



City of Chicago



O2017-7747

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/8/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1837-1841 N California Ave - App No. 19424T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1942471

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 and indications as shown on Map No. 5-1 in an area bound by

North California Avenue, a line 173.50 feet South of and parallel to West Cortland Street, the alley next East of and parallel to North California Avenue, a line 248.50 South of and parallel to West Cortland Street.

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: 1837- 41 North California

FINAL FOR PUBLICATION

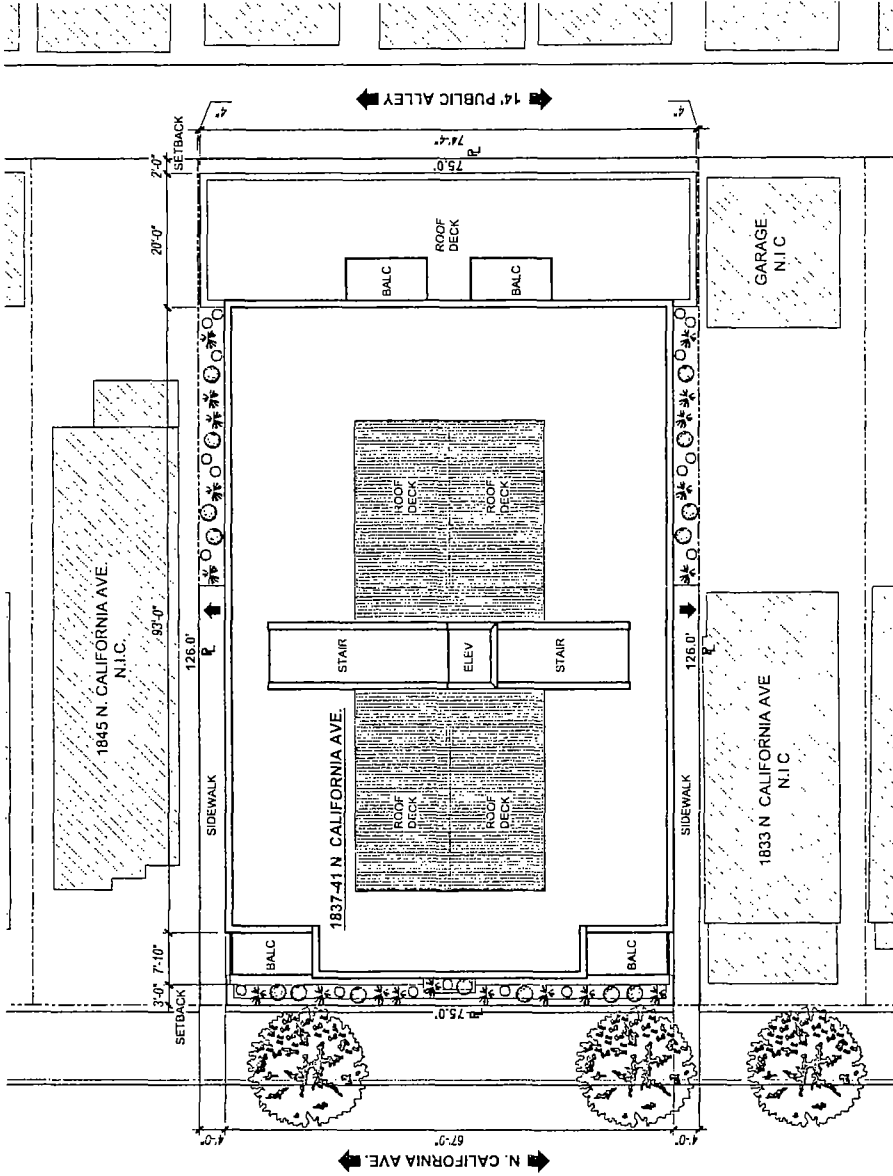
NARRATIVE

1837-41 N California
Zoning from B3-1 to B2-3

The Applicant seeks to build a 4 story 14 dwelling unit building with 14 indoor parking spaces.

FAR	2.52
Lot Area	9,450 Square Feet
Lot Area Per Dwelling Unit	675 Square Feet
Building Area	23,815 Square Feet
Building Height	42 Feet
Front Setback	3 Feet
Rear Setback	2 Feet at 1 st Floor
Rear Setback	22 Feet at 2 nd - 4 th Floors
North side Setback	4 Feet
South side Setback	4 Feet
Parking	14 indoor spaces

FINAL FOR PUBLICATION



1 SITE PLAN
SCALE: 1/8" = 1'-0"



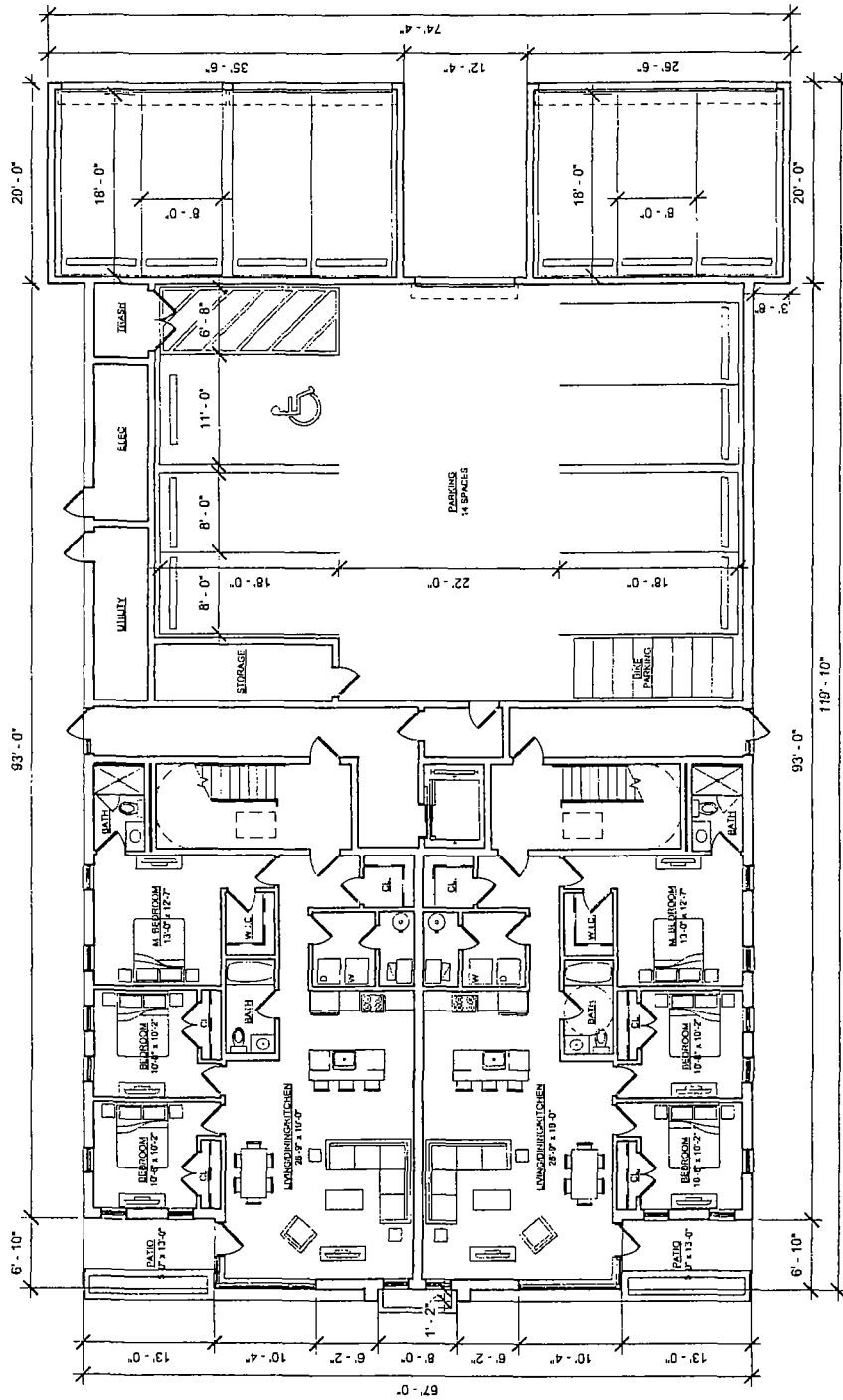
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1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647

ARCHITECTS - PLANNERS
with a National Registration
1-800-368-2222

VERSION
A0.1
8/28/17

SPACE



1 1ST LEVEL FLOOR PLAN

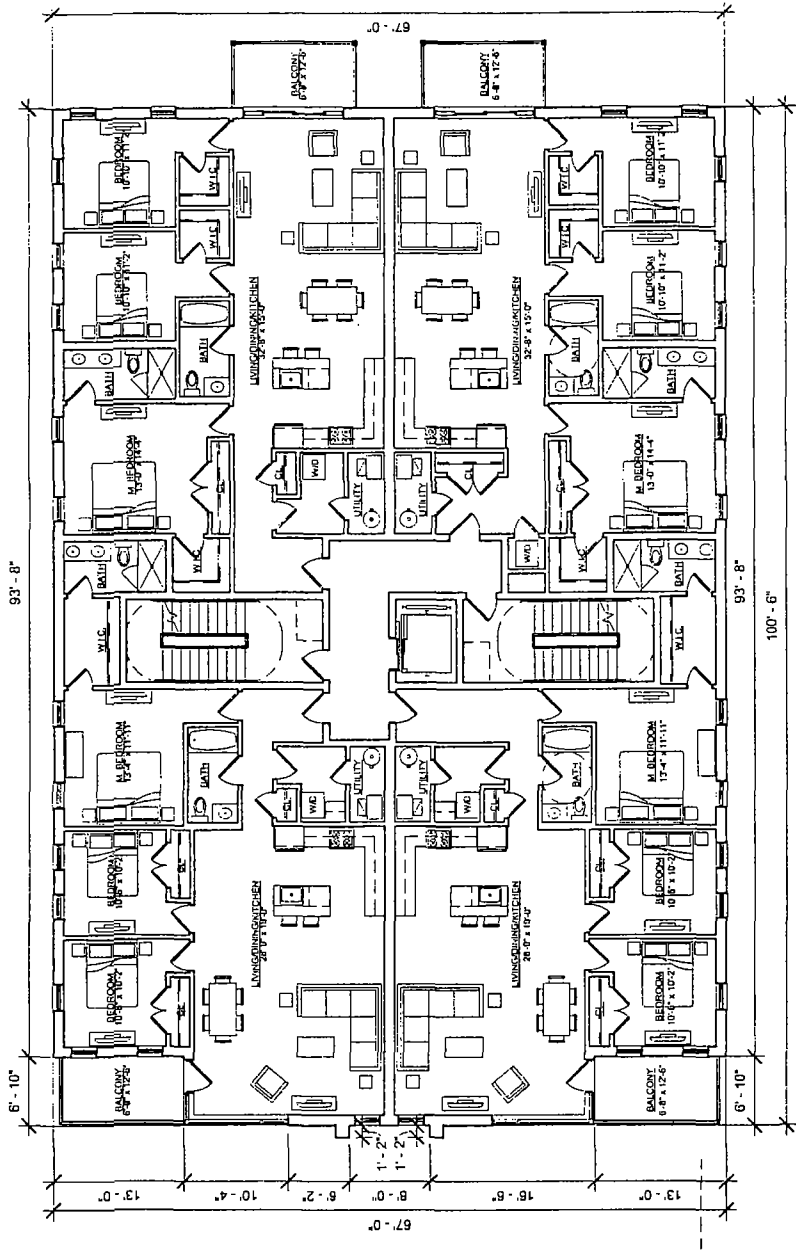
SCALE: 3/16" = 1'-0"

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1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647



SPACE
ARE-OBJECTS - PLANNERS
VERSION
A1.0
8/16/17



1 2ND-4TH LEVEL FLOOR PLAN 

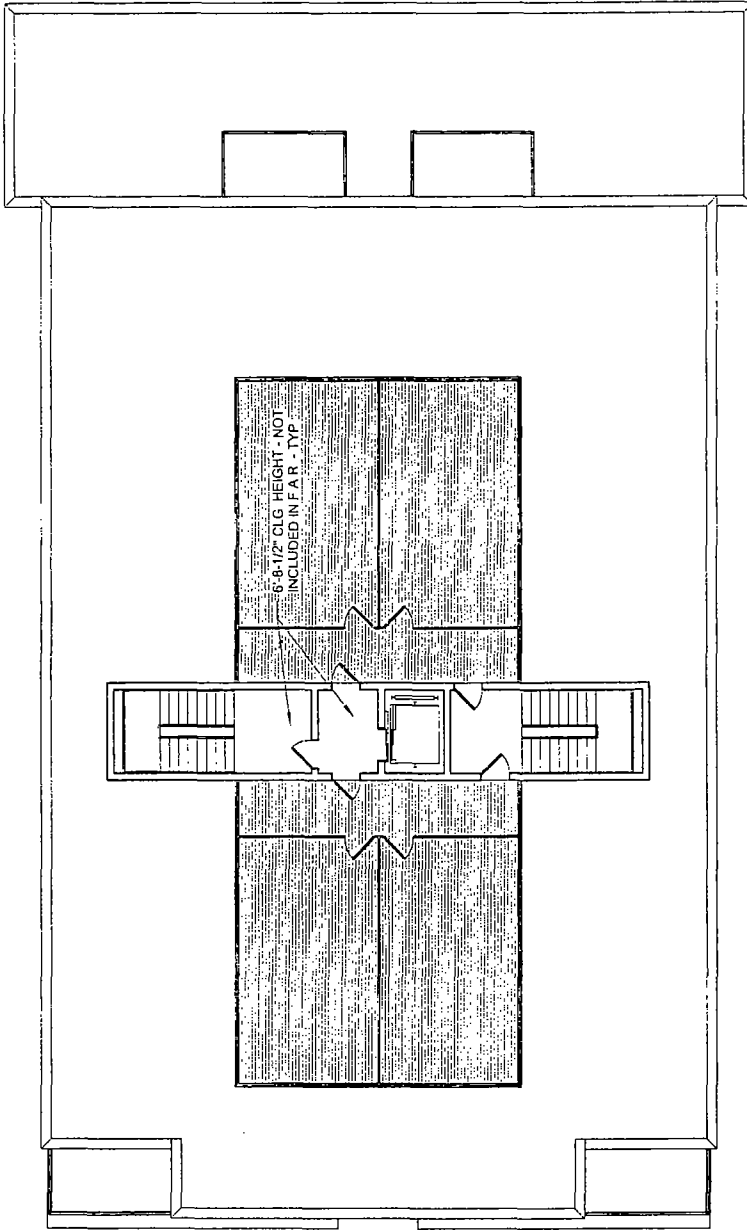
SCALE: 3/16" = 1'-0"

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1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647



SPACE ARCHITECTS + PARTNERS
1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647
VERSION **A1.1**
(01.24.13)



FINAL FOR PUBLICATION

1 ROOF LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

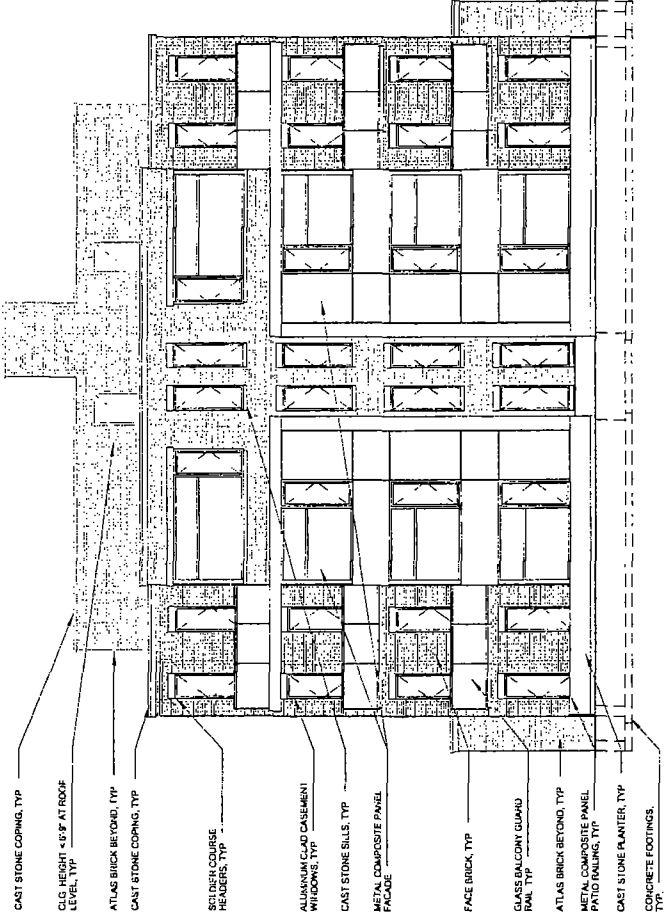
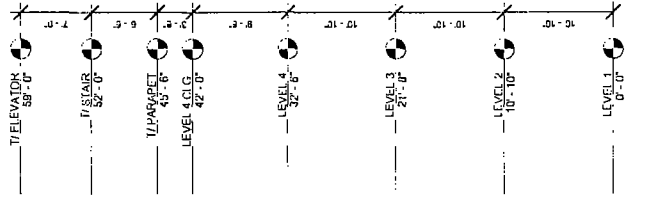


1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647



SPACE
ARCHITECTS - PLANNERS
1000 N. LAUREL AVENUE
CHICAGO, IL 60642

VERSION
A1.2
01/24/17



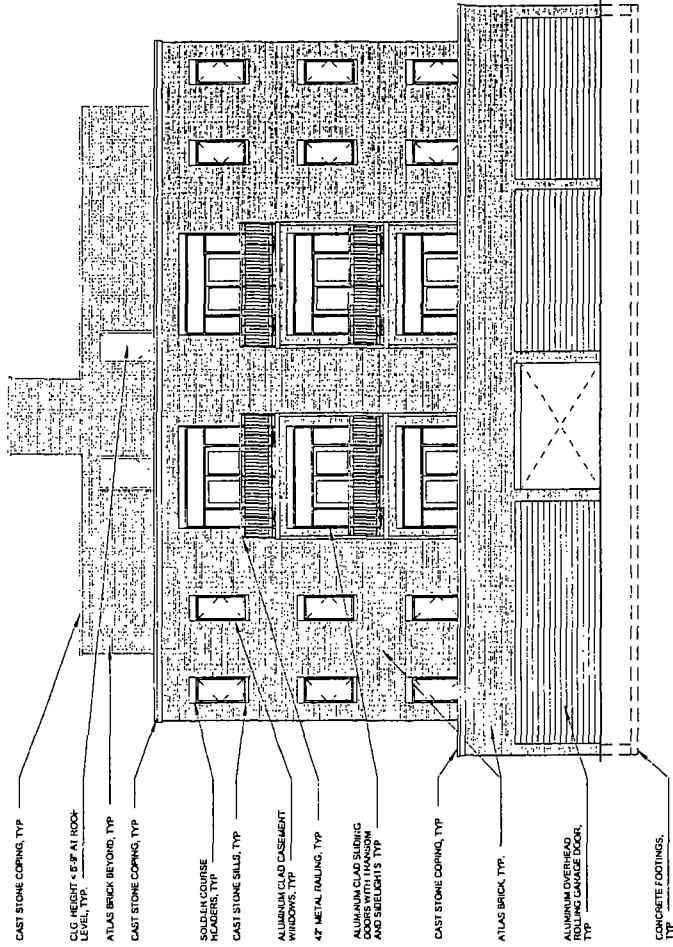
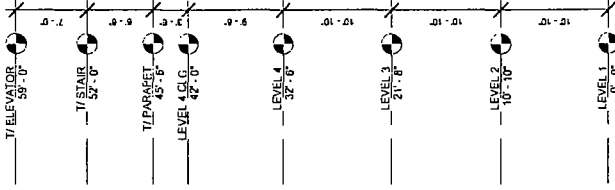
1 WEST ELEVATION 
SCALE: 3/16" = 1'-0"

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1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647



SPACE ARCHITECTS - PLANNERS
1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647
VERSION A2.0
01.18.17



- CAST STONE CORNING, TYP
- O.C. HEIGHT - 6'-6" AT INDOOR LEVEL, TYP
- ATLAS BRICK BEYOND, TYP
- CAST STONE CORNING, TYP
- SOLDER COURSE ROOFERS, TYP
- CAST STONE SILL, TYP
- ALUMINUM GLASS CASEMENT WINDOWS, TYP
- 4" METAL RAILING, TYP
- ALUMINUM GLASS SLIDING DOORS WITH HANSSON AND SUELLI'S TYP
- CAST STONE CORNING, TYP
- ATLAS BRICK, TYP
- ALUMINUM OVERHEAD ROLLING GARAGE DOOR, TYP
- CONCRETE FOOTINGS, TYP

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

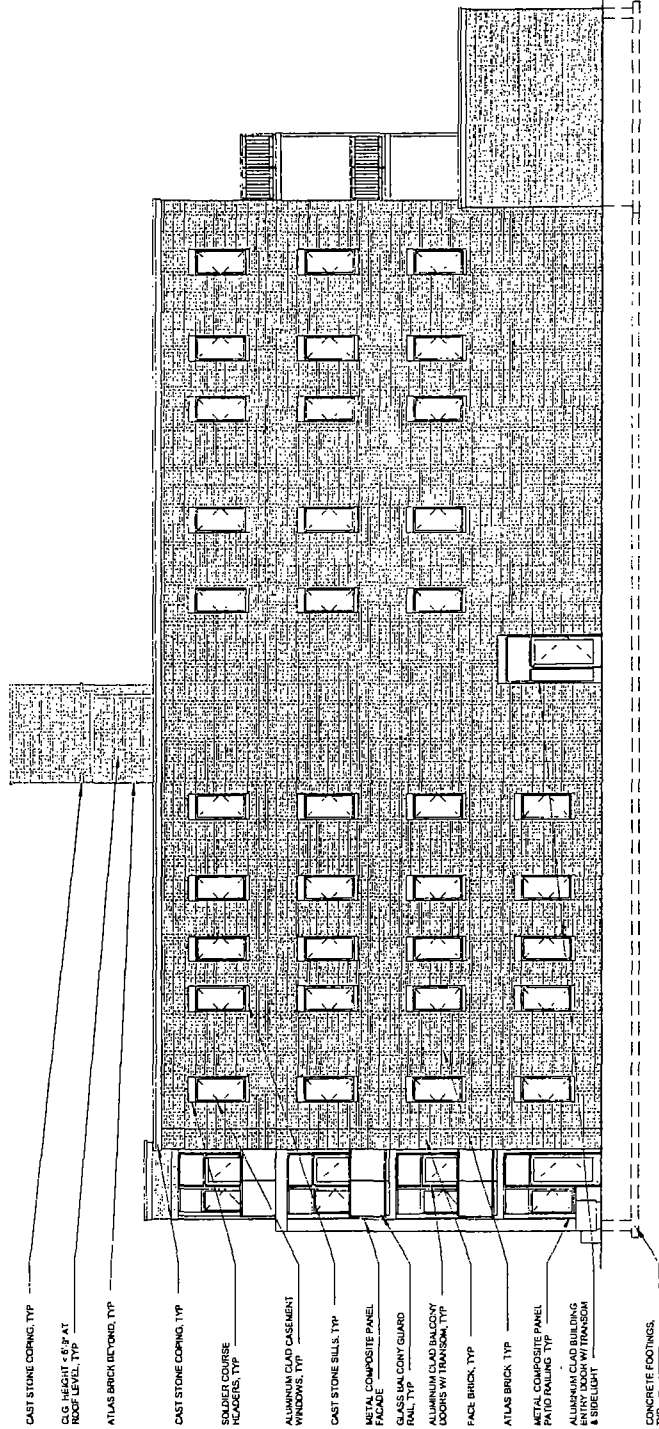
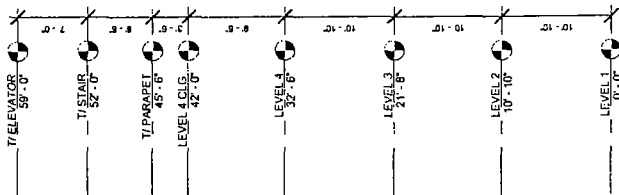
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1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647



SPACE
ARCHITECTS - PLANNERS
1000 N. LA SALLE ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.427.1234
WWW.SPACEDENY.COM

VERSION
A2.1
01.06.17



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

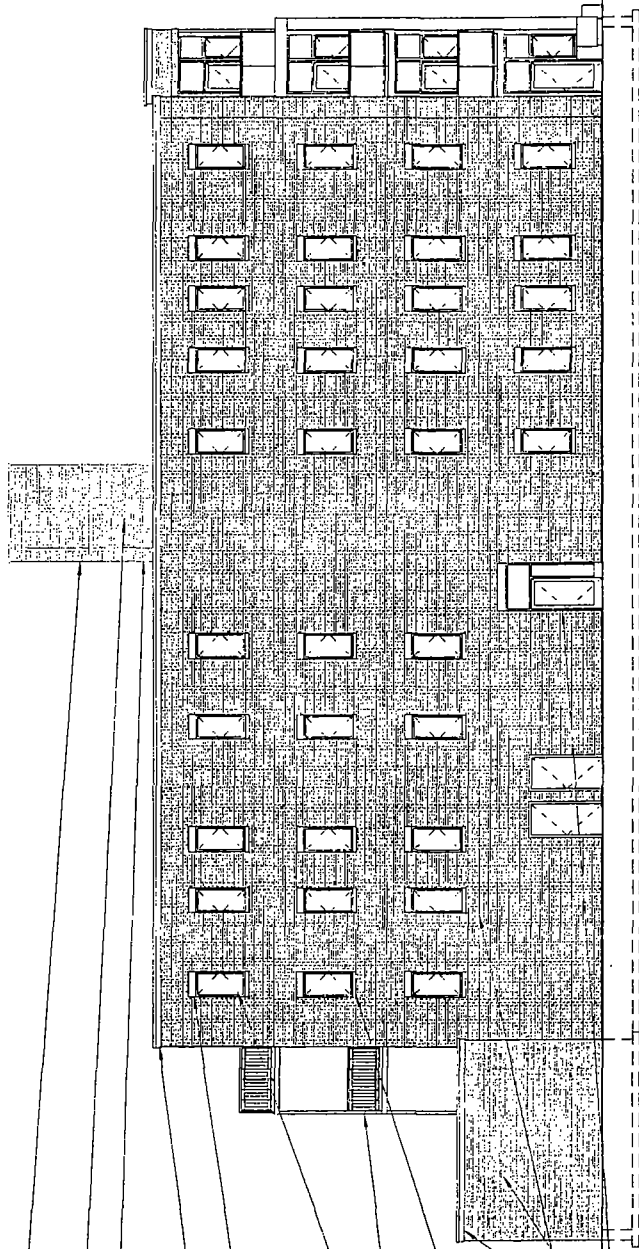
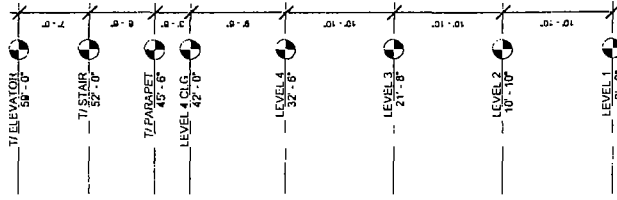
- CAST STONE CORNING, TYP
- O.G. HEIGHT < 6'-0" AT ROOF LEVEL, TYP
- ATLAS BRICK BEYOND, TYP
- CAST STONE CORNING, TYP
- SOURED COURSE HEADERS, TYP
- ALUMINUM CLAD CASEMENT WINDOWS, TYP
- CAST STONE SILLS, TYP
- METAL COMPOSITE PANEL FACADE
- GLASS BALCONY GUARD RAIL, TYP
- ALUMINUM CLAD BALCONY DOORS W/ TRANSOM, TYP
- FACE BRICK, TYP
- ATLAS BRICK, TYP
- METAL COMPOSITE PANEL PATIO RAILING, TYP
- ALUMINUM CLAD BUILDING ENTRY DOOR W/ TRANSOM & SIDELIGHT
- CONCRETE FOOTINGS, TYP

1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647

VERSION
A2.2
9/8/17

SPACE
ARCHITECTS + PLANNERS
1000 N. MICHIGAN AVE.
CHICAGO, IL 60611

FINAL FOR PUBLICATION



- CAST STONE CORNIC. TYP
- C.O.G. HEIGHT 4'-6" AT ROOF LEVEL, TYP
- ATLAS BRICK BEYOND, TYP
- CAST STONE CORNIC. TYP
- SOLDER COURSE HEADERS, TYP
- ALUMINUM CLAD CASEMENT WINDOWS, TYP
- 4" METAL HANGING, TYP
- CAST STONE SILLS, TYP
- CAST STONE CORNIC. TYP
- ATLAS BRICK, TYP
- ALUMINUM CLAD BUILDING ENTRY DOOR W/ TRANSOM & SIBLIGHT
- CONCRETE FOOTINGS TYP

1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647

SPACE ARCHITECTS & PLANNERS
VERSION A2.3
01.04.17



FINAL FOR PUBLICATION