



# Office of the City Clerk

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## Legislation Details (With Text)

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**File #:** SO2018-6944  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/20/2018 **In control:** City Council  
**Final action:** 10/31/2018  
**Title:** Zoning Reclassification Map No. 5-I at 1734 N California Ave - App No. 19777T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2018-6944.pdf, 2. SO2018-6944.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	1	City Council	Referred	

### 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 CI-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

**SUBSTITUTE NARRATIVE AND PLANS**

**1734 North California Avenue TYPE 1  
REGULATIONS**

Narrative: The Applicant proposes to rezone the property from a CI-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: FAR:

FLOOR AREA: MLA

Residential Dwelling Units Height:

Automobile Parking: Bicycle Parking:

2,500 square feet 2.50

6,226 square feet

833

3

50 feet 0 inches

3

3

Setbacks:

Front (North California Ave.): North Side: West Side: Rear (Alley):

1.5 feet 3.0 feet None 21.0 feet\*

\* A set of plans is attached.

\*Applicant will also seek an Administrative Adjustment or Variation.

**FINAL FOR FUBUCffION**