



City of Chicago



O2017-2219

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1811 N California Ave - App No. 19172T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1917271

INTRO DATE
MARCH 29, 2017

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 the B2-3 Neighborhood Mixed-Use District and B3-1 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 5-I in the area bounded by

a line 123.5 feet north of and parallel to West Bloomingdale Avenue; the alley next east of and parallel to North California Avenue; a line 86 feet north of and parallel to West Bloomingdale Avenue; and North California Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 1811 North California Avenue

TYPE 1 - ZONING NARRATIVE

The address of the parcel is 1811 North California Avenue. The current zoning of the parcel is B-3-1 Community Shopping District. The zoning amendment is to change the zoning of the parcel to B-2-3 Neighborhood Mixed Use District. The zoning change is needed to construct a three story, four dwelling unit residential building.

The lot size is 4,725 square feet (126 square feet x 37.50 square feet). The proposed minimum lot area per dwelling unit is 1,180 square feet. The floor area is 5,760 square feet. The floor area ratio is 1.22. The front setback is 5 feet. The rear setback is 37.68 feet. The north sideyard setback is 4 feet 9 inches and the south sideyard setback is 4 feet 9 inches. There are four (4) parking spaces with a garage and roofdecks.

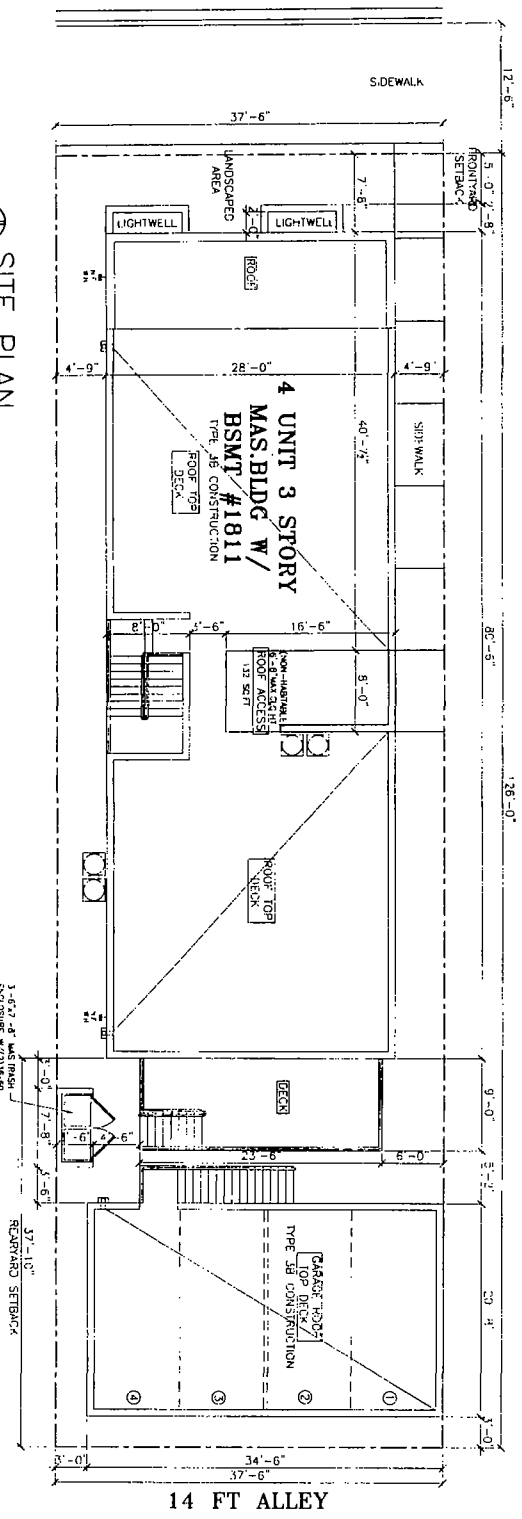
After rezoning, all the property will be used for residential use with four dwelling units, four parking spaces, and a building height of 38 feet 1 inch..

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

N. CALIFORNIA AVE TWO WAY

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



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PROJECT NAME & ADDRESS
1811 N. CALIFORNIA
4 UNIT 3 STORY
APART BLDG
W/BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



DESIGNER'S STATEMENT
I, the undersigned, being a duly Licensed Professional Engineer in the State of Illinois, do hereby certify that I am the author of the design and design calculations herein, and that I am a duly Licensed Professional Engineer in the State of Illinois, License No. 081-01013.

DATE OF DESIGN
10/11/18

DESIGNED FOR PERMIT (EXEMPT) DATE
10/11/18

DATE FOR PERMIT (EXEMPT) DATE
10/11/18

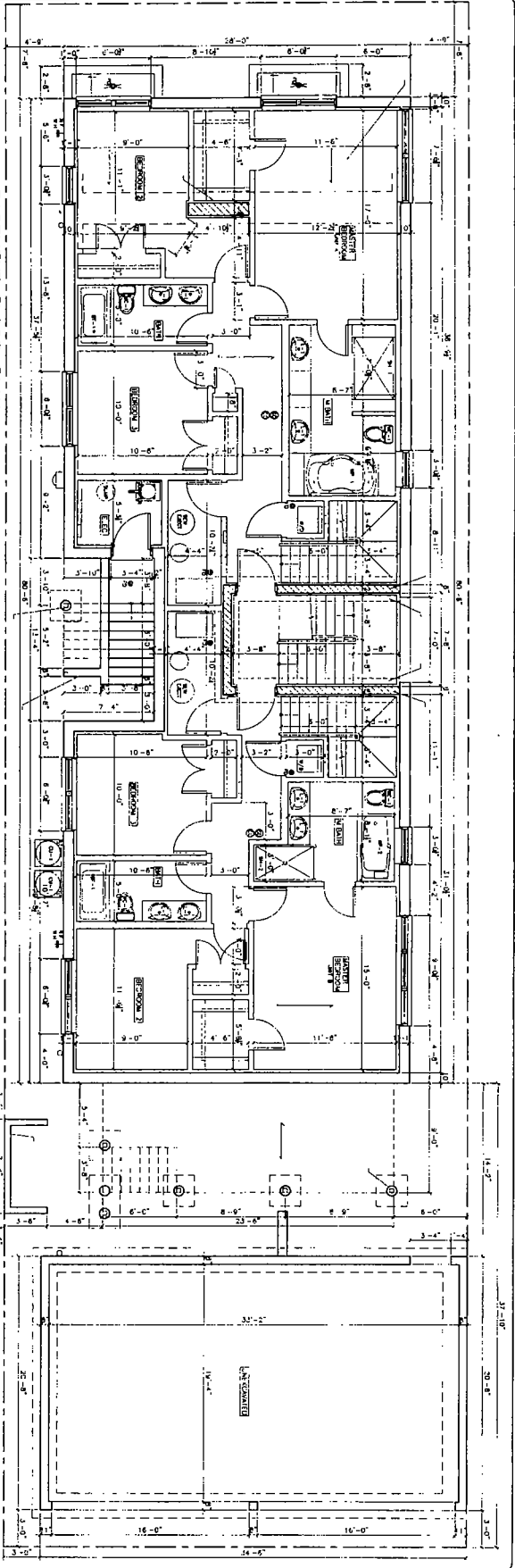
DATE FOR PERMIT (EXEMPT) DATE
10/11/18

HANNA ARCHITECTS, INC.
410 W. WASHINGTON
CHICAGO, ILLINOIS 60606
P: (312) 736-1800
F: (312) 736-1801

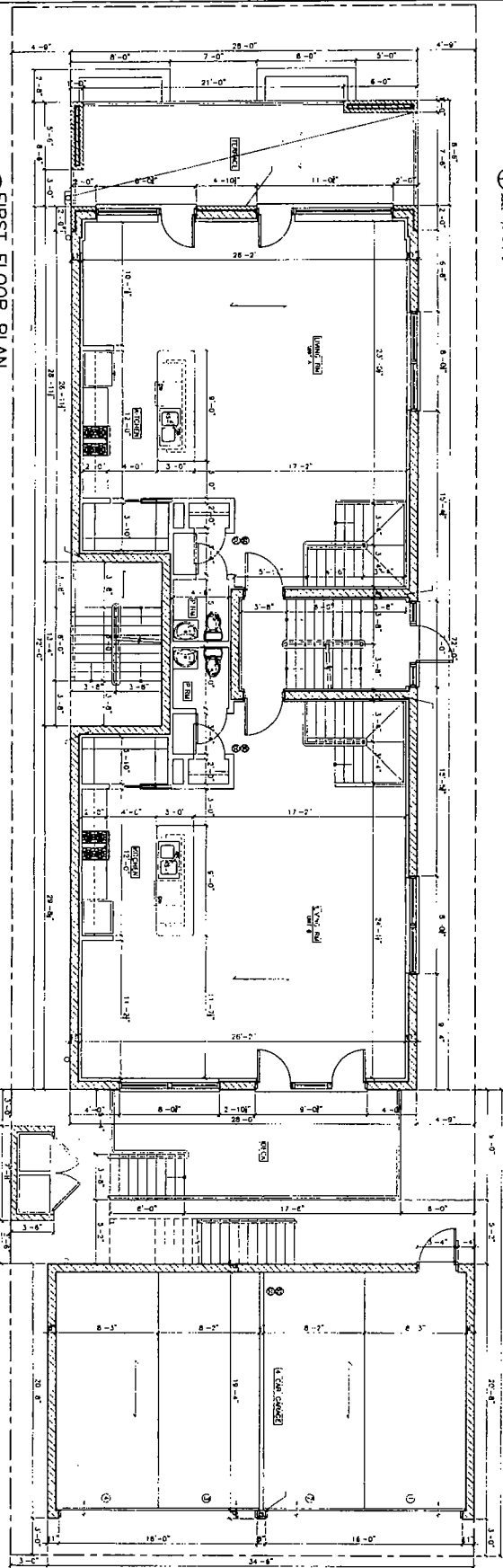
PROFESSIONAL DESIGNER'S SIGNATURE
ARCHITECT CORPORATION
LICENSE NUMBER 181-081040

FINAL FOR PUBLICATION

⊕ BASEMENT FLOOR PLAN
SHEET 17-1-10



⊕ FIRST FLOOR PLAN
SHEET 17-1-11



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DATE: 08/10/17
 PROJECT: 17-1-10
 SHEET: 17-1-10

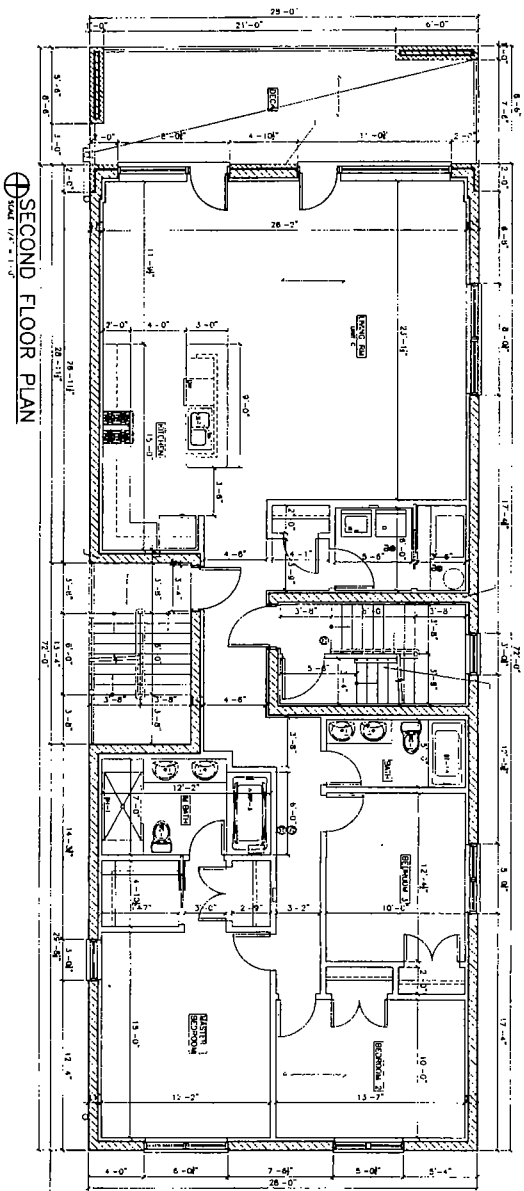
ALHANNI
 ARCHITECTS, INC.
 100 W. WASHINGTON
 CHICAGO, ILLINOIS 60601
 TEL: (312) 786-1800
 FAX: (312) 786-1801
 PROFESSIONAL DESIGNER
 LICENSE NUMBER: 04-00145

PROJECT NAME & ADDRESS:
 1811 N. CALIFORNIA
 4 UNIT 3 STORY
 APART BLDG
 W/ BASEMENT
 CHICAGO, ILLINOIS

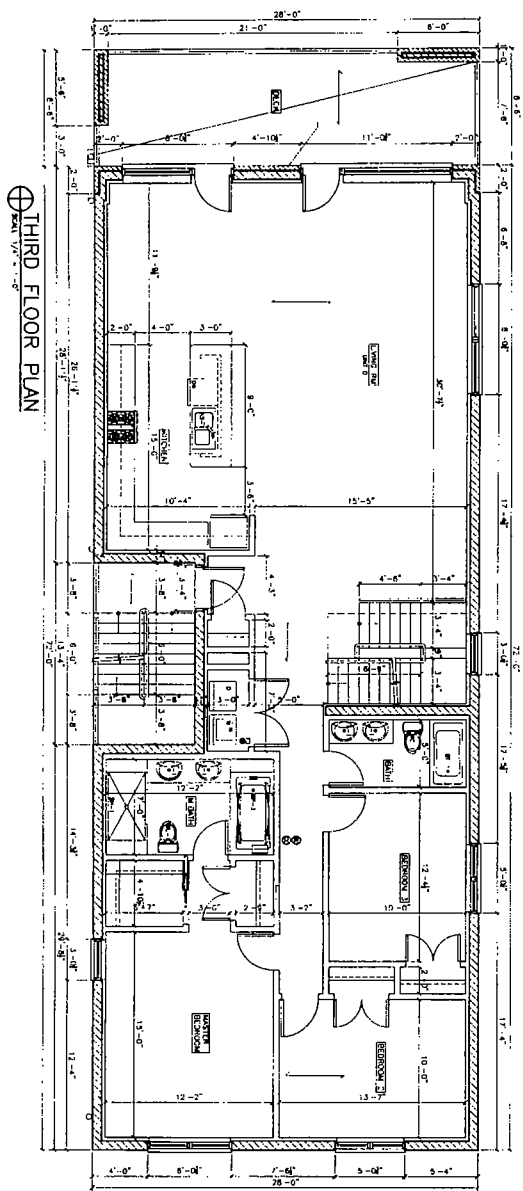
SHEET TITLE:
 BASEMENT &
 FIRST FLOOR
 PLANS

TILESCALE
 SHEET NUMBER
 A-2

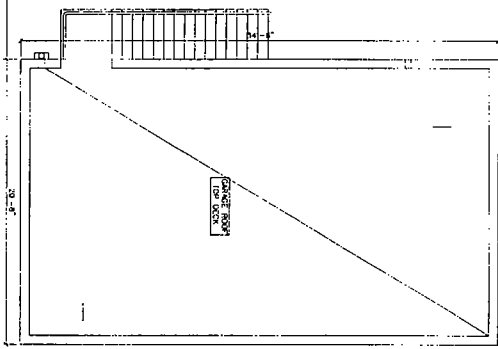
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



Q HANNA
ARCHITECTS, INC.
120 W. WASHINGTON
CHICAGO, ILLINOIS 60601
PHONE (312) 786-1800
FAX (312) 786-1801
PROFESSIONAL DESIGNER FROM
ILLINOIS ARCHITECTURAL BOARD
LICENSE NUMBER 184-00144



DESIGNER'S REVIEW
DATE OF REVIEW: 08/20/03
DESIGNED BY: JOHN HANAN
DATE OF DESIGN: 08/20/03

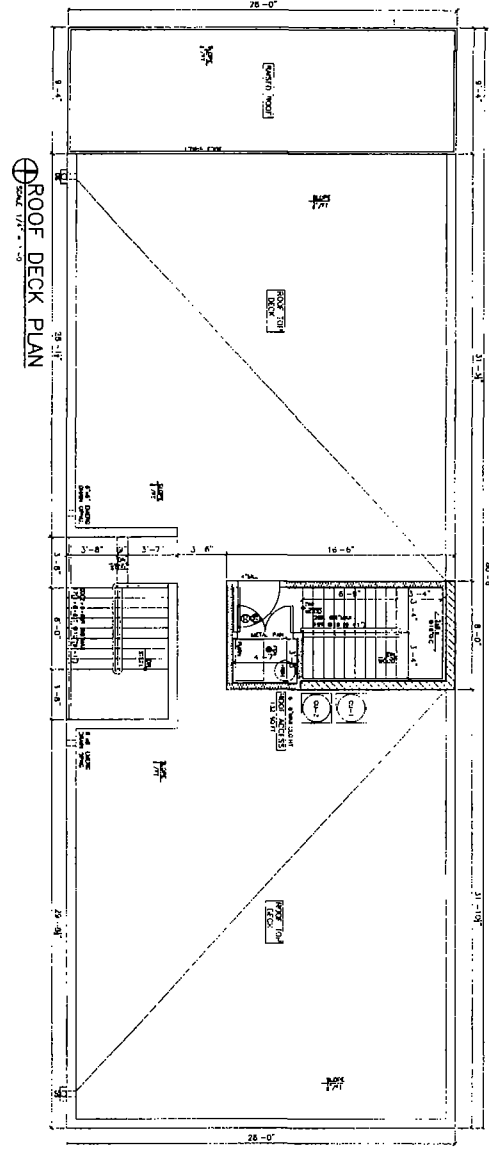
PROJECT NAME & ADDRESS
1811 N. CALIFORNIA
4 UNIT 3 STORY
APART BLDG
W/ BASEMENT
CHICAGO, ILLINOIS

SHEET TITLE
SECOND &
THIRD FLOOR
PLANS

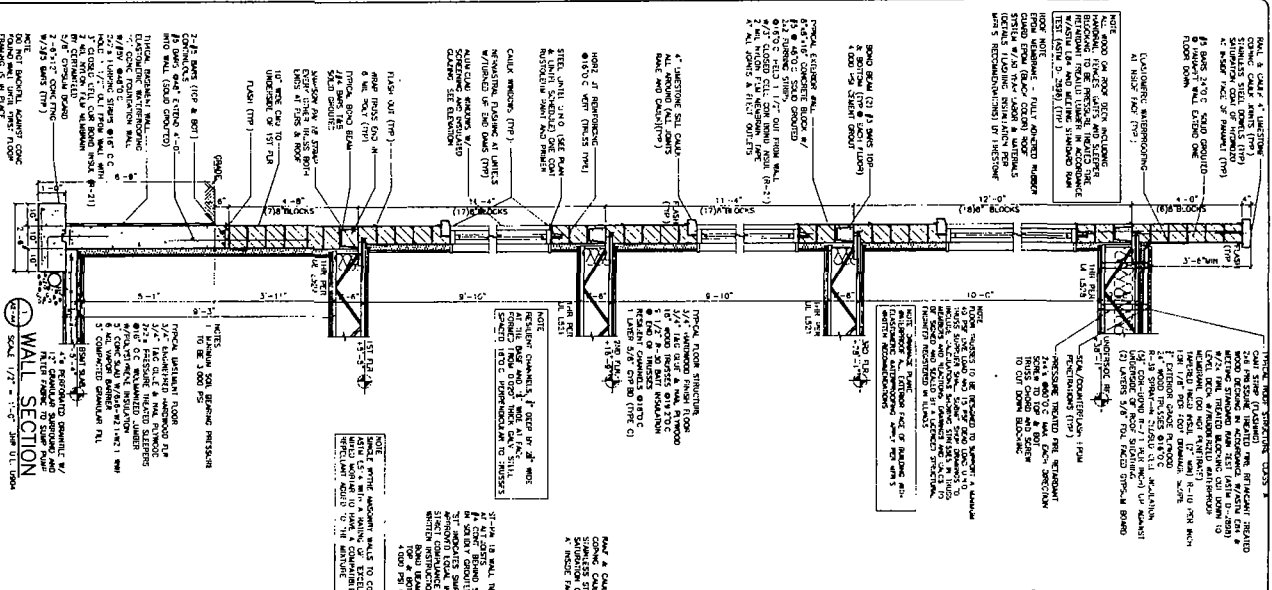
FLIP/BACK

SHEET NUMBER
A-3

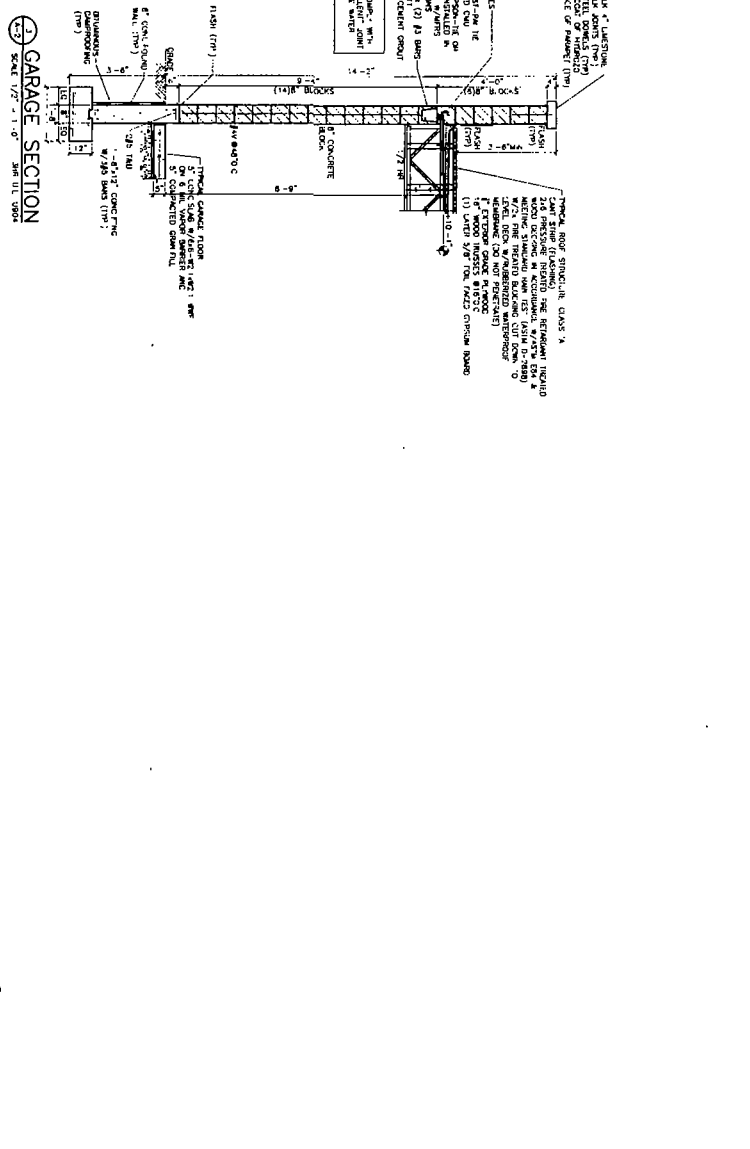
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ROOF DECK PLAN
SCALE: 1/8" = 1'-0"



WALL SECTION
SCALE: 1/2" = 1'-0"



GARAGE SECTION
SCALE: 1/2" = 1'-0"

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PROJECT NAME & ADDRESS
1811 N. CALIFORNIA
4 UNIT 3 STORY
APART BLDG
W/BASINMENT
CHICAGO, ILLINOIS

SHEET TITLE
ROOF DECK
PLAN AND
WALL SECTIONS

DATE
11/15/17

SCALE
1/8" = 1'-0"

DESIGNER
J. HANNA

CHECKER
J. HANNA

DATE
11/15/17

SCALE
1/8" = 1'-0"

PROJECT NUMBER
A-4

PROFESSIONAL DESIGNER, I.B.M.
ARCHITECT CORPORATION
LICENSE NUMBER: 14-01165

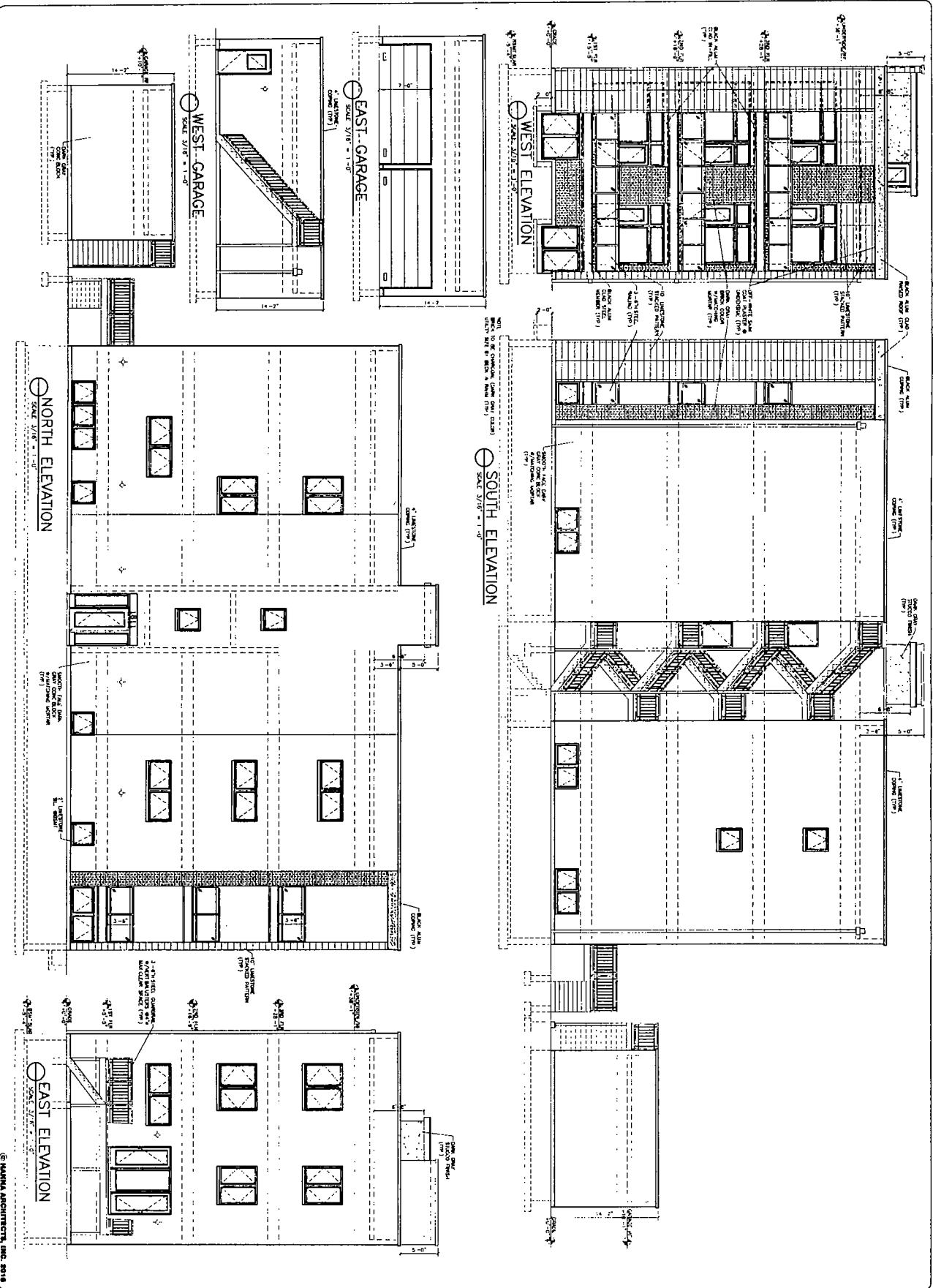
1811 N. CALIFORNIA
CHICAGO, ILLINOIS 60610
PHONE: (312) 790-1800
FAX: (312) 790-1801

REGISTERED PROFESSIONAL ARCHITECT
STATE OF ILLINOIS
LICENSE NUMBER: 14-01165

SEAL
J. HANNA
ARCHITECT
11/15/17

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

FINAL FOR PUBLICATION



<p>PROJECT NAME & ADDRESS 1811 N. CALIFORNIA 4 UNIT 3 STORY APART-BLDG W/BASEMENT CHICAGO, ILLINOIS</p>	<p>CLIENT NAME & ADDRESS [Redacted] [Redacted] [Redacted]</p>	<p>DATE [Redacted]</p>	<p>SCALE [Redacted]</p>	<p>PROJECT NO. [Redacted]</p>	<p>DATE [Redacted]</p>
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