



# City of Chicago



O2018-666

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	1/17/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-H at 1811 W Cornelia Ave - App No. 19516T1
<b>Committee(s) Assignment:</b>	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 as shown on Map No. 9-H**

**in the area bounded by:**

**West Cornelia Avenue; a line 100 feet West of and parallel to North Ravenswood**

**Avenue; the public alley next South of and parallel to West Cornelia Avenue; a line 125**

**feet West of and parallel to North Ravenswood Avenue.**

**To those of a C1-2, Neighborhood Commercial District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1811 West Cornelia Avenue, Chicago, IL**

**FINAL FOR PUBLICATION**

**NARRATIVE FOR TYPE 1 REZONING FOR  
1811 WEST CORNELIA AVENUE, CHICAGO, IL**

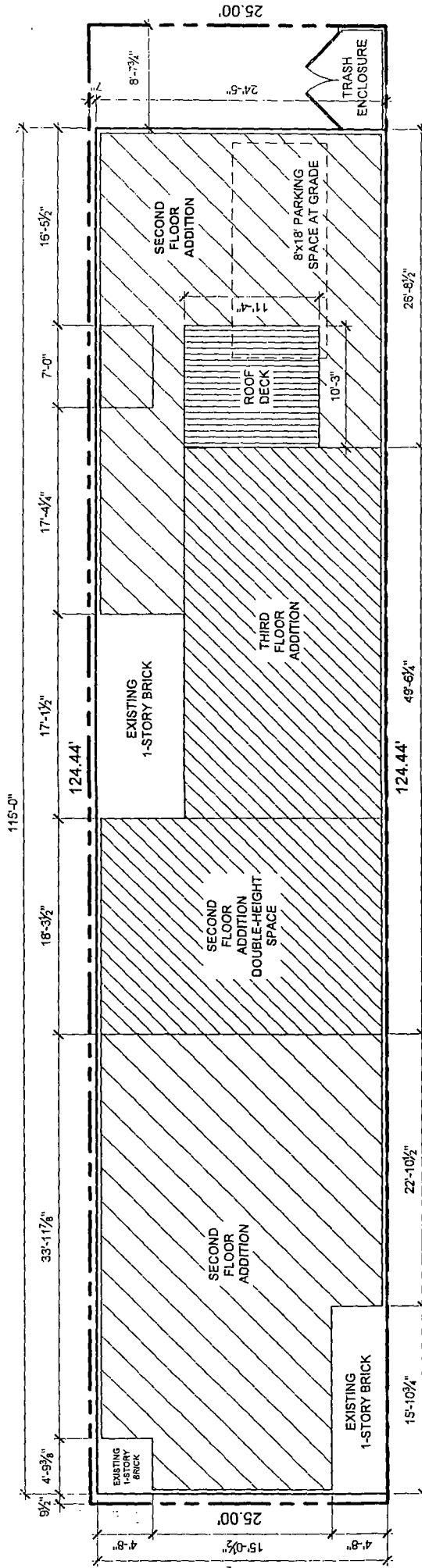
The subject property is currently improved with a commercial building. The Applicant needs a zoning change in order to build a second and a third story addition to the existing building and to convert the property into a mixed-use with the existing commercial unit to remain on the ground floor with one parking space and one dwelling unit to be established on the upper floors with no parking pursuant to the Zoning Ordinance exemption for Transit Served Locations.

Project Description:	Zoning Change from an M1-2 to a C1-2
Use:	Mixed-Use with commercial unit on the ground floor and one dwelling unit on the upper floors
Floor Area Ratio:	1.86
Lot Area:	3,111 Square Feet
Building Floor Area:	5,780 Square Feet
Density:	3,111 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 1
Set Backs:	Front: 9 1/2 inches Side: 0 Feet (West), 7 inches (East) Rear: 8 Feet 7 3/4 inches *
Building height:	35 Feet

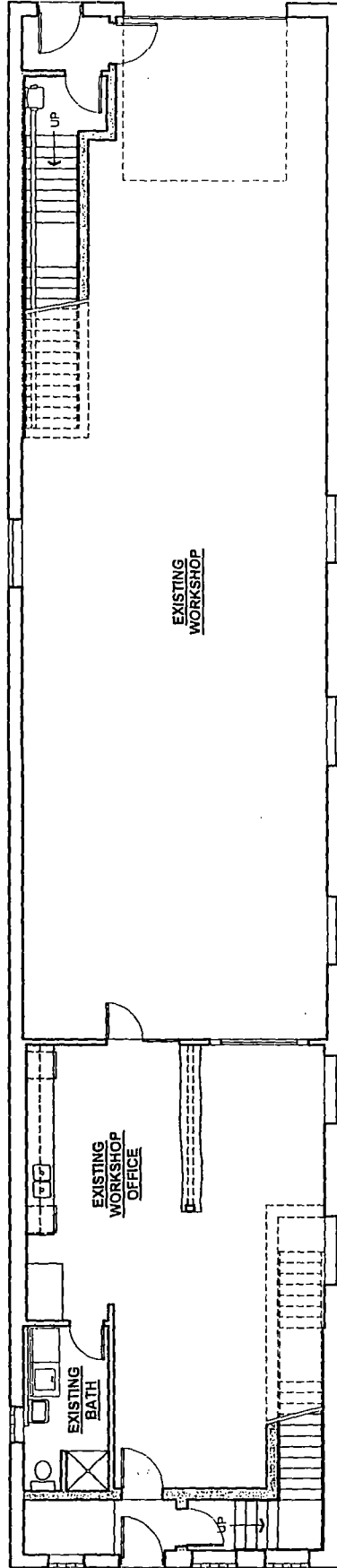
\* will file for variation

**FINAL FOR PUBLICATION**

# 1811 W. CORNELIA



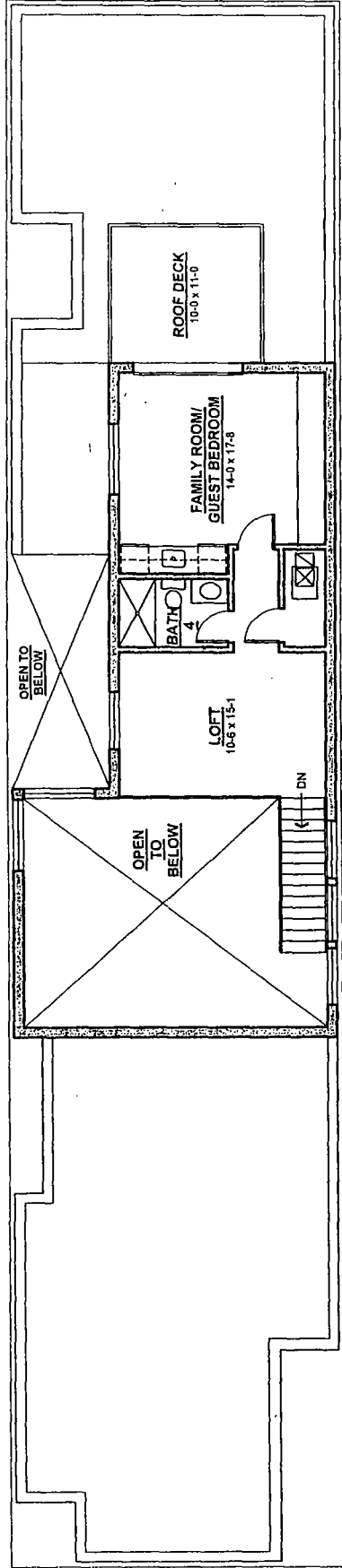
**PROPOSED SITE PLAN**  
SCALE 1/8" = 1'-0"



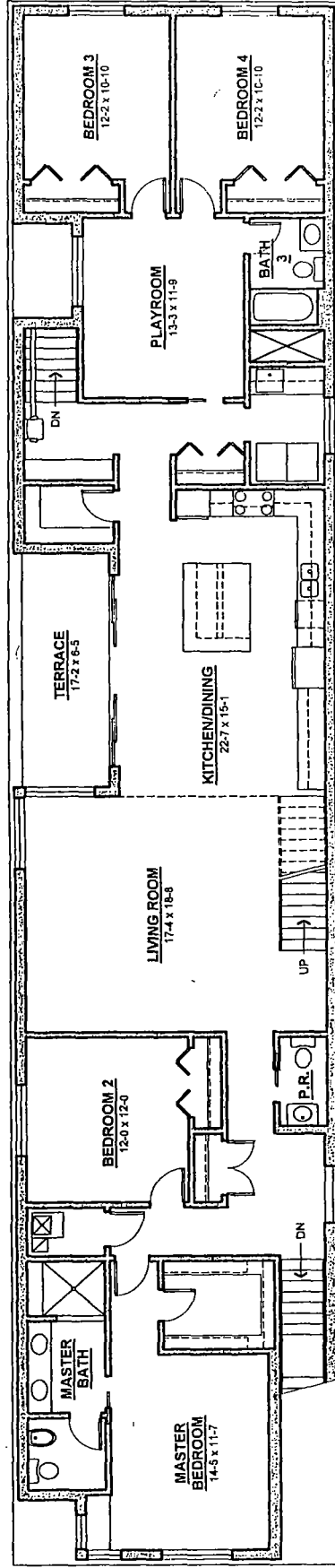
**PROPOSED FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

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**1811 W. CORNELIA**



THIRD FLOOR - 517 SF



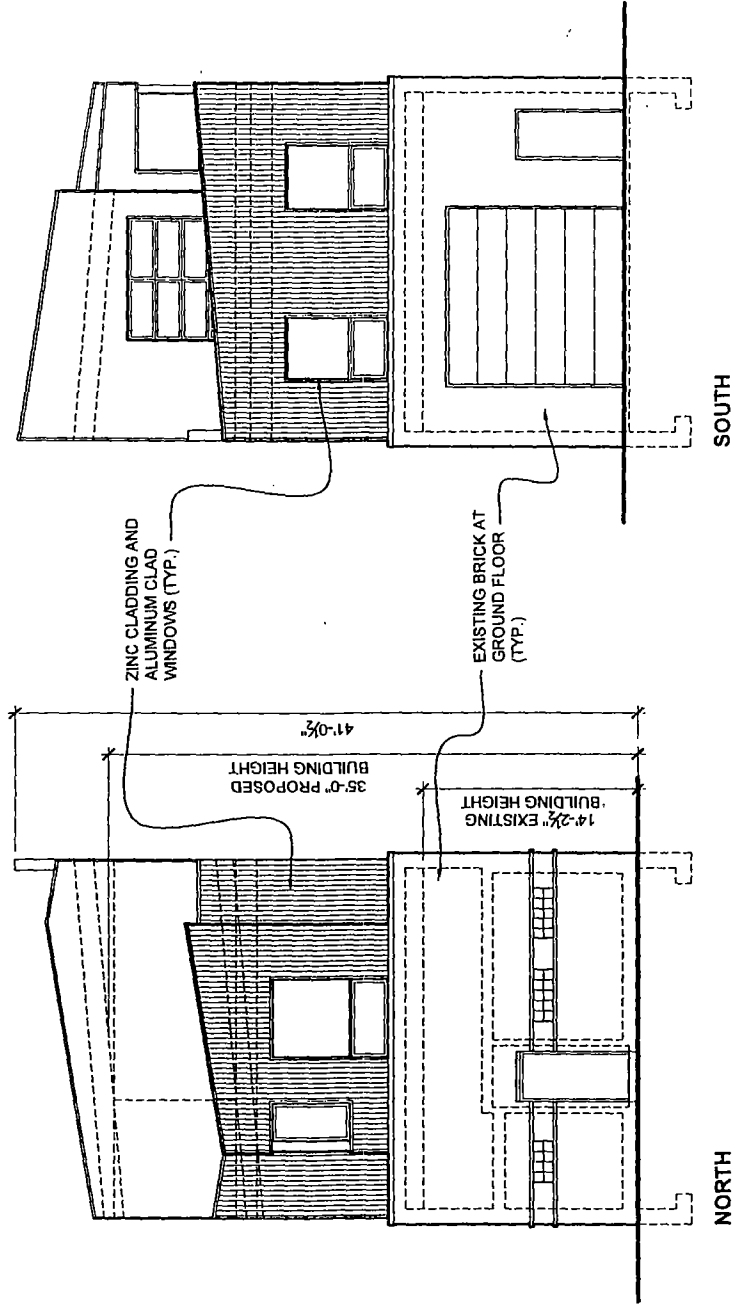
SECOND FLOOR - 2,460 SF

**PROPOSED FLOOR PLANS**

SCALE 1/8" = 1'-0"

**FINAL FOR PUBLICATION**

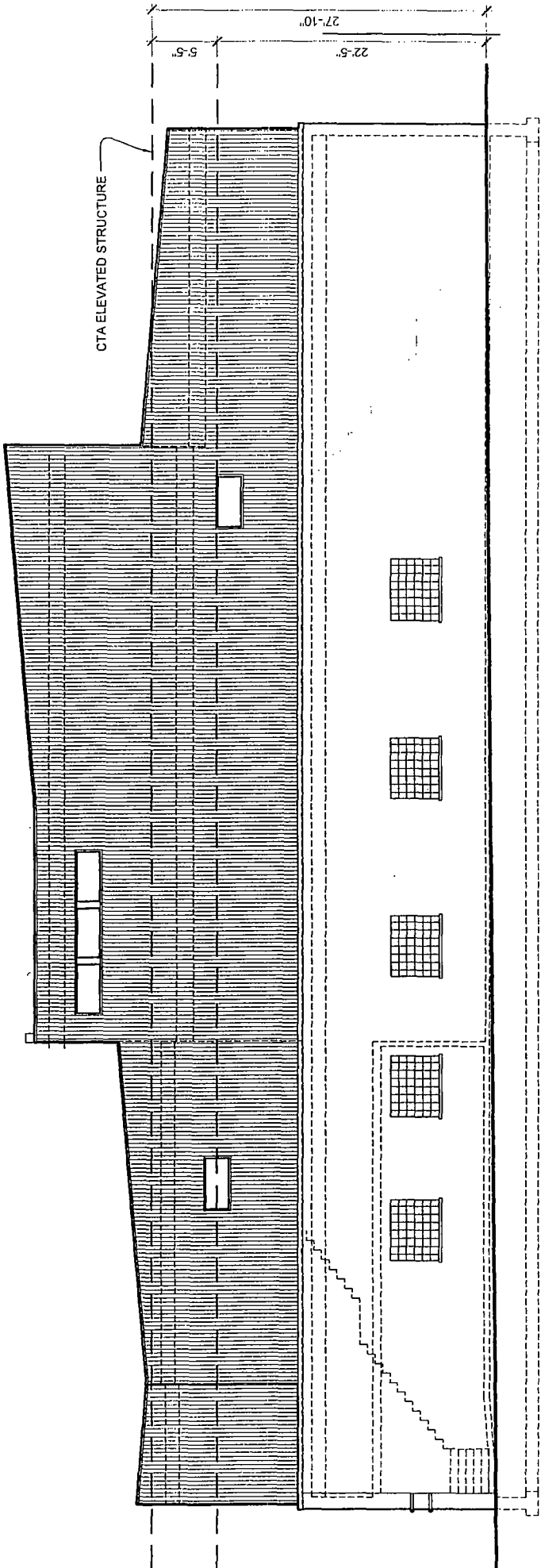
**1811 W. CORNELIA**



**PROPOSED ELEVATIONS**  
SCALE 1/8" = 1'-0"

**FINAL FOR PUBLICATION**

1811 W. CORNELIA

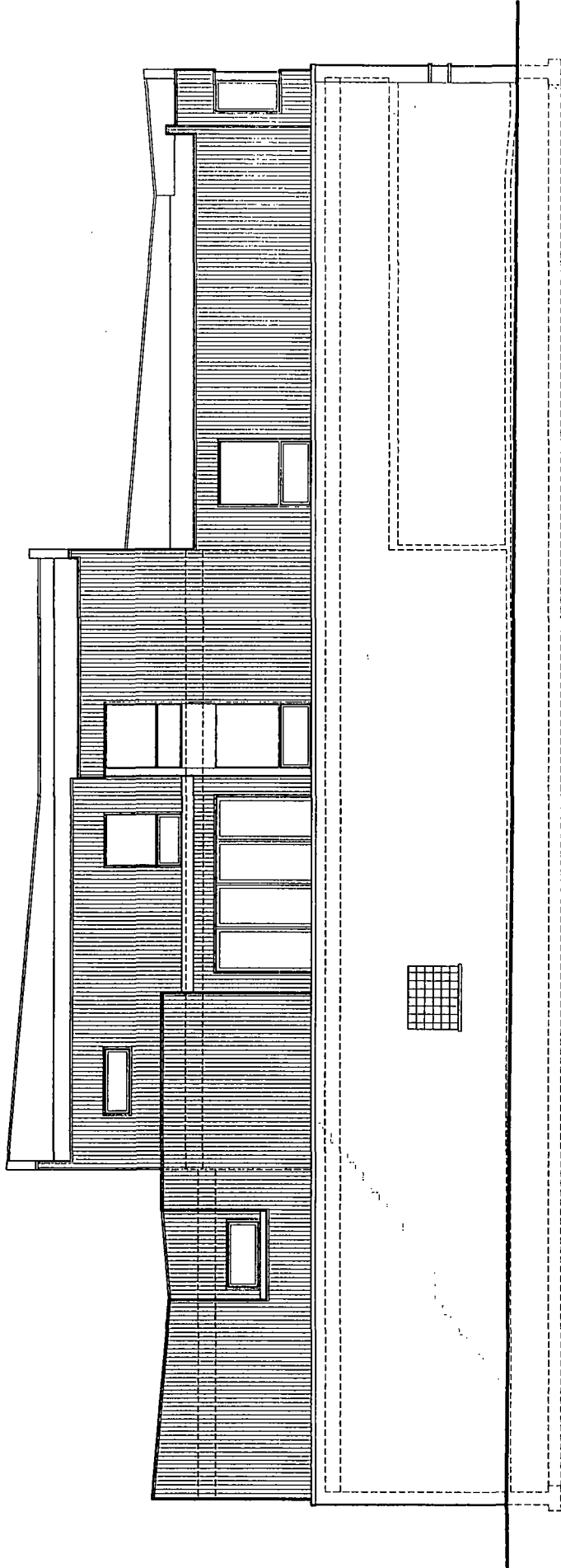


CTA ELEVATED STRUCTURE

WEST ELEVATION

FINAL FOR PUBLICATION

1811 W. CORNELIA



EAST ELEVATION

FINAL FOR PUBLICATION