



City of Chicago



SO2021-2122

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1945 N California Ave - App No. 20732T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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

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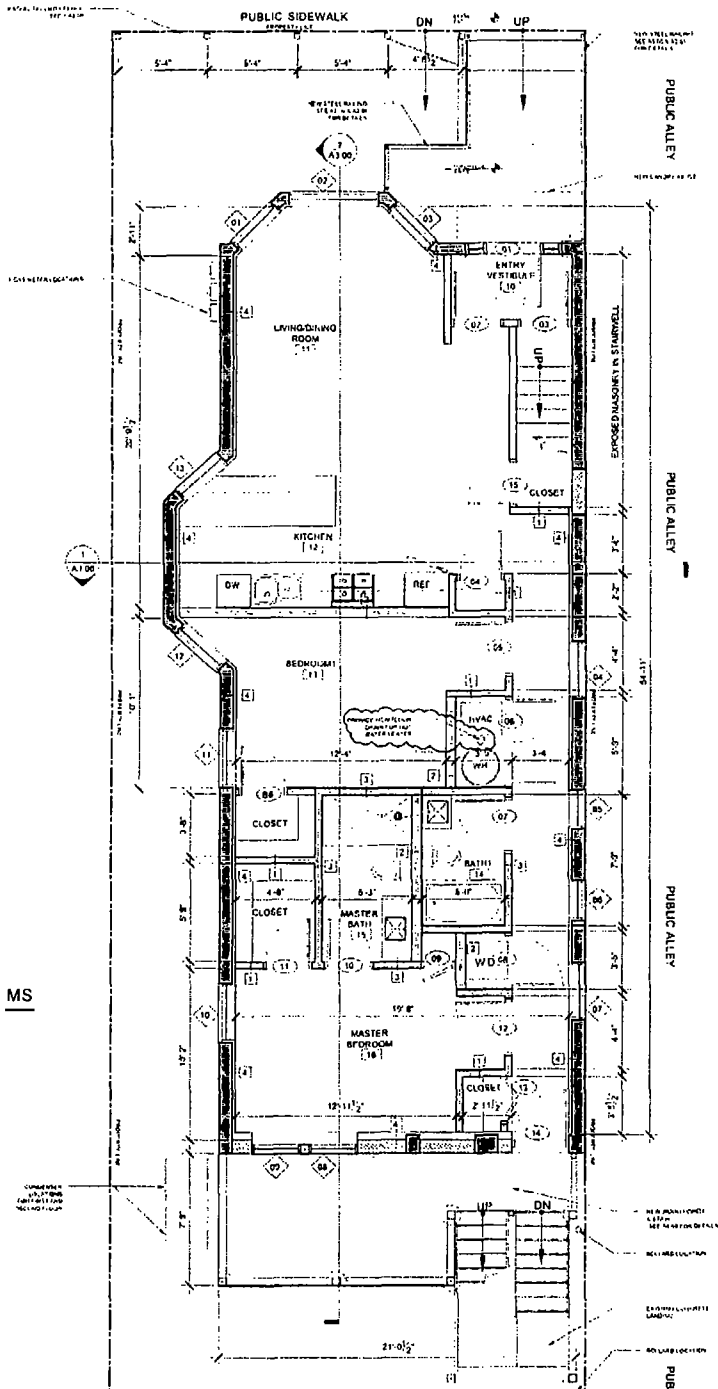
#20732-T1

**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

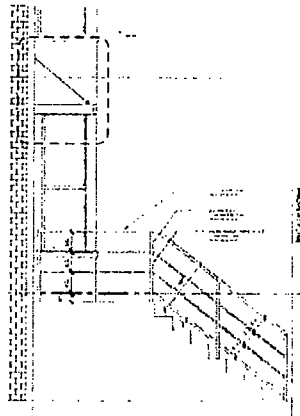
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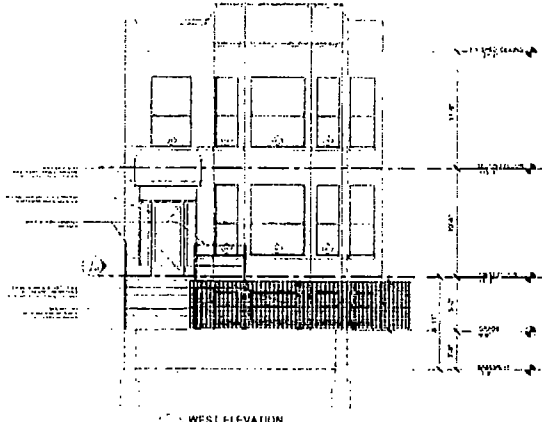
1 FIRST FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

MS

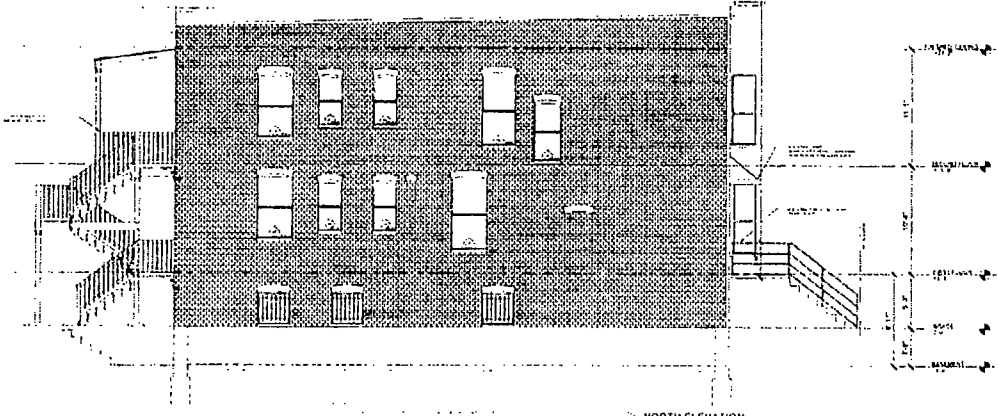
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3 HANDRAIL DETAIL
1/2" = 1'-0"

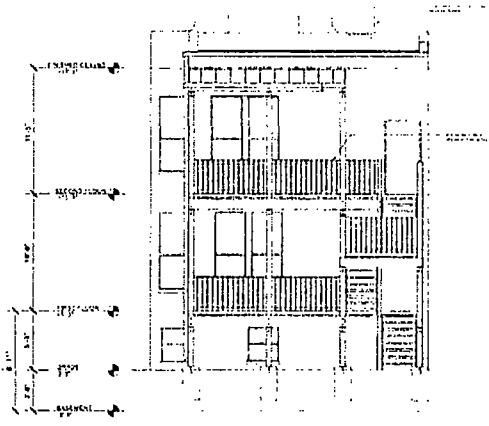


1 WEST ELEVATION
1/4" = 1'-0"

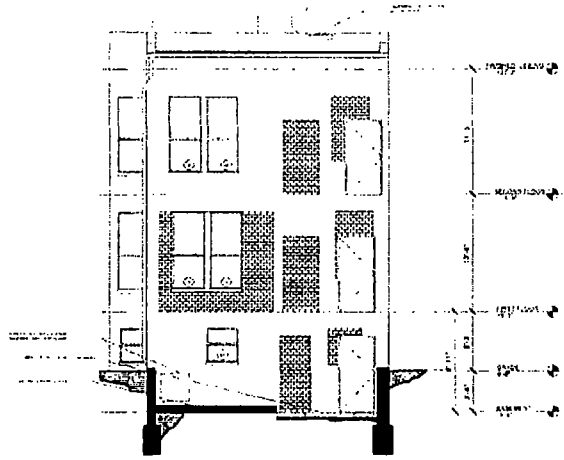


2 NORTH ELEVATION
1/4" = 1'-0"

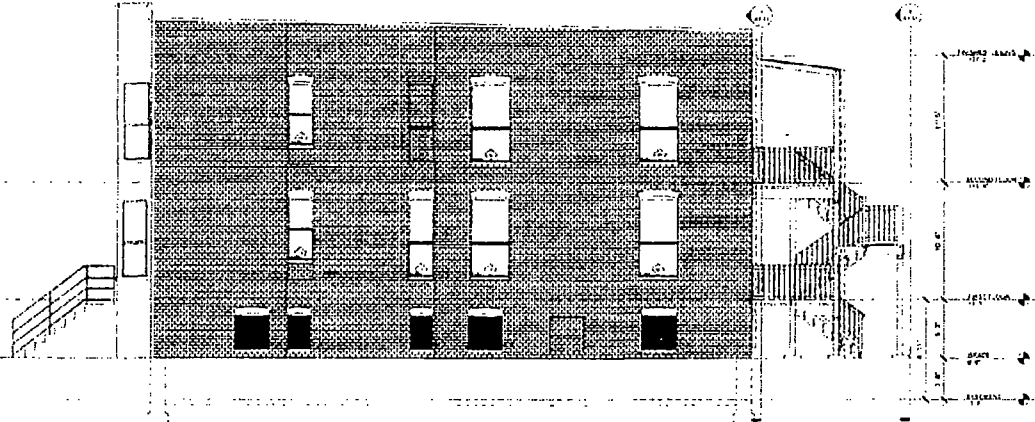
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3 EAST ELEVATION
1/4" = 1'-0"



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



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