



City of Chicago



SO2018-6944

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1734 N California Ave - App No. 19777T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 5-1 in the area bounded by:

a line 250.00 feet north of West Wabansia Avenue; North California Avenue; a line 225.00 feet north of West Wabansia Avenue; and the public alley next west of North California Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

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

Address: 1734 North California Avenue

FINAL FOR PUBLICATION

SUBSTITUTE NARRATIVE AND PLANS

1734 North California Avenue

TYPE I REGULATIONS

Narrative: The Applicant proposes to rezone the property from a C1-1 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District to demolish the existing improvements and construct a four-story residential building, 50.0 ft. tall containing three residential dwelling units with three off-street parking spaces.

Lot Area: 2,500 square feet

FAR: 2.50

FLOOR AREA: 6,226 square feet

MLA 833

Residential Dwelling Units 3

Height: 50 feet 0 inches

Automobile Parking: 3

Bicycle Parking: 3

Setbacks:

Front (North California Ave.): 1.5 feet

North Side: 3.0 feet

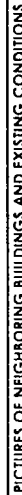
West Side: None

Rear (Alley): 21.0 feet*

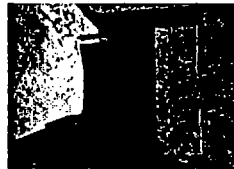
* A set of plans is attached.

*Applicant will also seek an Administrative Adjustment or Variation.

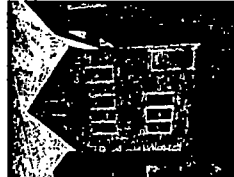
FINAL FOR PUBLICATION



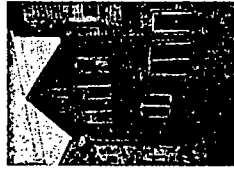
1728 N CALIFORNIA AVE



1734 N. CALIFORNIA AVE




1736 N. CALIFORNIA AVE



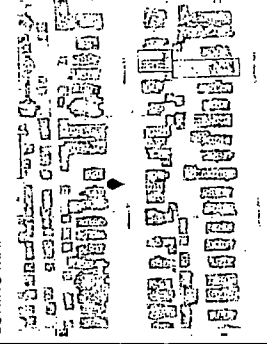
1738 N. CALIFORNIA AVE

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WARNING FROM
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ZONING MAP



PICTURES OF NEIGHBORING BUILDINGS AND EXISTING CONDITIONS



APPENDIX A

REVISION / REVISION	DATE
1.00	08/10/2018
2.00	08/10/2018
3.00	08/10/2018
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OWNER
NEW 4 STORY, 3 UNIT,
MASONRY APARTMENT
BUILDING WITH BASEMENT
AND ATTACHED 3 CAR
MASONRY GARAGE W/
ROOF DECK
1734 N. CALIFORNIA AVE
CHICAGO, ILLINOIS 60647
PROJ. NO. 1734



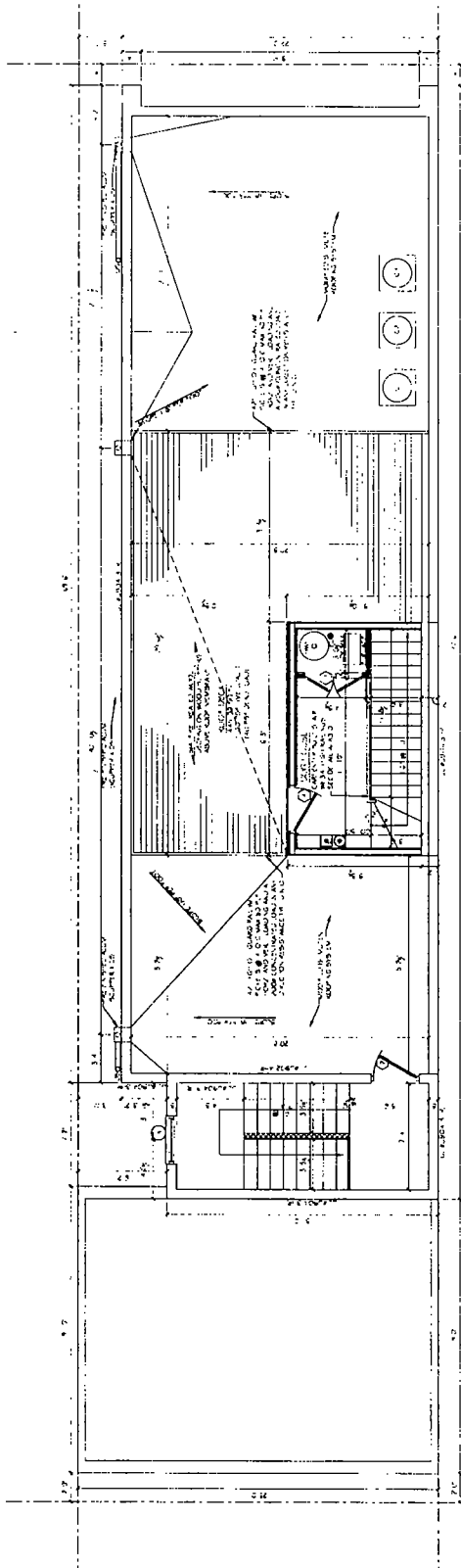
DESIGNER
J.M.
DATE
08/10/2018
CITY MAP ID: 1734
PROJ. NO. 1734

GRAPHIC SCALE
1" = 10'-0"

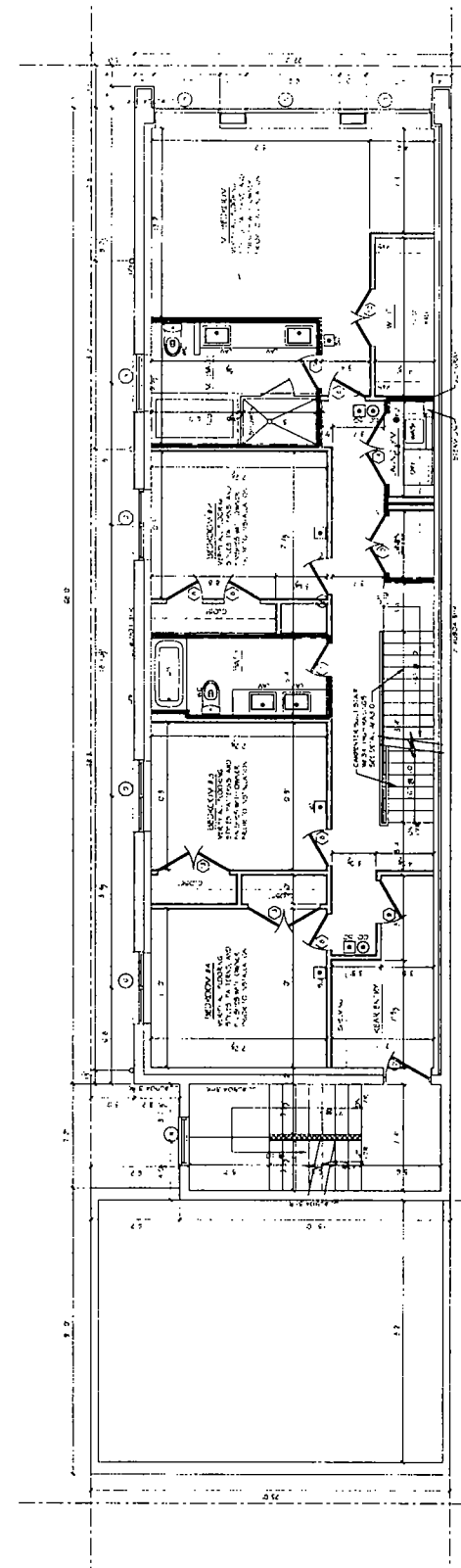
KEY PLAN

FOURTH FLOOR & ROOF PLAN

A1.3



2 ROOF PLAN
TOTAL AREA: 10,000 SQ. FT.



1 FOURTH FLOOR PLAN
TOTAL AREA: 10,000 SQ. FT.

FINAL FOR PUBLICATION

PROJECT NO.

DATE

PROJECT NAME



DATE

PROJECT NAME

PROJECT ADDRESS

PROJECT NUMBER

PROJECT DATE

PROJECT SCALE

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PROJECT CHECKED BY

PROJECT APPROVED BY

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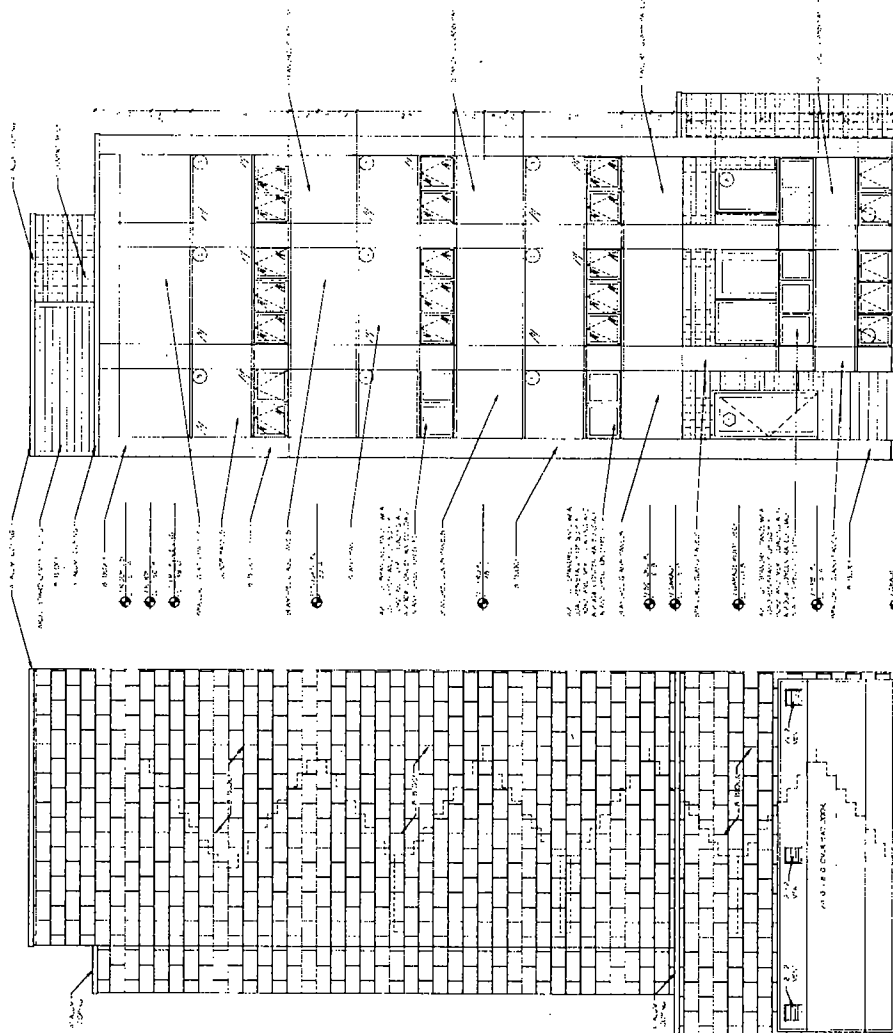
PROJECT SCALE

PROJECT DRAWN BY

PROJECT CHECKED BY

PROJECT APPROVED BY

PROJECT DATE



1 FRONT ELEVATION

2 REAR ELEVATION

EXTERIOR ELEVATIONS

A 2.1

FINAL FOR PUBLICATION

