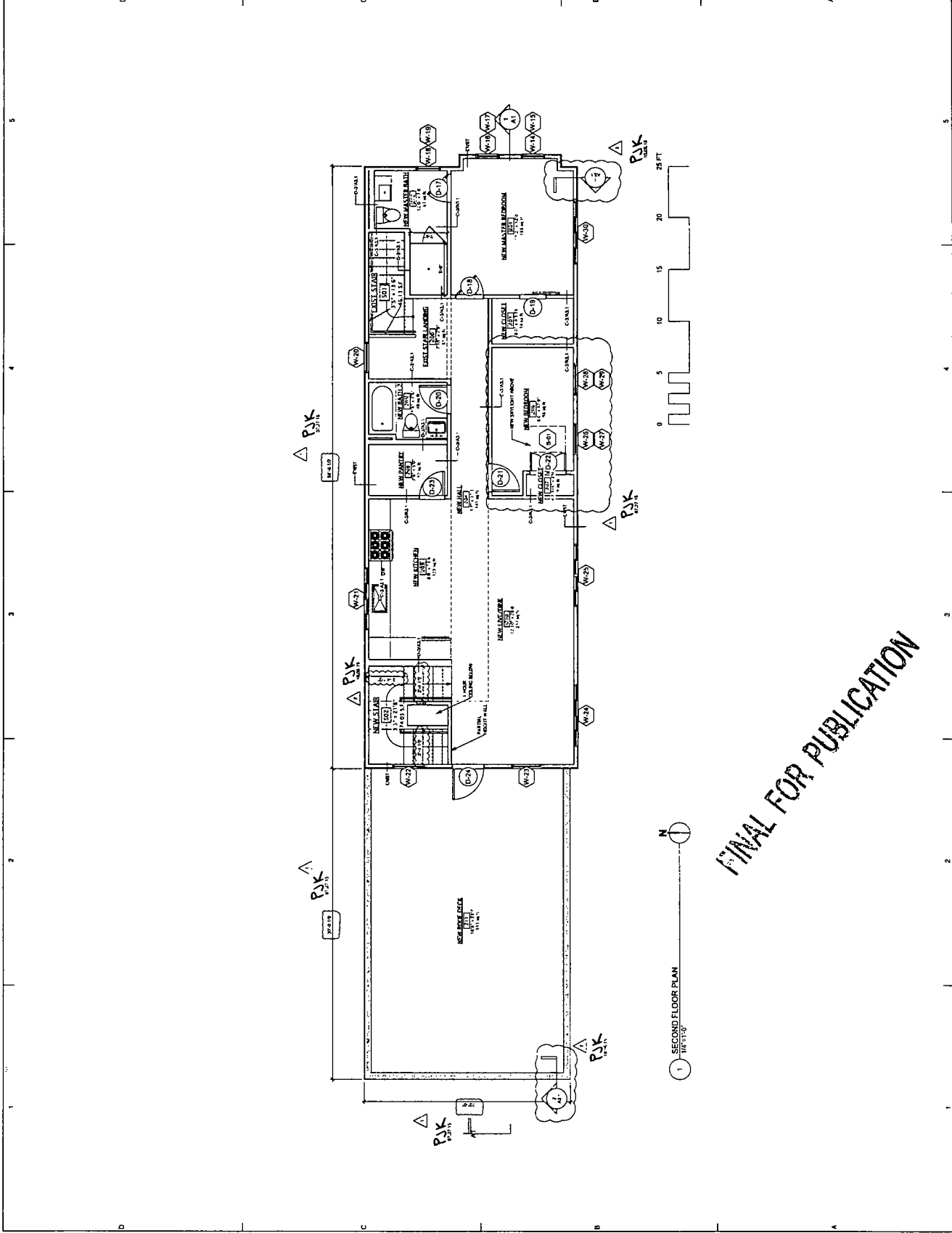
KAEDING
RESIDENCE
1744 N CALIFORNIA AVE
CHICAGO, IL 60647

MARK	DATE	DESCRIPTION
A	10/24/15	PERMIT REVISION 2
B	12/24/15	ISSUE FOR PERMIT
C	02/11/16	ISSUE FOR PERMIT
D	05/11/16	ISSUE FOR PERMIT

PROJECT NO.	PERMIT REVISION 2
1744 N CALIFORNIA	2014.01
PROJECT NO.	1744 N CALIFORNIA PERMIT A&V.002
DESIGNED BY	G.K.
CHECKED BY	G.K.
DATE	02/11/16
SCALE	AS SHOWN
PROJECT	RESIDENCE
OWNER	KAEDING RESIDENCE
DATE	02/11/16
SCALE	AS SHOWN

SECOND FLOOR
PLANS

A1.2
PK
PK
PK



1 SECOND FLOOR PLAN
10/24/15

FINAL FOR PUBLICATION

Gilbert Kaeding
architecture + design

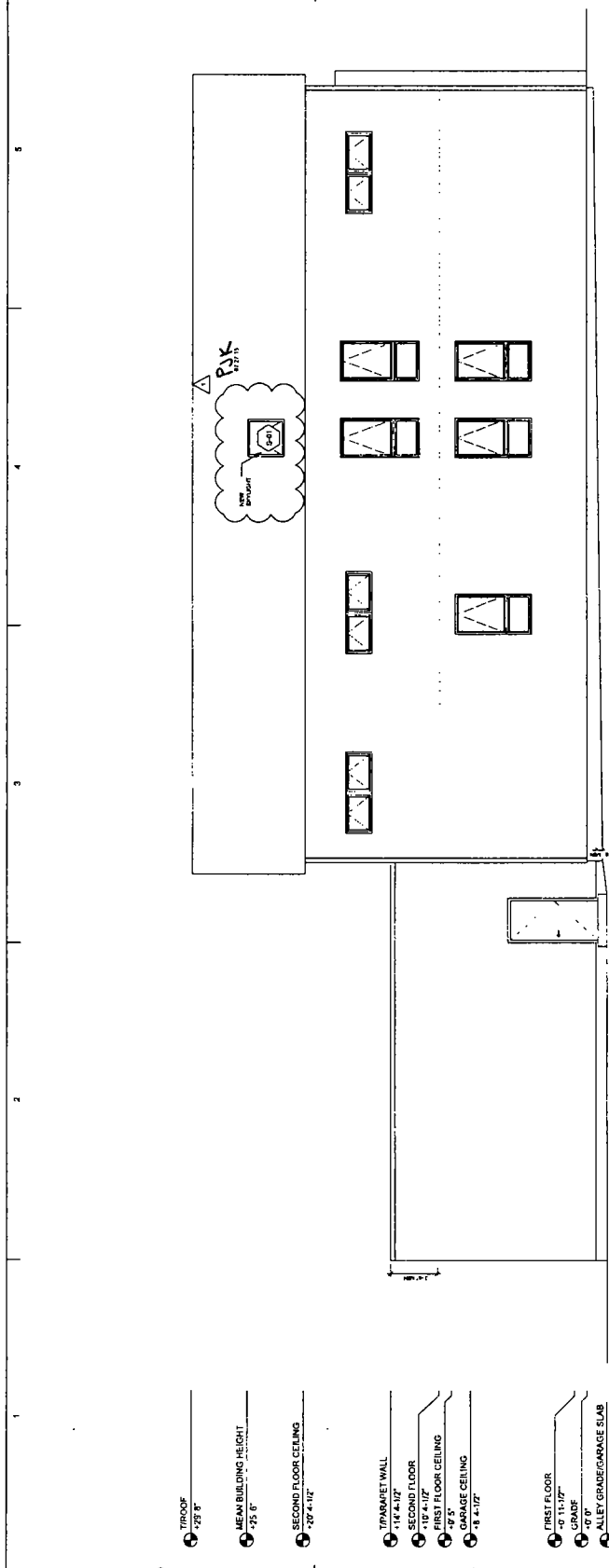
1744 N CALIFORNIA AVE CHICAGO, IL 60647

KAEDING
RESIDENCE
1744 N CALIFORNIA AVE
CHICAGO, IL 60647

PROJECT NO. 1744 N CALIFORNIA PERMIT #212743
DATE 7/27/15
ISSUE FOR PERMIT 8/24/15
ISSUE FOR COORDINATION 9/15/15

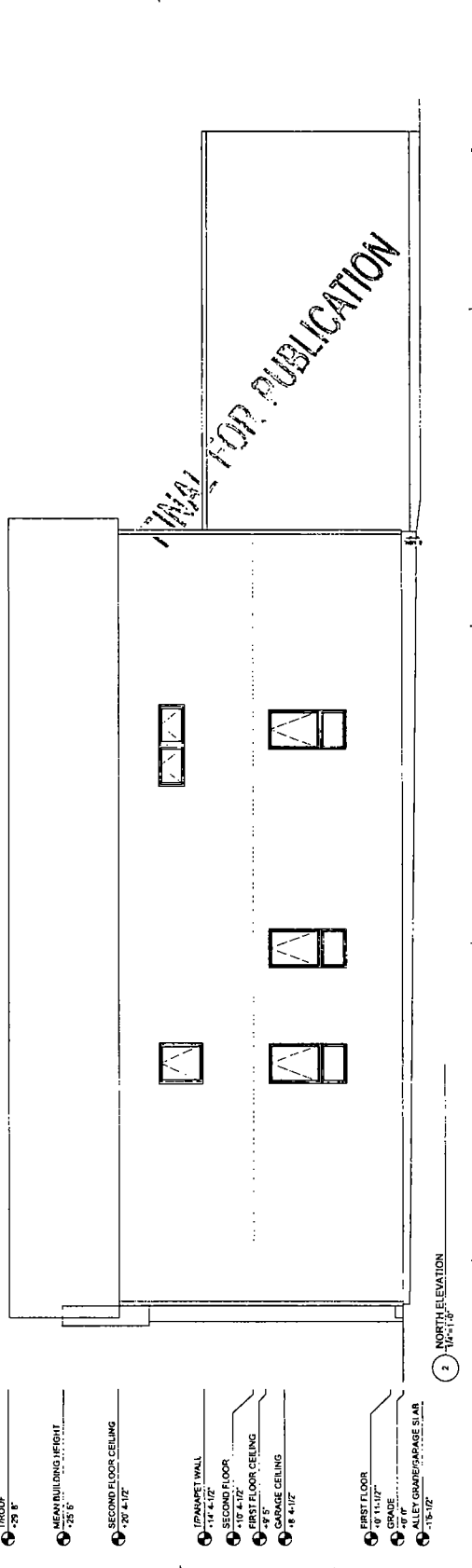
MARK	DATE	DESCRIPTION
1		PERMIT REVISION 1
2		PERMIT REVISION 2
3		PERMIT REVISION 3
4		PERMIT REVISION 4
5		PERMIT REVISION 5

BUILDING ELEVATIONS
NORTH & SOUTH



1 SOUTH ELEVATION
1/4" = 1'-0"

- 1. ROOF: +25' 8"
- 2. MEAN BUILDING HEIGHT: +25' 0"
- 3. SECOND FLOOR CEILING: +20' 4-1/2"
- 4. TRANSIT WALL: +14' 4-1/2"
- 5. SECOND FLOOR: +10' 4-1/2"
- 6. FIRST FLOOR CEILING: +9' 5"
- 7. GARAGE CEILING: +8' 4-1/2"
- 8. FIRST FLOOR: +0'
- 9. GRADE: -1' 0"
- 10. ALLEY GRADE/GARAGE SLAB: -1' 8-1/2"



2 NORTH ELEVATION
1/4" = 1'-0"

- 1. ROOF: +25' 8"
- 2. MEAN BUILDING HEIGHT: +25' 0"
- 3. SECOND FLOOR CEILING: +20' 4-1/2"
- 4. TRANSIT WALL: +14' 4-1/2"
- 5. SECOND FLOOR: +10' 4-1/2"
- 6. FIRST FLOOR CEILING: +9' 5"
- 7. GARAGE CEILING: +8' 4-1/2"
- 8. FIRST FLOOR: +0'
- 9. GRADE: -1' 0"
- 10. ALLEY GRADE/GARAGE SLAB: -1' 8-1/2"

NOT FOR PUBLICATION

Gilbert Kaeding
architecture · design

NOT SCALE TO 1/8"=1'-0" (SEE 1/8"=1'-0" FOR MORE)

KAEDING
PRACTICE
1744 N CALIFORNIA AVE
CHICAGO, IL 60647

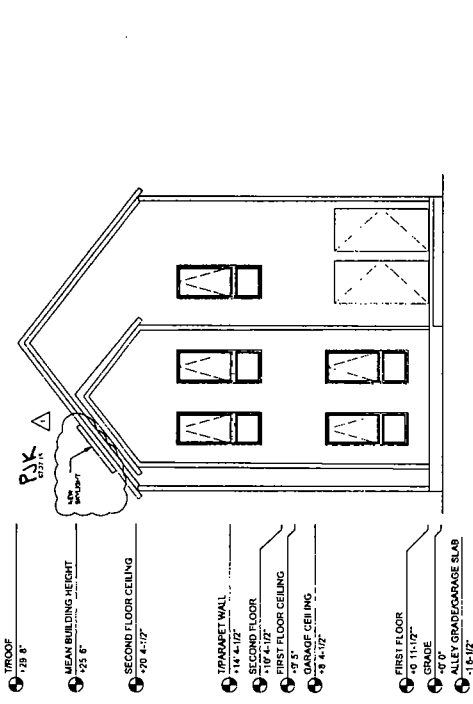
MARK	DATE	DESCRIPTION
5	7/27/15	PERMIT REVISION 1
4	8/26/14	ISSUE FOR COORDINATION
3	7/29/14	ISSUE FOR REVISION

NO.	DATE	DESCRIPTION
1	10/20/15	PERMIT REVISION 1
2	10/20/15	PERMIT REVISION 2
3	10/20/15	PERMIT REVISION 3
4	10/20/15	PERMIT REVISION 4
5	10/20/15	PERMIT REVISION 5
6	10/20/15	PERMIT REVISION 6
7	10/20/15	PERMIT REVISION 7
8	10/20/15	PERMIT REVISION 8
9	10/20/15	PERMIT REVISION 9
10	10/20/15	PERMIT REVISION 10

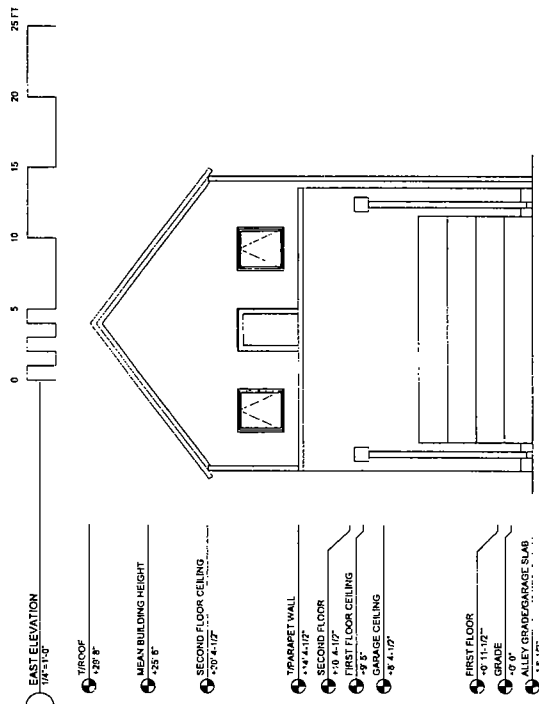
BUILDING ELEVATIONS
EAST & WEST

A2-1
PK
8.25.15

FINAL FOR PUBLICATION



- 1. ROOF: 25' 8"
- 2. MEAN BUILDING HEIGHT: 23' 6"
- 3. SECOND FLOOR CEILING: 20' 4-1/2"
- 4. PARAPET WALL: 14' 4-1/2"
- 5. SECOND FLOOR: 11' 0-1/2"
- 6. FIRST FLOOR CEILING: 9' 5"
- 7. GARAGE CEILING: 8' 1/2"
- 8. FIRST FLOOR: 0' 11-1/2"
- 9. GRADE: 0' 0"
- 10. ALLEY GRADE/GARAGE SLAB: 1' 6-1/2"



- 1. EAST ELEVATION: 14' 8-1/2"
- 2. ROOF: 25' 8"
- 3. MEAN BUILDING HEIGHT: 23' 6"
- 4. SECOND FLOOR CEILING: 20' 4-1/2"
- 5. PARAPET WALL: 14' 4-1/2"
- 6. SECOND FLOOR: 11' 0-1/2"
- 7. FIRST FLOOR CEILING: 9' 5"
- 8. GARAGE CEILING: 8' 1/2"
- 9. FIRST FLOOR: 0' 11-1/2"
- 10. GRADE: 0' 0"
- 11. ALLEY GRADE/GARAGE SLAB: 1' 6-1/2"
- 12. WEST ELEVATION: 14' 8-1/2"