



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-2122  
**Type:** Ordinance **Status:** Passed  
**File created:** 5/26/2021 **In control:** City Council  
**Final action:** 6/25/2021

**Title:** Zoning Reclassification Map No. 5-I at 1945 N California Ave - App No. 20732T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. O2021-2122.pdf, 2. SO2021-2122.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed as Substitute	Pass
6/22/2021	1	Committee on Zoning, Landmarks and Building Standards		
5/26/2021	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 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

# FINAL FOR PUBLICATION

#20732-TI

## 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

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2<sup>1</sup>  
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NORTH GI RIVAHON

\ SOUTH ELEVATION