



City of Chicago



O2016-6327

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1837-1841 N California Ave - App No. 18932T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18932 T1
Intro. DATE:
9-14-16

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 223.50 feet South of and parallel to West Cortland Street, the alley next East of and parallel to North California Avenue, a line 298.50 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 N California, Chicago, IL 60647.

NARRATIVE

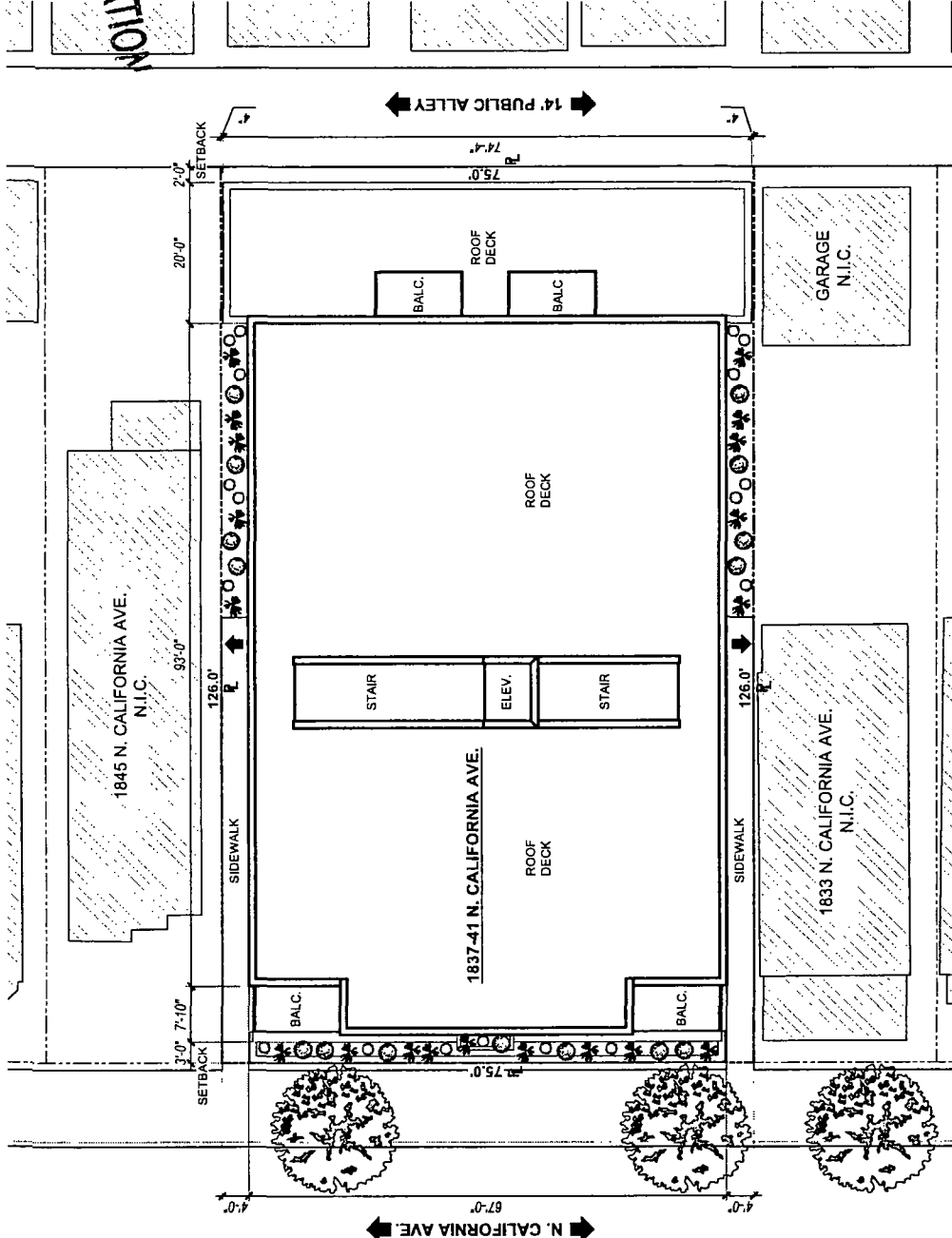
1837-41 N California Zoning from B3-1 to B2-3

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

FINAL FOR PUBLICATION



1 SITE PLAN
SCALE: 1/16" = 1'-0"

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

[Faint, illegible handwritten notes]

[illegible]

1ST LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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

1837-41 N. CALIFORNIA AVE.

CHICAGO, IL 60647

SPACE
ARCHITECTS • PLANNERS

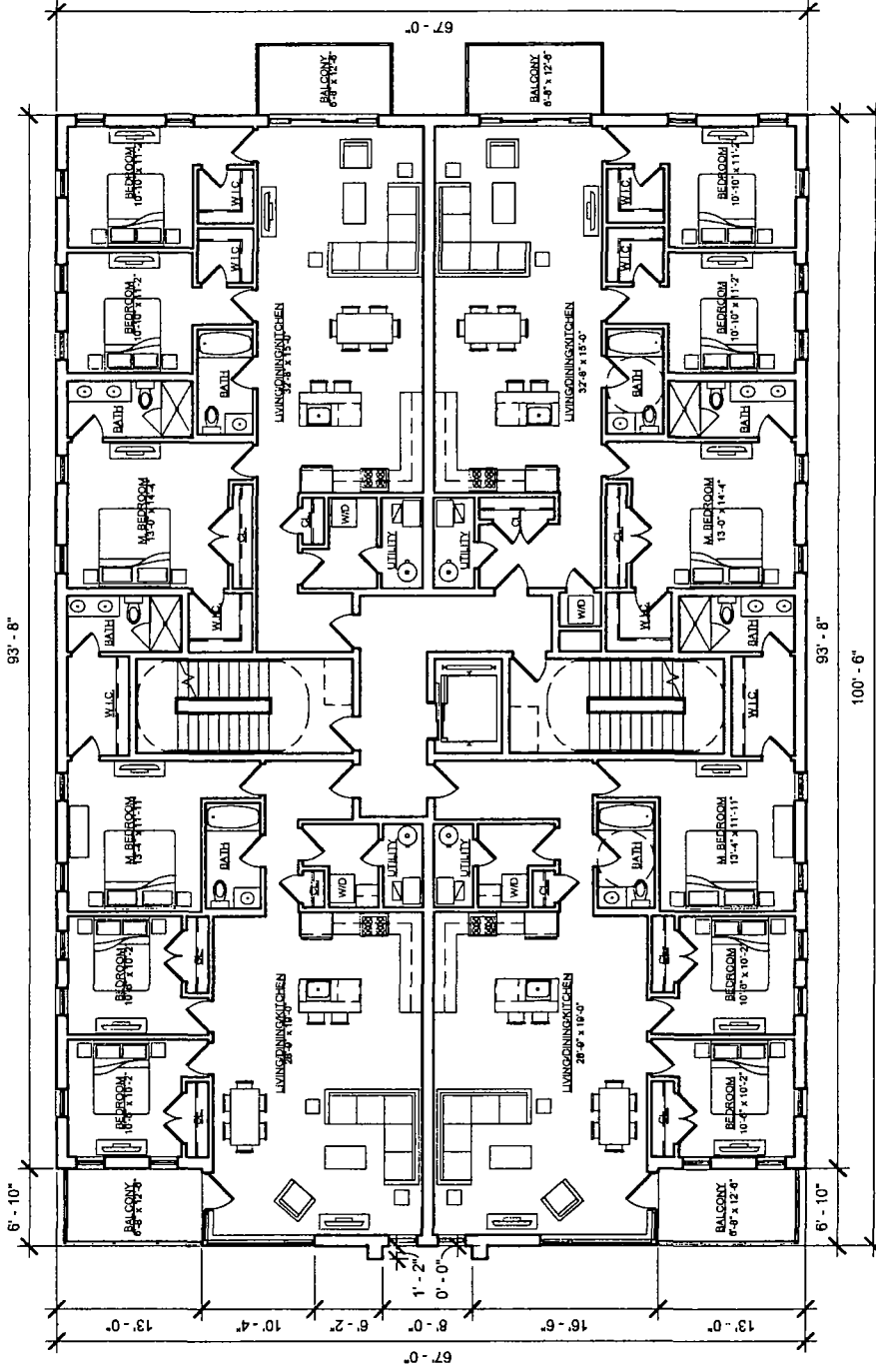
VERSION
SK1.3

VERSION

911507

1990

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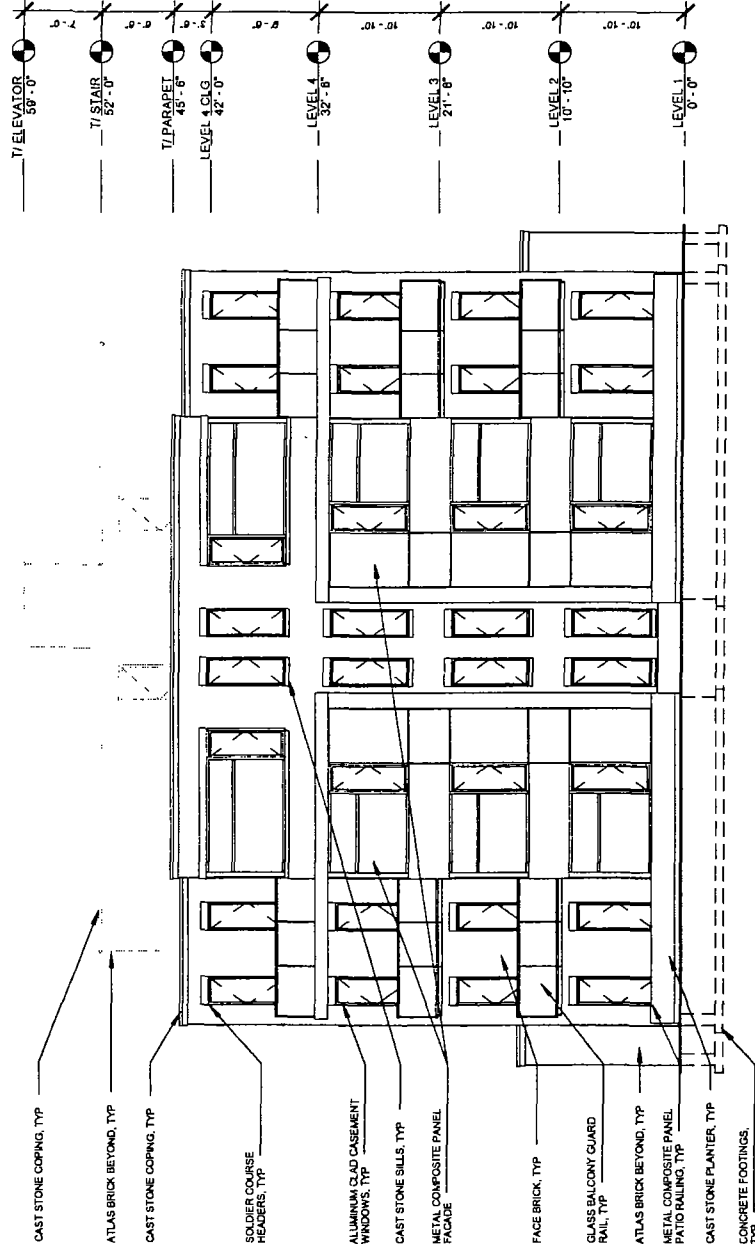


1 2ND-4TH LEVEL FLOOR PLAN 
SCALE: 3/32" = 1'-0"

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

SPACE
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1000 N. LAKE STREET, SUITE 1000
CHICAGO, IL 60611
VERSION
SK1.4
08/11/16

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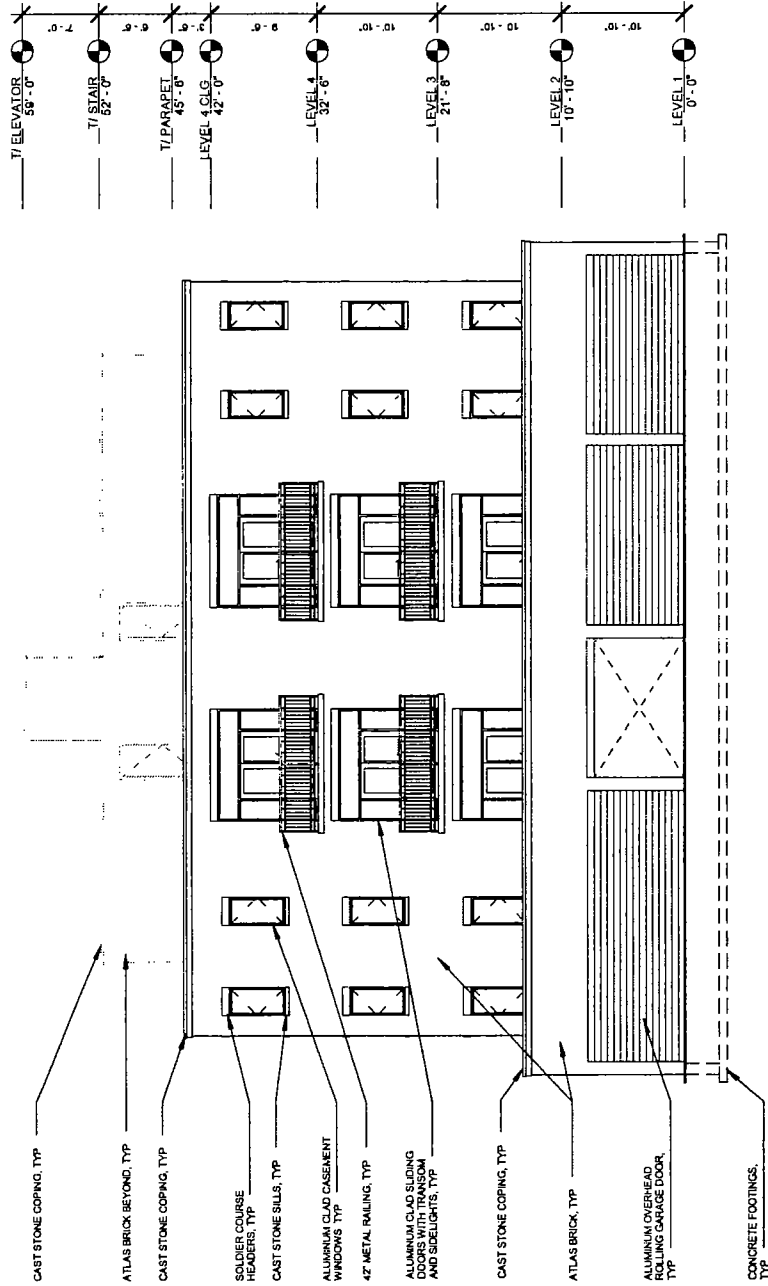


1 WEST ELEVATION 
SCALE: 3/32" = 1'-0"

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

100

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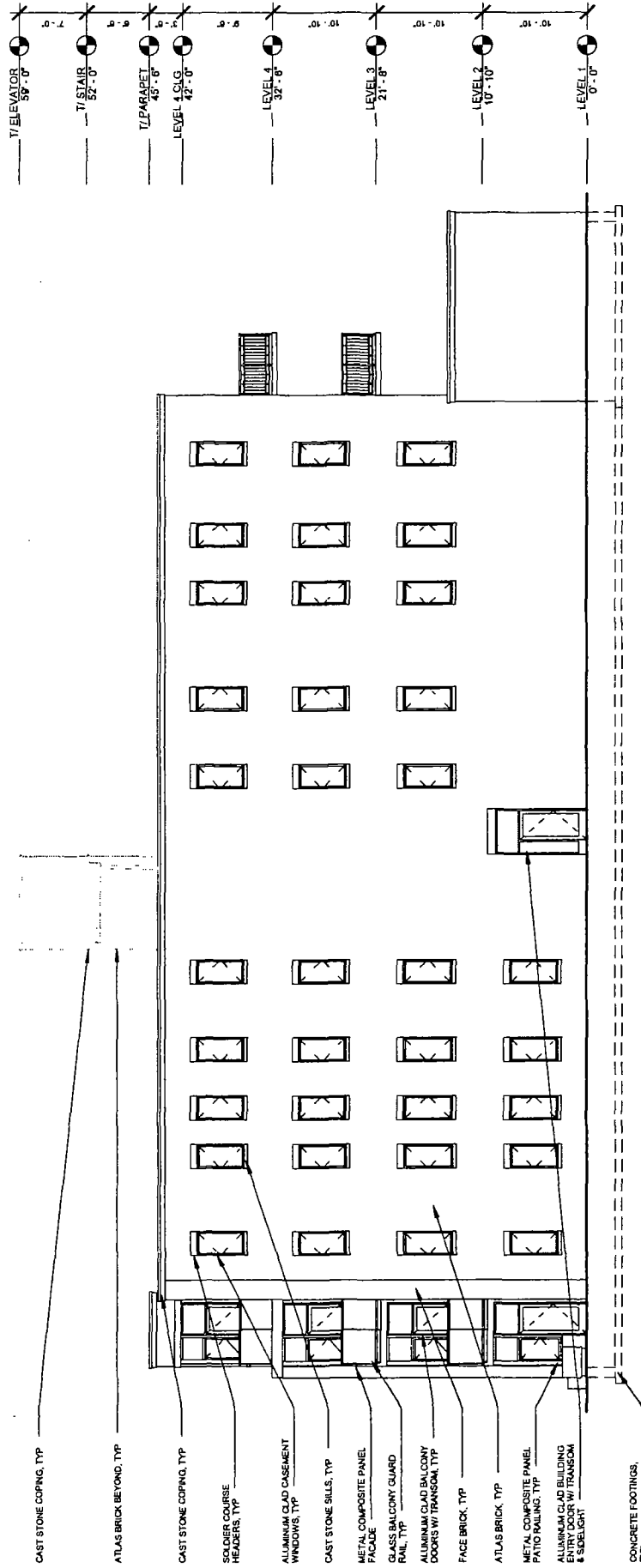
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



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

SPACE ARCHITECTS + PLANNERS
VERSION SK1.6
08.31.16

FINAL FOR PUBLICATION



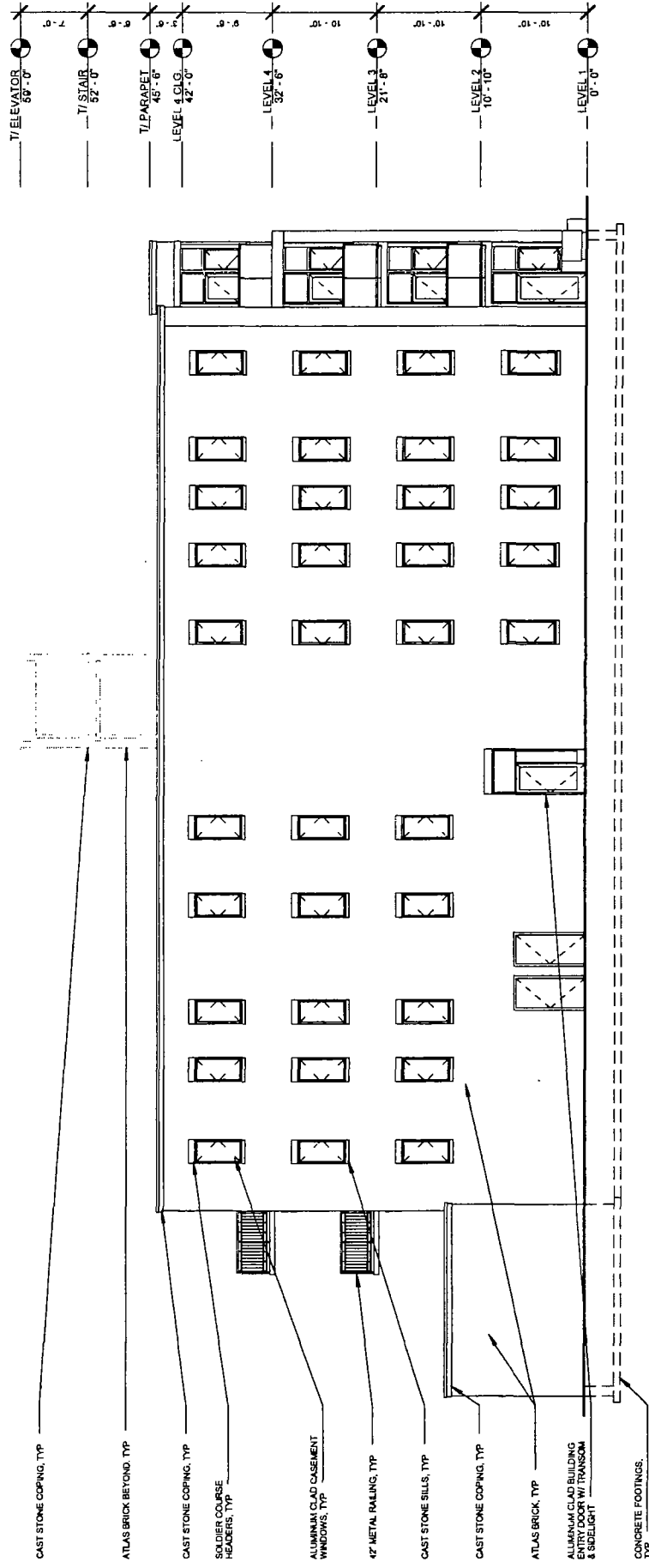
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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

SPACE
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1837-41 N. CALIFORNIA AVE.
CHICAGO, IL 60647
800.331.1146
VERSION
SK1.7
0823114

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

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

ARCHITECTS & PLANNERS
1000 N. LAKE SHORE DRIVE
CHICAGO, IL 60611

SPACE
SK1.8

VERSION
08.21.16

1000