

City of Chicago



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

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

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				

1945 N CALIFORNIA

RENOVATION OF AN EXISTING 3-FLAT

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