



City of Chicago



SO2015-5333

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No 13-H at 4801 N Ravenswood Ave - App No. 18453T1
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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 13-H in the area bounded by:

North Ravenswood Avenue; West Lawrence Avenue; the public alley parallel to and east of North Ravenswood Avenue; and a line parallel to and 442.26 feet north of the north line of the right of way of West Lawrence Avenue

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 4801 N. Ravenswood Ave.

**SUBSTITUTE
Narrative and Plans
Type I Rezoning Attachment
September 10, 2015**

FINAL FOR PUBLICATION

The Project

4801 N. Ravenswood LLC, an Illinois limited liability company, the owner of an 87.5 percent undivided interest in the subject site, and Southport Avenue Properties LLC, Series (7)-1042 W. George, Chicago, Illinois, a Delaware series limited liability company, each the owner of a 12.5 percent undivided interest in the subject site (collectively, the "Applicant"), is proposing an adaptive reuse of an existing 4 story brick building, originally built as an office building that served as corporate headquarters for the Chicago and North Western Railway, and later as offices for Newark Corporation (now known as Newark Element 14), a distributor of electronic components. The Applicant proposes to build 36 residential dwelling units in the south portion of the building and 95,484 square feet of office space in the north portion of the building, with on-site parking for 71 cars.

The Site

The site is located at the northeast corner of Lawrence and Ravenswood Avenues on the east side of the Metra Union Pacific Railway tracks. The land use in the immediate area of the proposed rezoning is residential, commercial and office. To the north is a multi-family residential building; to the south across Lawrence Ave. is the Golden Nugget restaurant; to the west is the east roadway of Ravenswood Ave. and the Metra Union Pacific right of way across Ravenswood Ave.; and to the east is a public alley with multi-family residential buildings across the public alley. The Applicant's proposed mixed use development is to include residential and office uses and is an appropriate land use at this location.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 1.87 (existing condition, to remain);

lot area per dwelling unit : 2,032.6 square feet per dwelling unit;

off-street parking: 71 parking spaces;

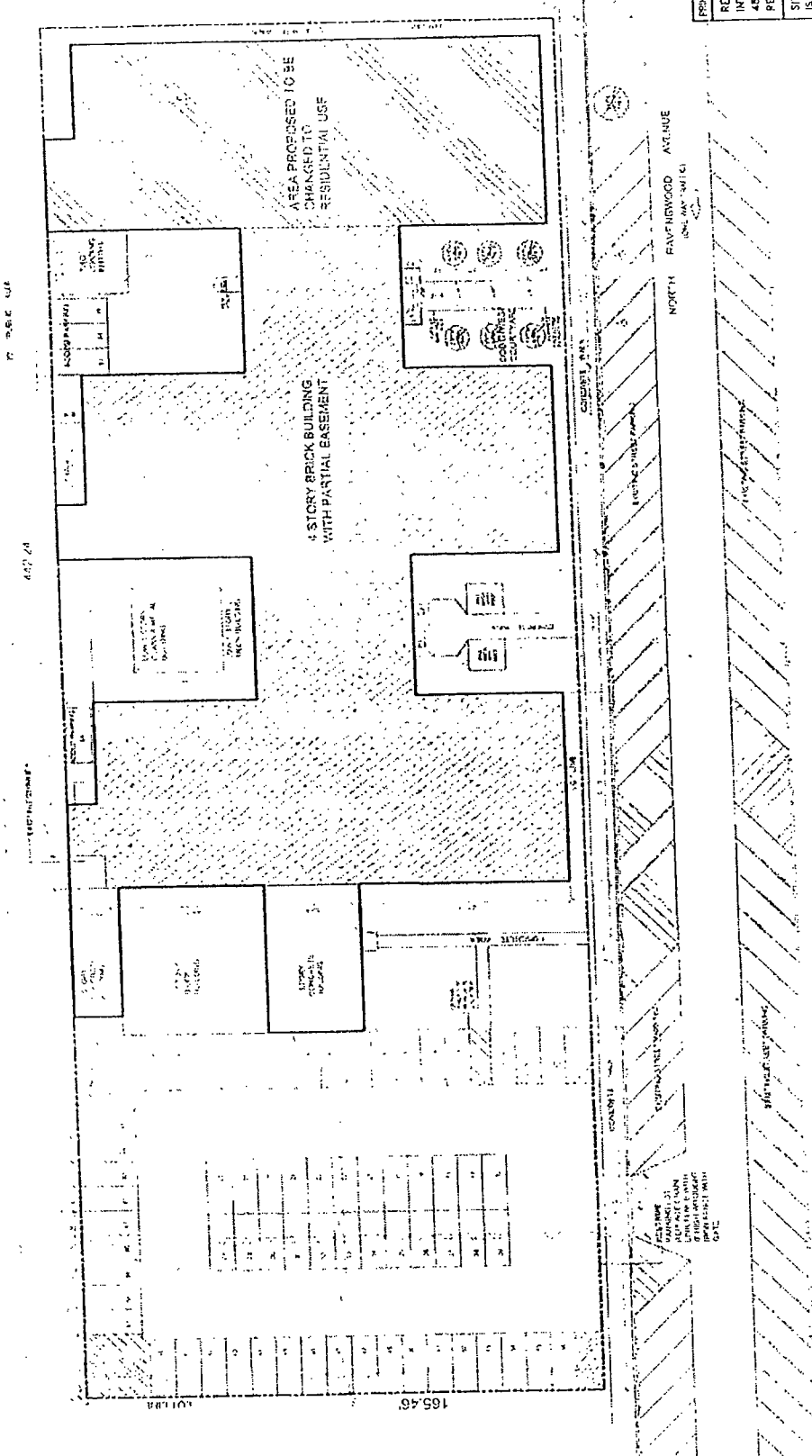
setbacks: front = 5.52 feet (Lawrence Ave. frontage)
(existing rear = 116.72 feet
conditions, side/west = 4.87 feet (Ravenswood Ave. frontage)
to remain) side/east = 0 (adjacent to public alley)

building height: 51 feet (existing condition, to remain)

Job Creation: More than 20 construction jobs and approximately 260 permanent jobs provided by tenants and four permanent jobs in building management and maintenance.

Project Costs: Approximately \$6 million. Approximately 1.5 percent of the project total is soft costs (legal, architectural, traffic planning, surveying and other consulting fees).

165.46
 4501 N. RAVENWOOD AVENUE
 CHICAGO, ILL. 60641



PRINTED ON: 21 July 2015

REMODELING OF NEWARK ELEMENT BLDG INTO APARTMENTS & RETAIL SPACES
 4501 N. RAVENWOOD, CHICAGO, IL
 REVISION: TO PERMIT 100540134

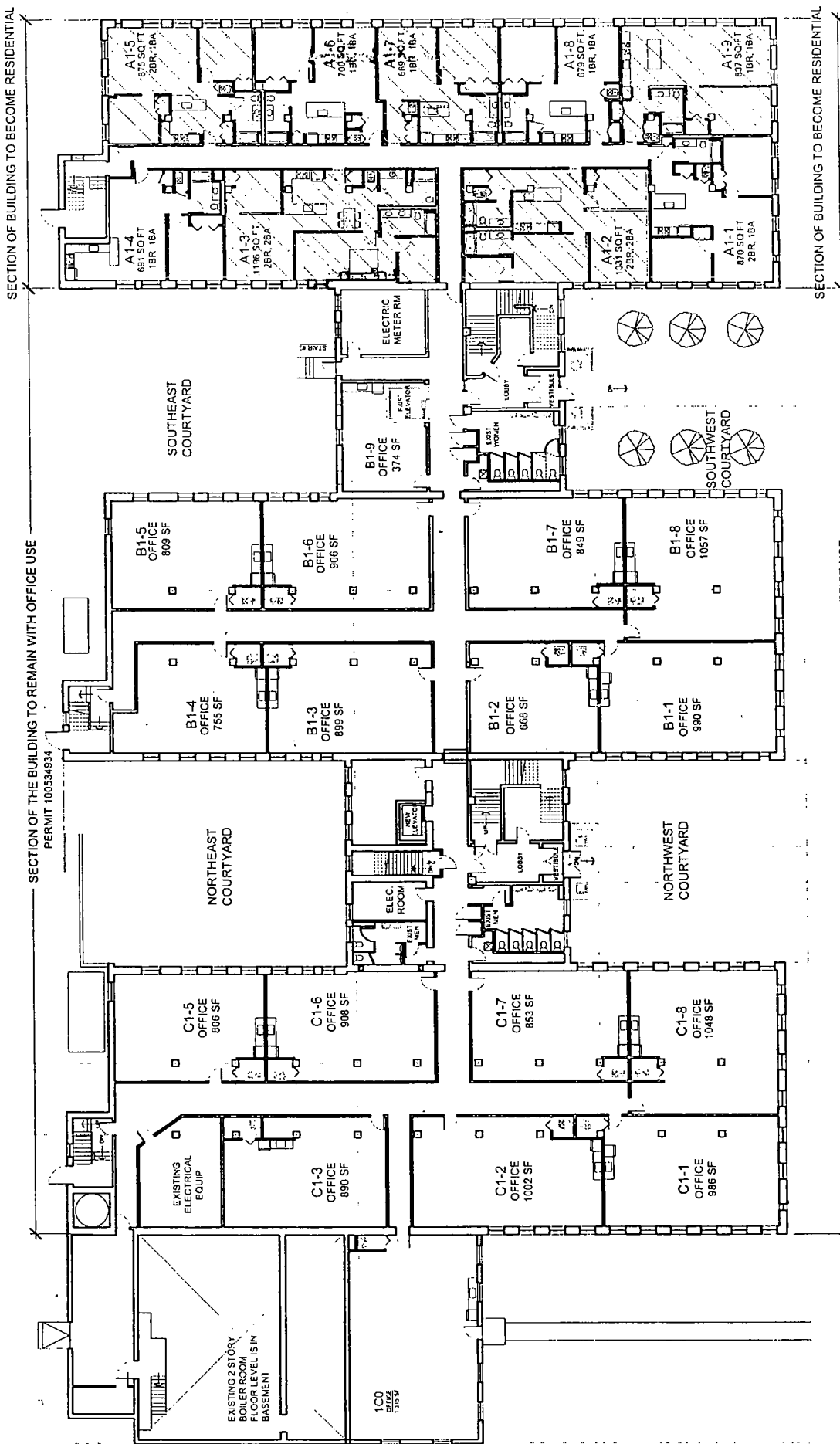
SITE PLAN
 ISSUED FOR ZONING REVIEW

Mayer
 Jeffers
 Gillespie
 Architects

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SHEET: A1

SITE PLAN



SECTION OF BUILDING TO BECOME RESIDENTIAL

SECTION OF BUILDING TO BECOME RESIDENTIAL

SECTION OF THE BUILDING TO REMAIN WITH OFFICE USE
PERMIT 100534934

SECTION OF THE BUILDING TO REMAIN WITH OFFICE USE
PERMIT 100534934

NORTH RAVENSWOOD AVENUE

PROPOSED 1ST FLOOR PLAN



PRINTED ON: 11 September 2015
 REMODEL'G OF NEWARK ELEMENT BLDG
 INTO APARTMENTS & OFFICE SPACES
 4801 N. RAVENSWOOD, CHICAGO, IL
 REVISION TO PERMIT 100534934
 FIRST FLOOR

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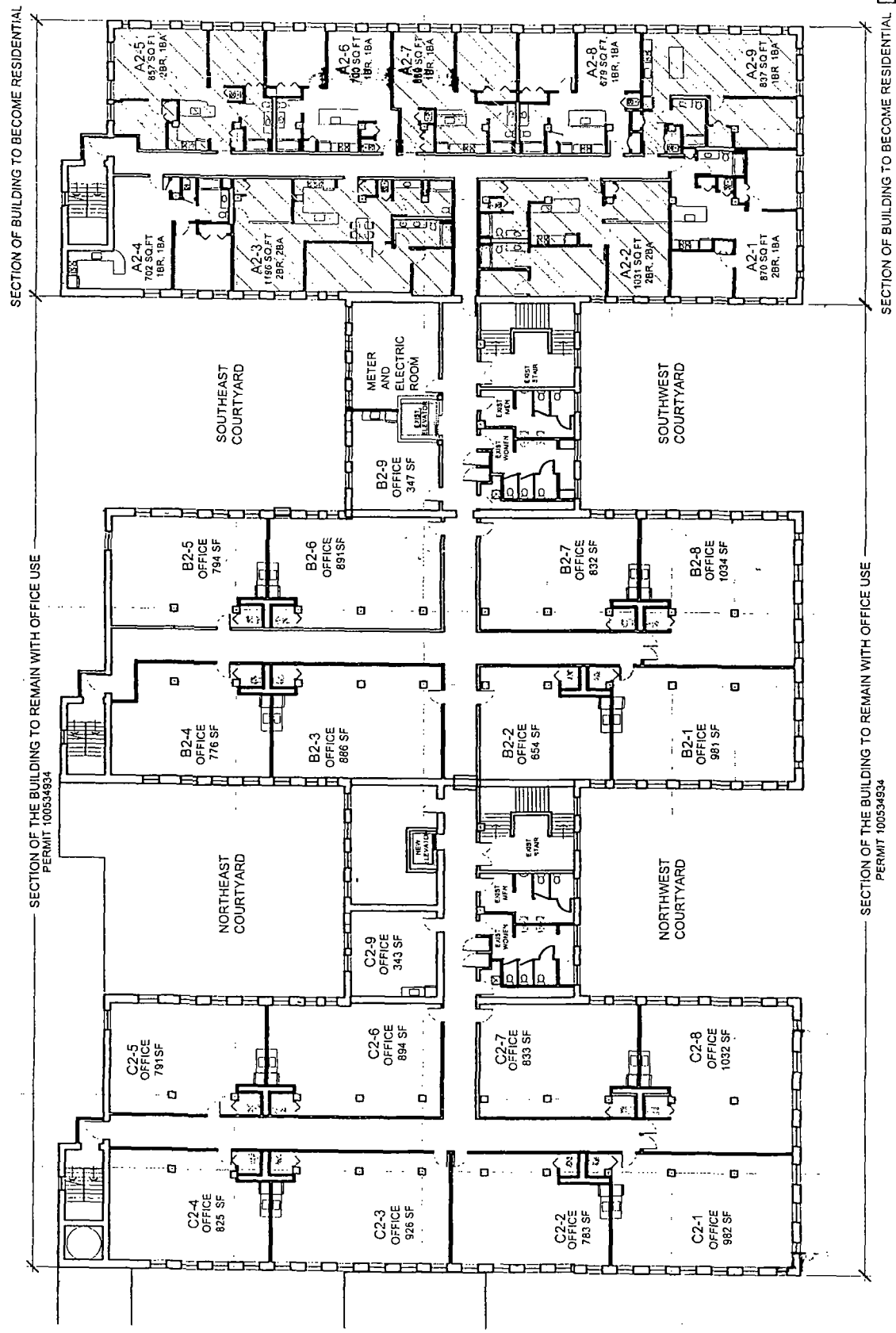
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 REMODEL'G OF NEWARK ELEMENT BLDG
 INTO APARTMENTS & OFFICE SPACES
 4801 N. RAVENSWOOD, CHICAGO, IL
 REVISION TO PERMIT 100534934
 PROPOSED ALTERATIONS 2nd & 4th FLS

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 SHEET: **A3**

WEST LAWRENCE AVENUE



SECTION OF THE BUILDING TO REMAIN WITH OFFICE USE
 PERMIT 100534934

SECTION OF THE BUILDING TO REMAIN WITH OFFICE USE
 PERMIT 100534934

SECTION OF BUILDING TO BECOME RESIDENTIAL

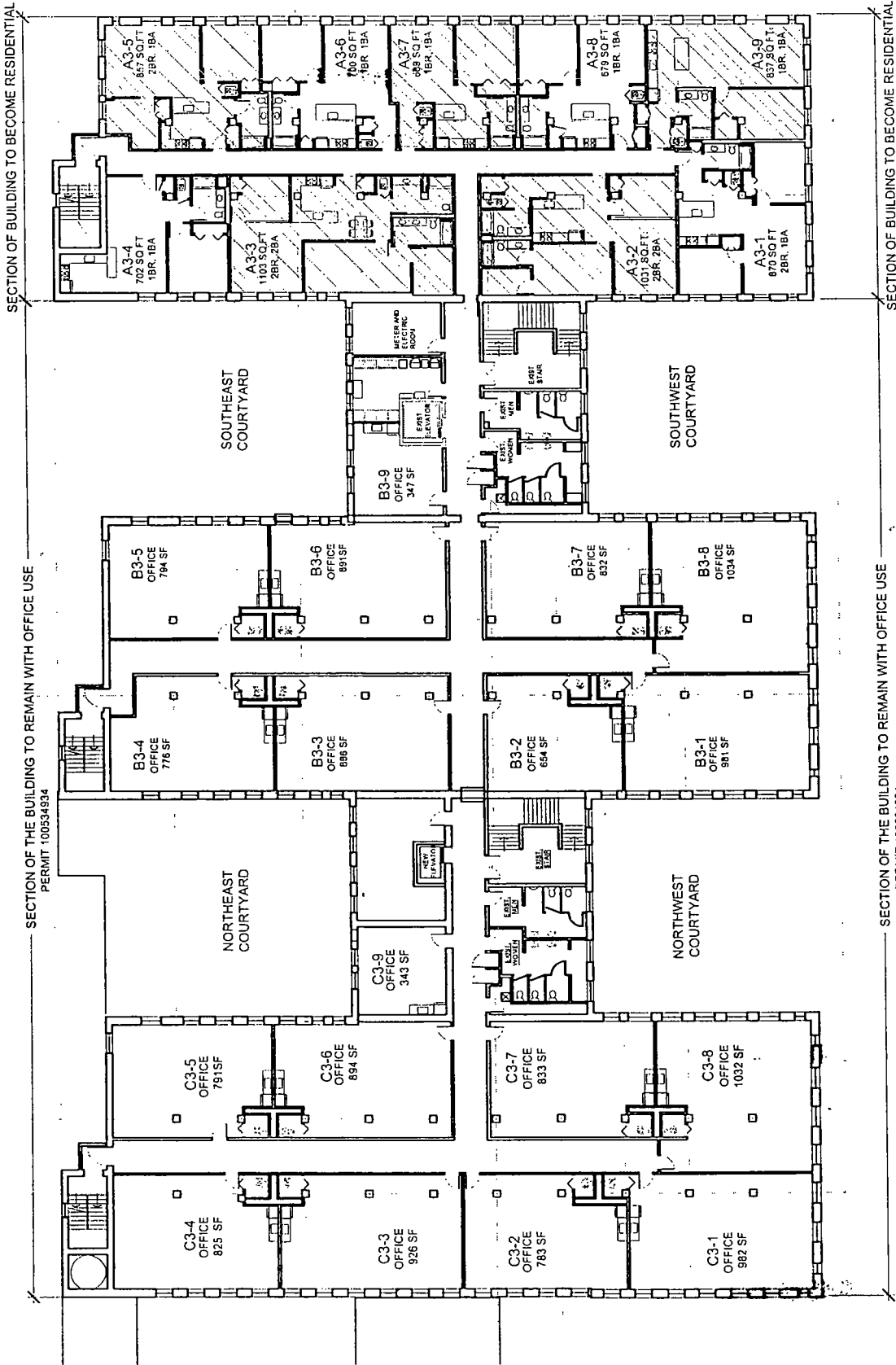
SECTION OF BUILDING TO BECOME RESIDENTIAL

NORTH RAVENSWOOD AVENUE

PROPOSED 2nd FLOOR PLAN, 4th FLOOR IS SIMILAR



WEST LAWRENCE AVENUE



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 REMODELING OF NEWARK ELEMENT BLDG INTO APARTMENTS & OFFICE SPACES
 4801 N. RAVENSWOOD, CHICAGO, IL
 REVISION TO PERMIT 100534934
 PROPOSED ALTERATIONS 3rd FLOOR

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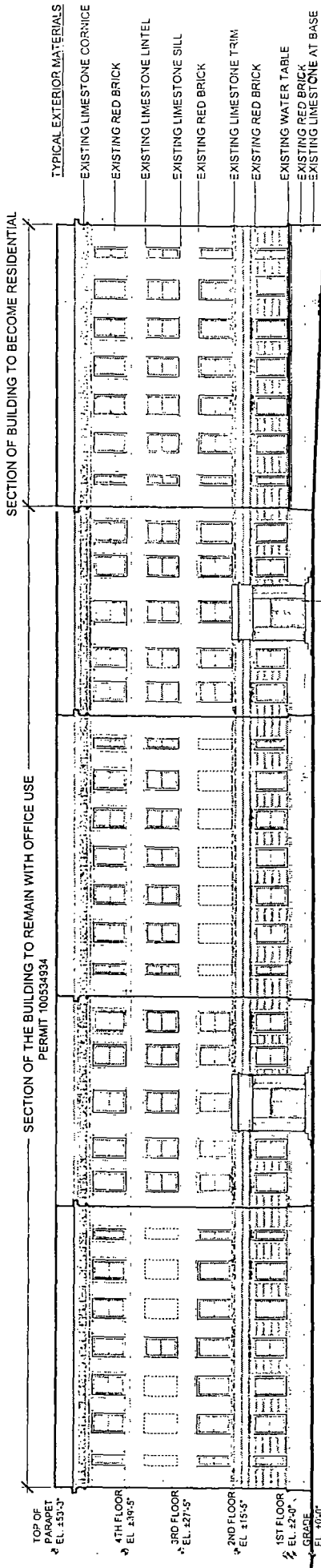
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NORTH RAVENSWOOD AVENUE

PERMIT 100534934

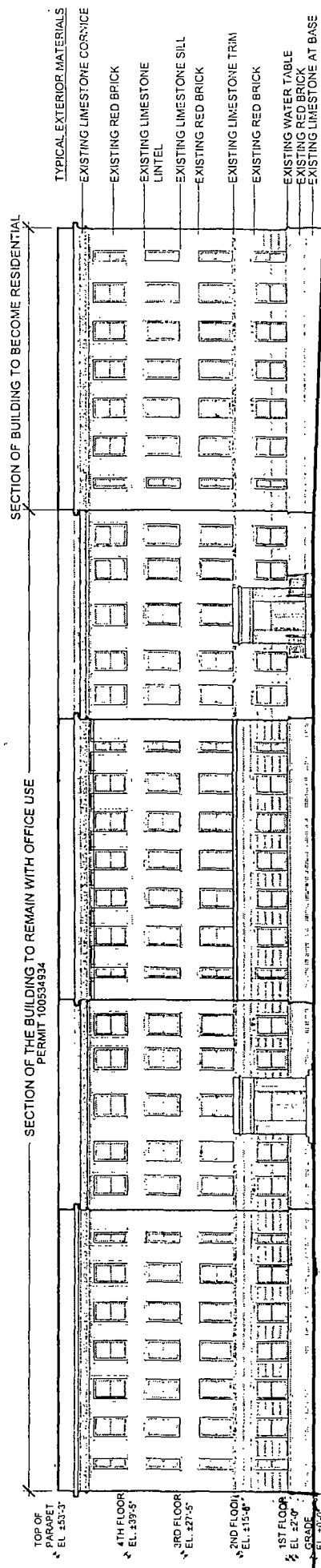
PROPOSED 3rd FLOOR PLAN





EXISTING WEST ELEVATION

REPLACE DOORS TO MEET ADA REQUIREMENTS.
REPLACE CONCRETE WALK WITH WALK SLOPED TO PLATFORM.
ALTER PLATFORM AND REMOVE STEPS



PROPOSED WEST ELEVATION

TYPICAL EXTERIOR MATERIALS
EXISTING LIMESTONE CORNICE
EXISTING RED BRICK
EXISTING LIMESTONE LINTEL
EXISTING LIMESTONE SILL
EXISTING RED BRICK
EXISTING LIMESTONE TRIM
EXISTING RED BRICK
EXISTING WATER TABLE
EXISTING RED BRICK
EXISTING LIMESTONE AT BASE

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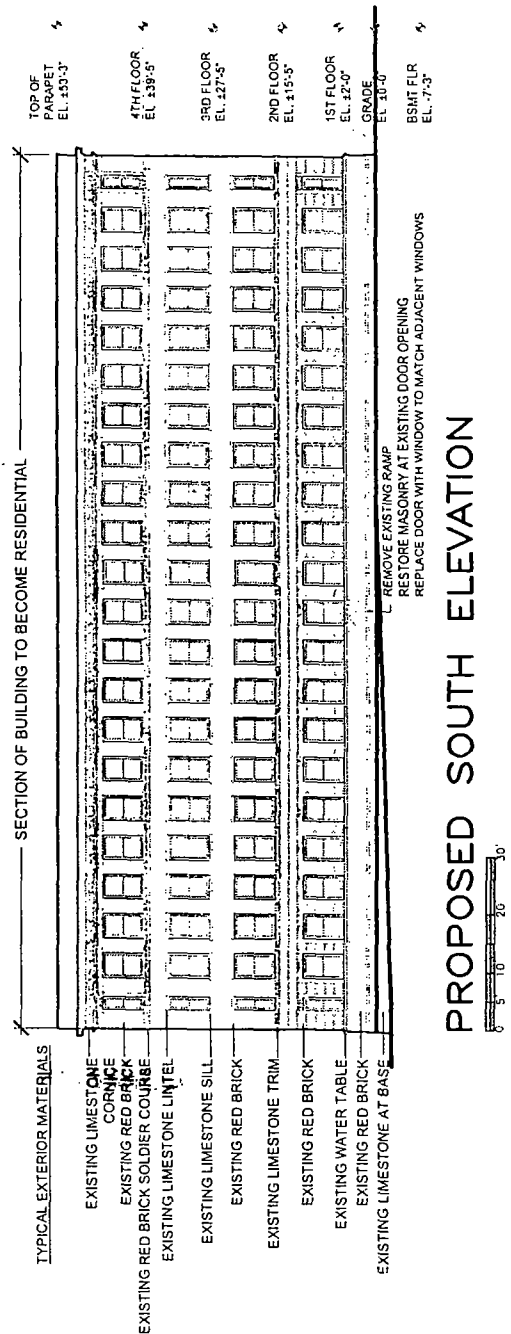
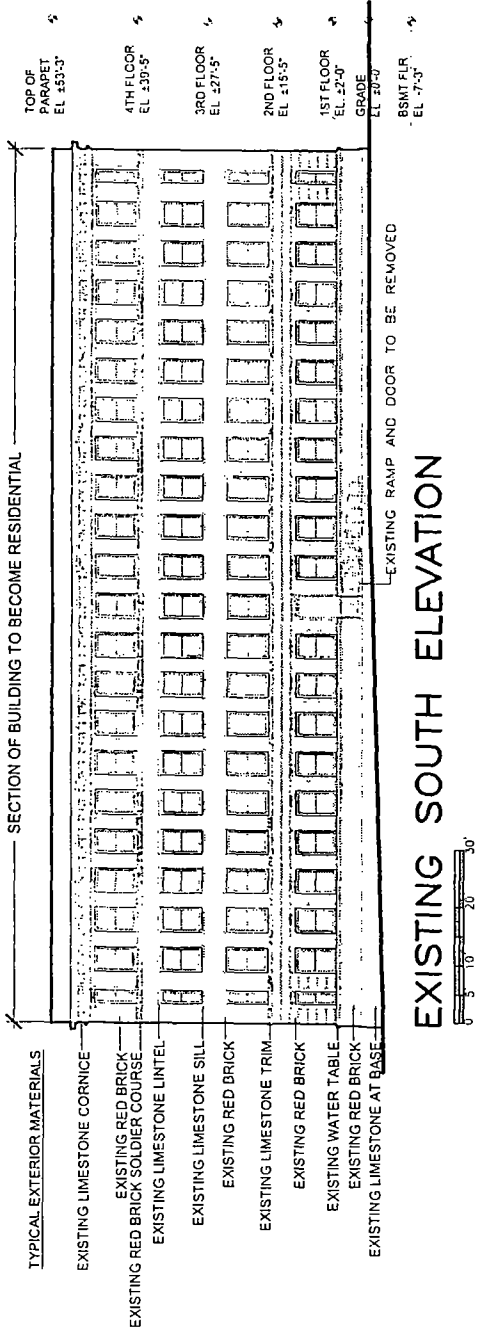
FINAL FOR PUBLICATION

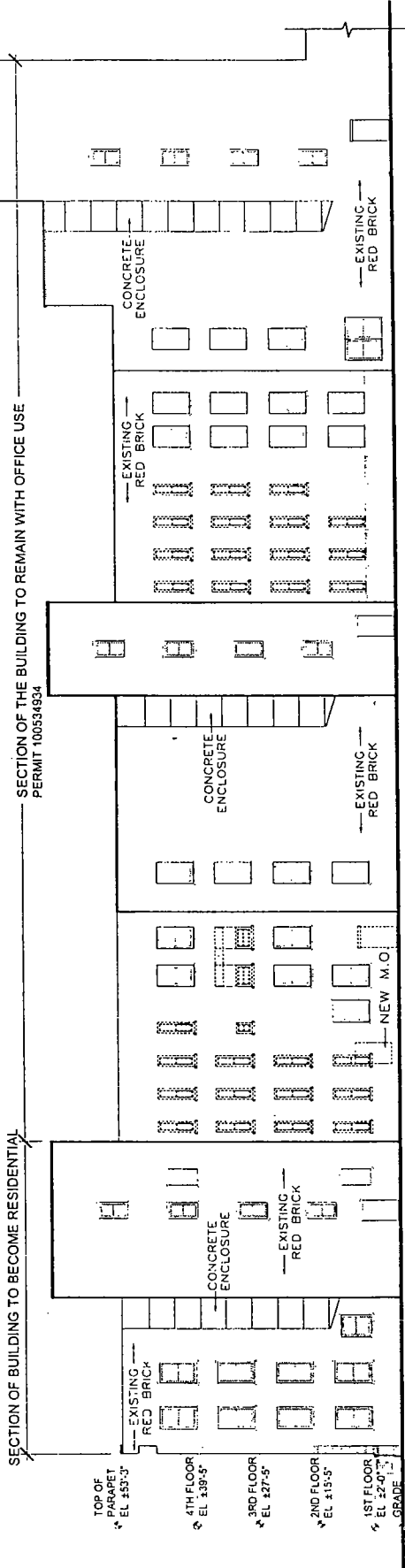
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 REMODELING OF NEWARK ELEMENT BLDG INTO APARTMENTS & OFFICE SPACES
 4801 N. RAVENSWOOD, CHICAGO, IL
 REVISION TO PERMIT 100534934
 EXISTING/PROPOSED WEST ELEVATION

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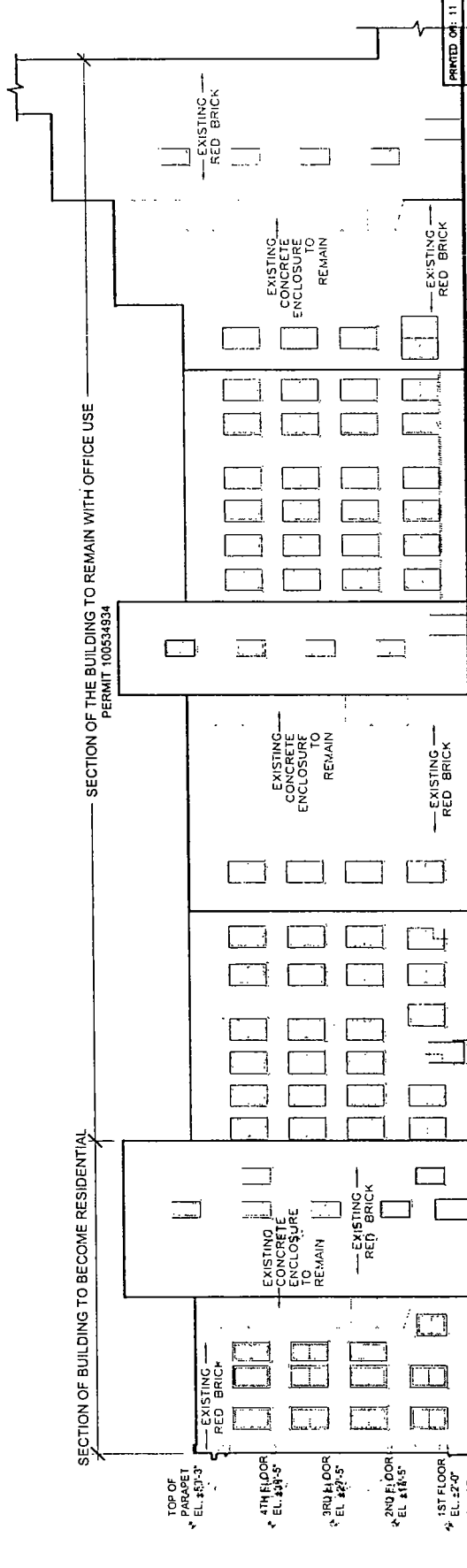
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 REMODELING OF NEWARK ELEMENT BLDG
 INTO APARTMENTS & OFFICE SPACES
 4801 N. RAVENSWOOD, CHICAGO, IL
 REVISION TO PERMIT 100534934
 EXISTING/PROPOSED SOUTH ELEVATIONS

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EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

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 4801 N. RAVENSWOOD, CHICAGO, IL
 REVISION TO PERMIT 100534834
 EXISTING/PROPOSED EAST ELEVATION

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PRINTED ON: 11 September 2013

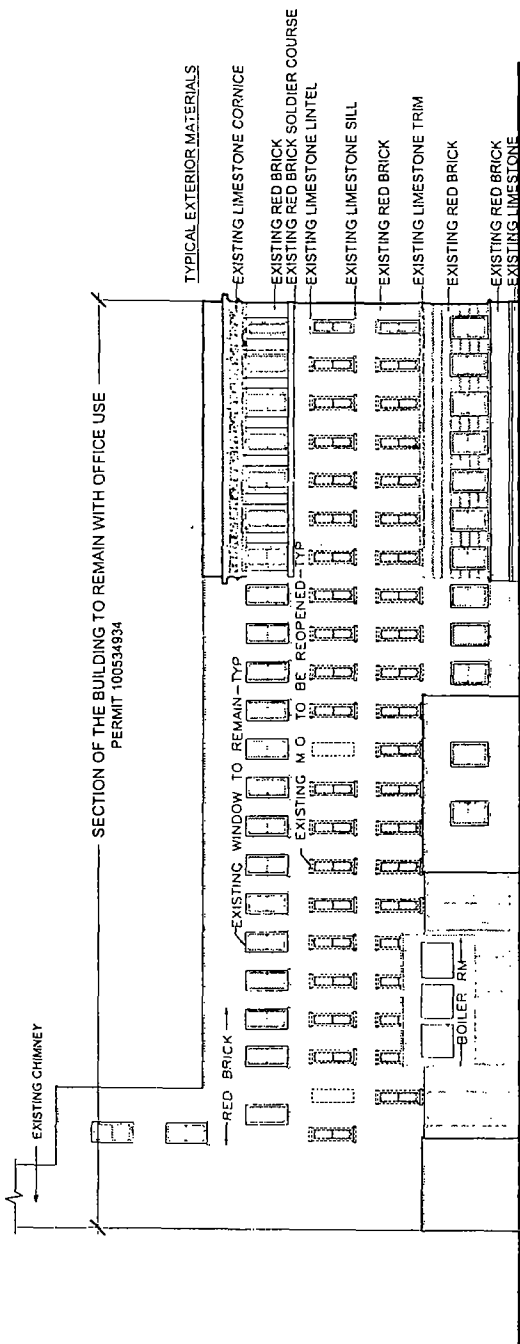
REMODELING OF NEWARK ELEMENT BLDG INTO APARTMENTS & OFFICE SPACES
4801 N. RAVENSWOOD, CHICAGO, IL
REVISION TO PERMIT 100534934

EXISTING/PROPOSED NORTH ELEVATIONS

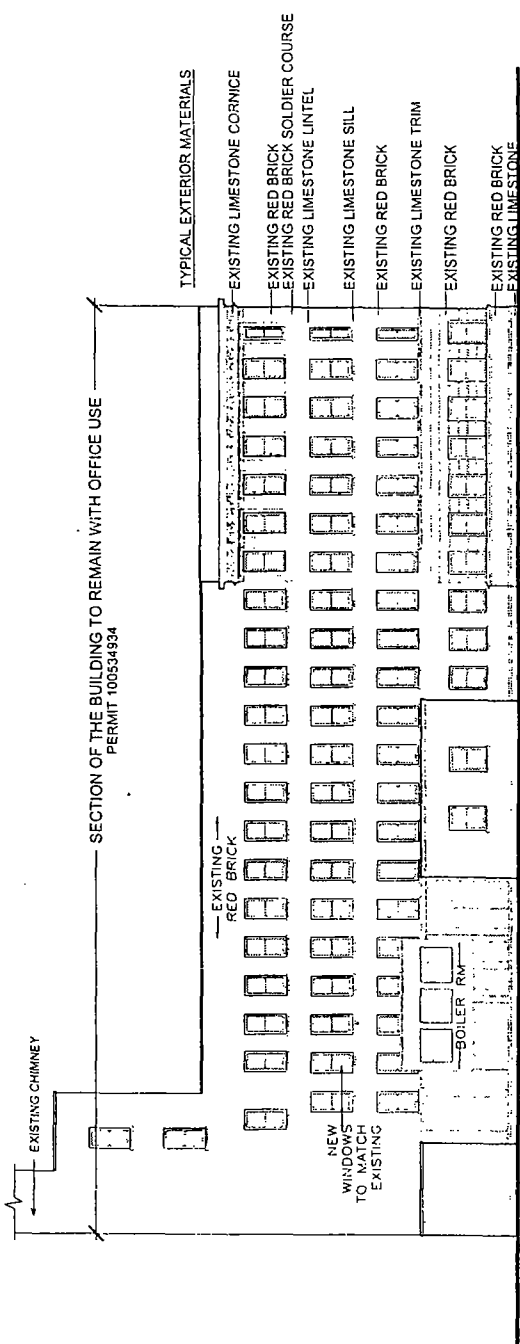
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EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

