



City of Chicago



SO2020-4561

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 1800-1808 W Berenice Ave/3834-3844 N Ravenswood Ave - App No. 20494T1
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. That the Chicago Zoning Ordinance be amended by changing all of the current B2-1.5 Neighborhood Mixed-Use District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-H in the area bounded by:

The public alley next north of West Berenice Avenue; North Ravenswood Avenue; West Berenice Avenue; and a line 102.5 feet west of and parallel to North Ravenswood Avenue;

To those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address: 1800-1808 W. Berenice Ave./3834-44 N. Ravenswood Ave.

SUBSTITUTE

**PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT
1800-1808 W. BERENICE AVE. /3834-44 N. RAVENSWOOD AVE.**

The Applicant requests a zoning change for the property located at 1800-1808 W. Berenice Ave./3834-44 N. Ravenswood Ave. from the B2-1.5 Neighborhood Mixed-Use District and M1-2 Limited Manufacturing/Business Park District to the B2-3 Neighborhood Mixed-Use District in order to construct a six (6) story, seventy-three (73'-4") foot tall transit-oriented, mixed-use building with 2,945 square feet of commercial space on the ground floor and 9,931 square feet of commercial space on the second floor. The proposed building will have forty (40) dwelling units and four (4) efficiency units located on the third through sixth floors, and twenty-five (25) parking spaces and forty (40) bicycle parking spaces located on the ground floor. The proposed building is approximately 980 feet from the nearest CTA station and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet per unit to a minimum of 300 square feet per unit, and FAR increase up to 4.0 and a parking reduction by up to fifty (50) percent from the required fifty (50) parking spaces. Based on this, the applicant seeks a reduction of 25 parking spaces from the required 50 parking spaces.

Lot Area	12,825 square feet
Floor Area Ratio	3.85
Building Area (for FAR calculation only)	49,375 square feet
Density (Lot Area per Dwelling Unit)	291.5 square feet per unit*
Number of Dwelling Units	40 dwelling units and 4 efficiency units
Commercial Space	12,876 square feet
Off-Street Parking	25 parking spaces**
Bicycle Parking	40 spaces
Setbacks:	
Front (east)	1.0 feet
Side (south)	0.0 feet
Side (north)	2.0 feet
Rear (west)	> 0.0 feet at ground floor > 16'-6" feet (applicant to seek relief for rear yard)
Building Height	73'-4" feet (to underside of top floor ceiling)

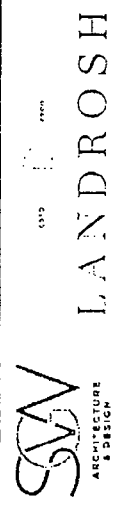
* Reduction from the required 400 square feet per unit per Section 17-3-0402-B.

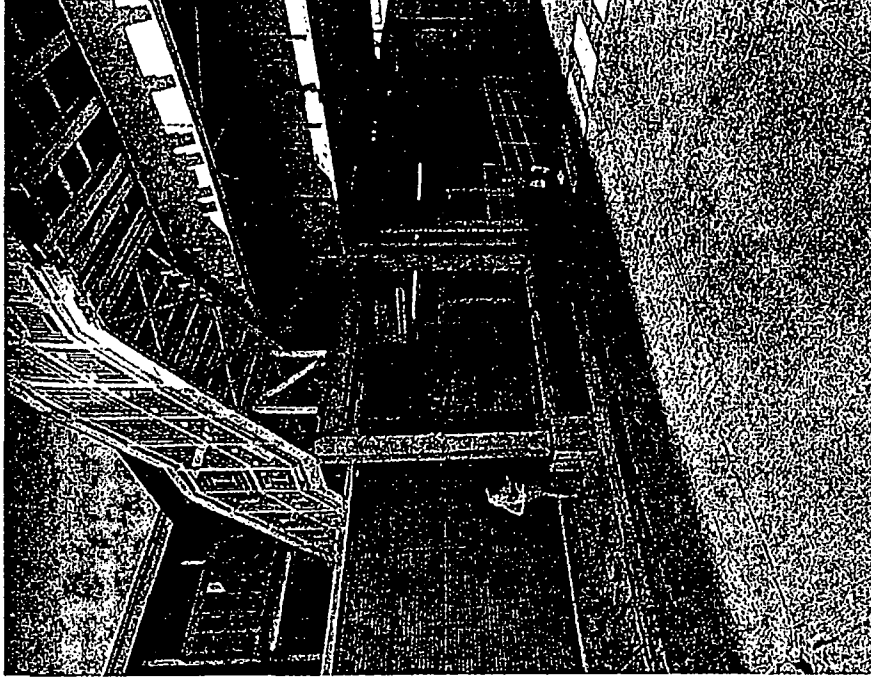
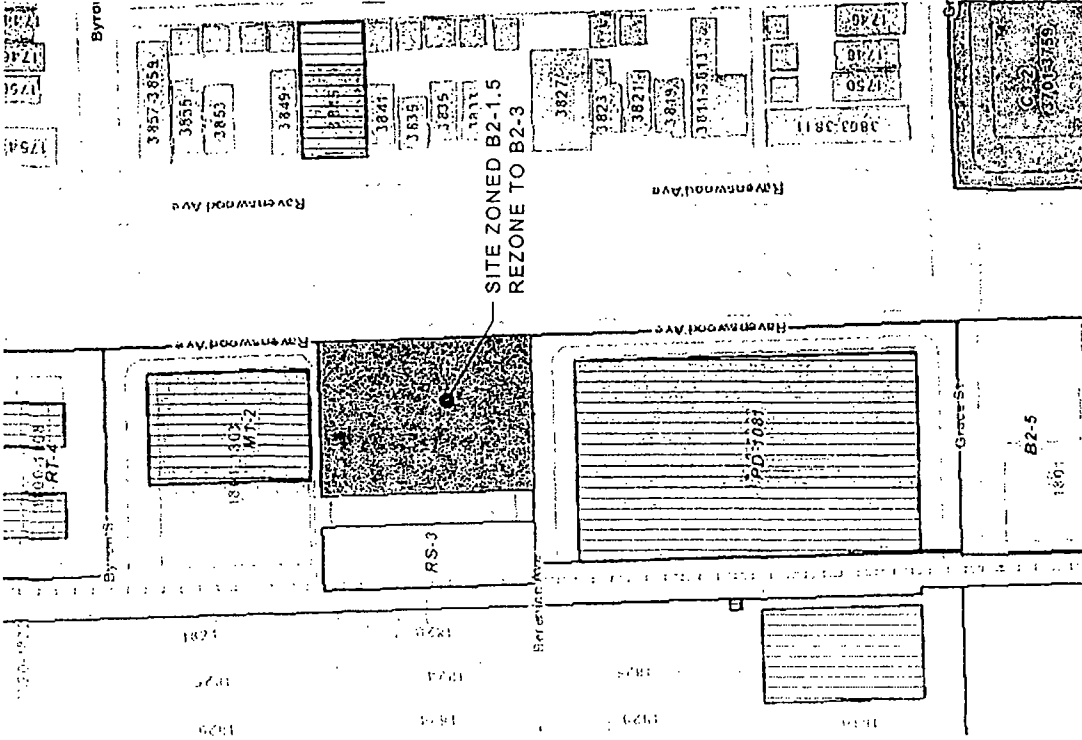
** Reduction per 17-10-0102-B.

*** Applicant to seek relief by administrative adjustment for the reduction of the rear yard setback at the residential levels.

ZONING DATA	
Project Address	1800 W. Berenice Chicago, Illinois 60613
Chicago Zoning Ordinance	City of Chicago Zoning Ordinance
Last Updated	12/10/2020
BULK AND DENSITY	
Lot Area (SF)	12,825
Zoning District	B2-1.5
Use Group	Mixed-Use
Maximum Floor Area Ratio (F.A.R.)	1.5
Maximum Area Allowed by F.A.R.	19,237.5
Minimum Lot Area Per Dwelling Unit (SF)	1,350.0
Maximum Number of Dwelling Units	9.0
Minimum Required Business Area (sq ft)	20%
Minimum Required Business Area (SF)	2,565.0
	Proposed Business Area (SF)
	Ground Floor: 2,945
	Second Floor: (931)
	Total: 12,876
YARDS REPORT	
Required Yards (ft)	Proposed
Front	0'-0"
Side (Curbside)	0'-0"
Side (Minimum One Side)	0'-0"
Rear @ Floors w/Dwelling	30'-0"
Maximum Building Height (ft)	Proposed
	35'-0"
	73'-4"
PARKING/LOADING	
Required Off Street Parking Spaces	1 Per Unit
	0 for 1st 4,000 SF
	then 2 per 1,000 SF after
Required Accessible Parking Spaces	1 Per 25 spaces
Required Off Street Loading	1 Per 25 spaces
	25,000-190,999 = 1
	0-24,999 = 0
Required Bicycle Parking	1 per 2 auto spaces
	1 per 10 auto spaces
LANDSCAPING	
Required Parkway Trees	1 per 25' of street frontage
Vehicle Use Area Landscaping	N/A
Trash Area Screening Required	Required
Note:	
	*TOD allows for .5 increase in FAR and Affordable units allow for another .5 increasing the FAR in B2-3 to 4.0
	**Sec. 17-3-0408 allows for height increase to 80'-0" for TOD if business area complies with Sec. 17-3-0305 in Chicago Zoning Ordinance and Sec. 2-45-115 which requires 50% ARO units

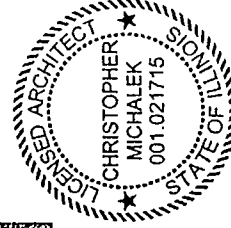
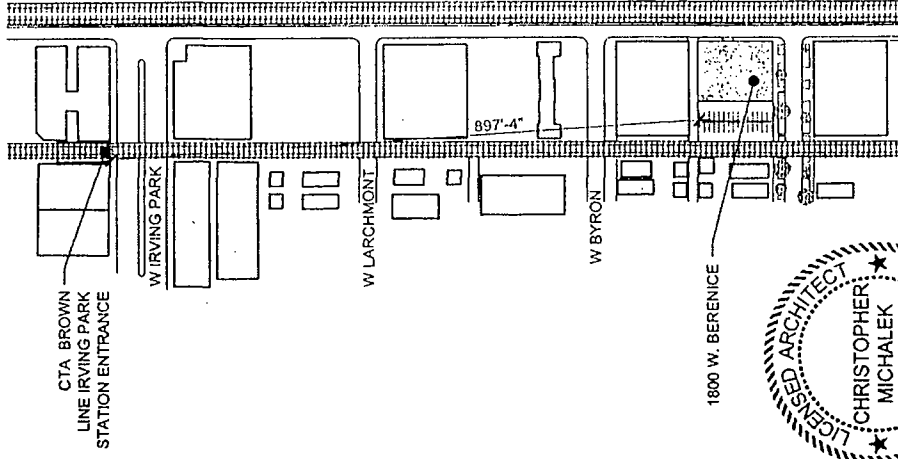
1800 W BERENICE AVENUE
CHICAGO, ILLINOIS 60613



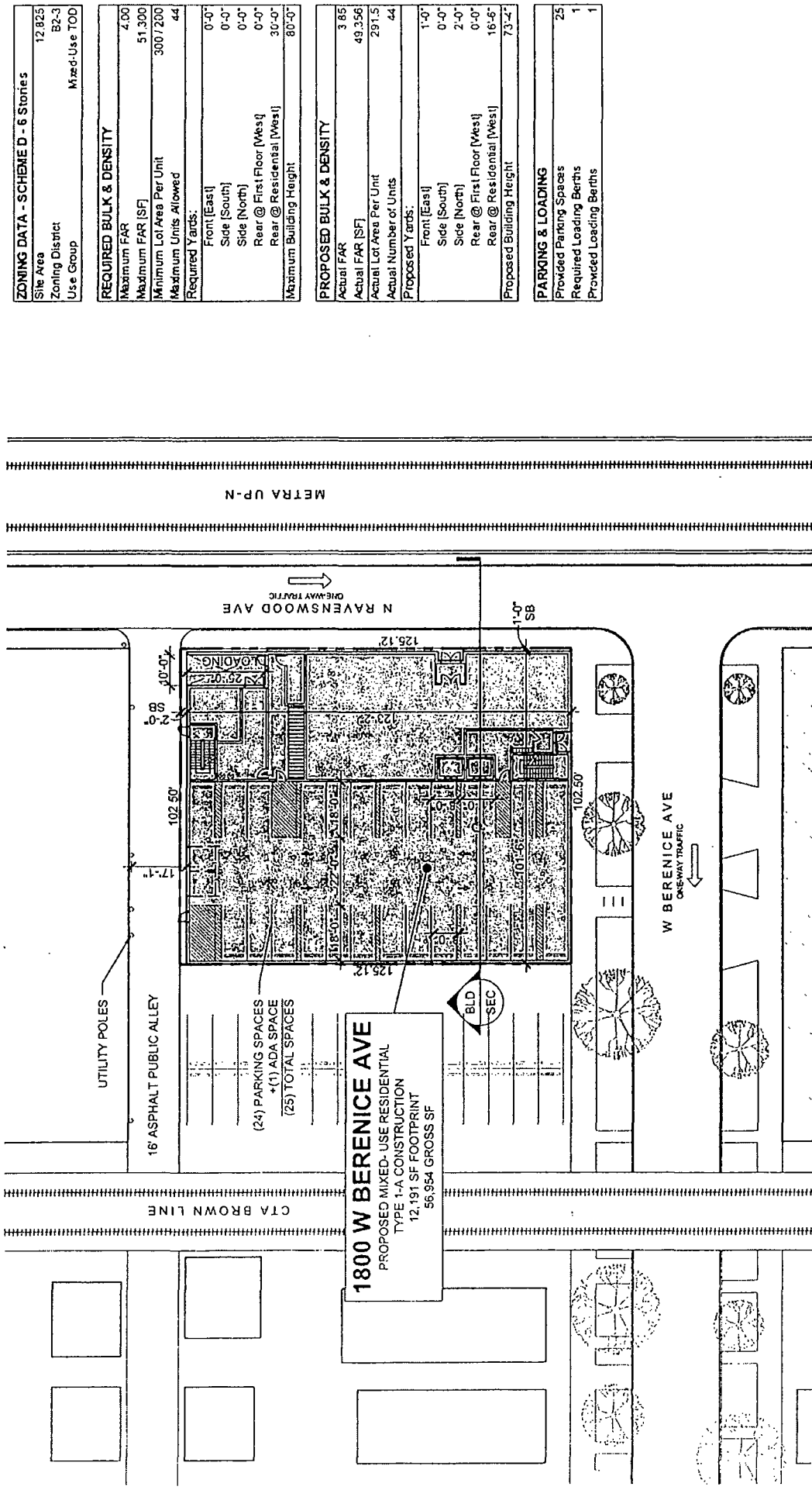


I CERTIFY THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS LOCATED 897'-4" FROM THE ENTRANCE OF CTA IRVING PARK BROWN LINE STATION, AND THE DIMENSION IS ACCURATE.

Christopher Michalek



Final for Publication



ZONING DATA - SCHEME D - 6 Stories

Site Area	12,825
Zoning District	B2-3
Use Group	Mixed-Use TOD

REQUIRED BULK & DENSITY

Maximum FAR	4.00
Maximum FAR [SF]	51,300
Minimum Lot Area Per Unit	300/200
Maximum Units Allowed	44
Required Yards:	
Front [East]	0'-0"
Side [South]	0'-0"
Side [North]	0'-0"
Rear @ First Floor [West]	0'-0"
Rear @ Residential [West]	30'-0"
Maximum Building Height	80'-0"

PROPOSED BULK & DENSITY

Actual FAR	3.85
Actual FAR [SF]	49,356
Actual Lot Area Per Unit	291.5
Actual Number of Units	44
Proposed Yards:	
Front [East]	1'-0"
Side [South]	0'-0"
Side [North]	2'-0"
Rear @ First Floor [West]	0'-0"
Rear @ Residential [West]	16'-6"
Proposed Building Height	73'-4"

PARKING & LOADING

Provided Parking Spaces	25
Required Loading Berths	1
Provided Loading Berths	1

SITE PLAN SCHEME D - 6 STORIES

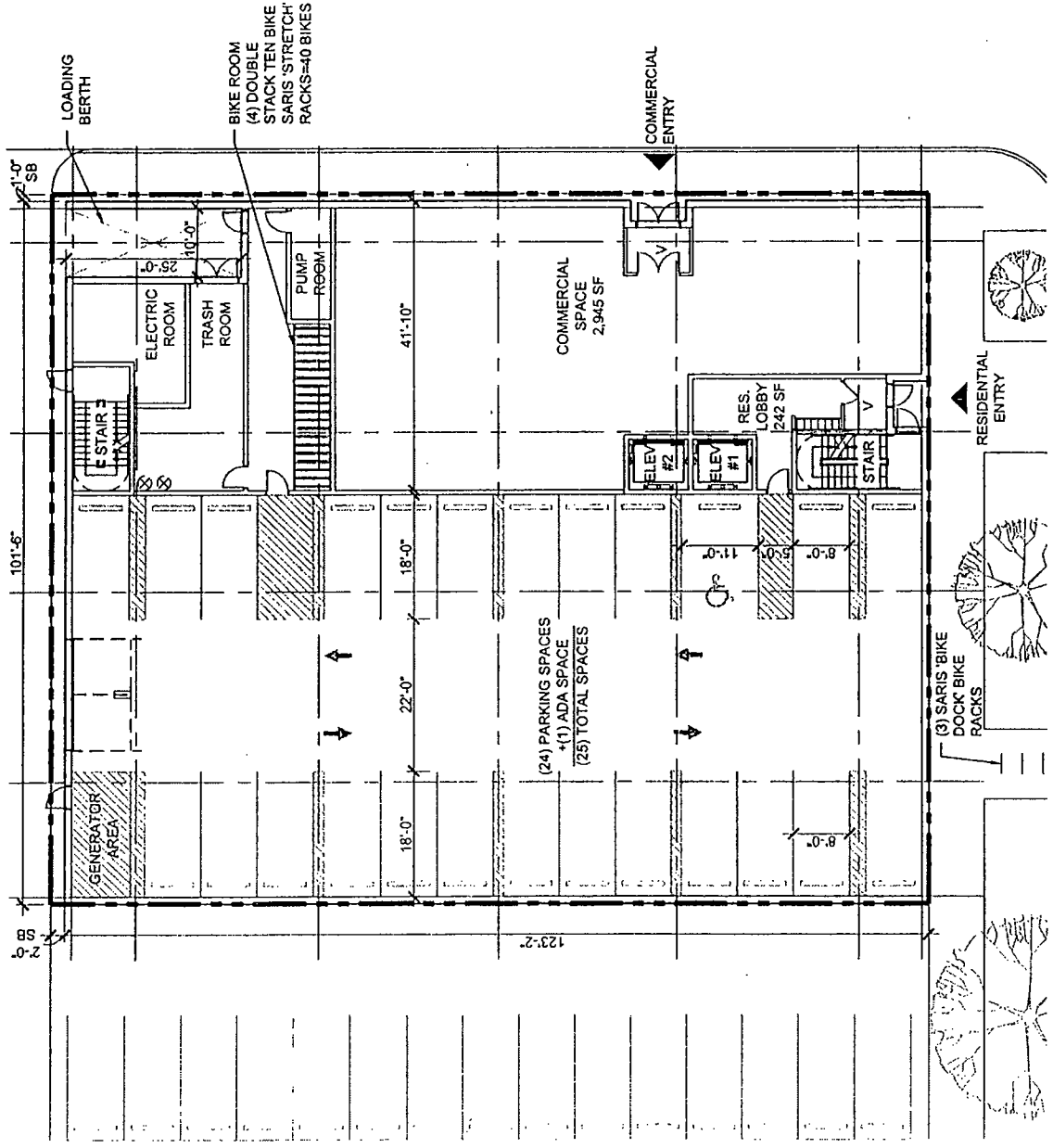
1" = 20'

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ARCHITECTURE & DESIGN

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PROJECT DATA	
First Floor Gross SF:	12,191
Second Floor Gross SF:	10,466
Third-Fifth Floor Gross SF:	26,940
3 Floors @ 8,980	26,940
Sixth Floor Gross SF:	7,357
Total Gross SF:	56,954
First Floor FAR SF:	4,593
Second Floor FAR SF:	10,466
Third-Fifth Floor FAR SF:	26,940
3 Floors @ 8,980	26,940
Sixth Floor FAR SF:	7,357
Total FAR:	49,356



FIRST FLOOR PLAN

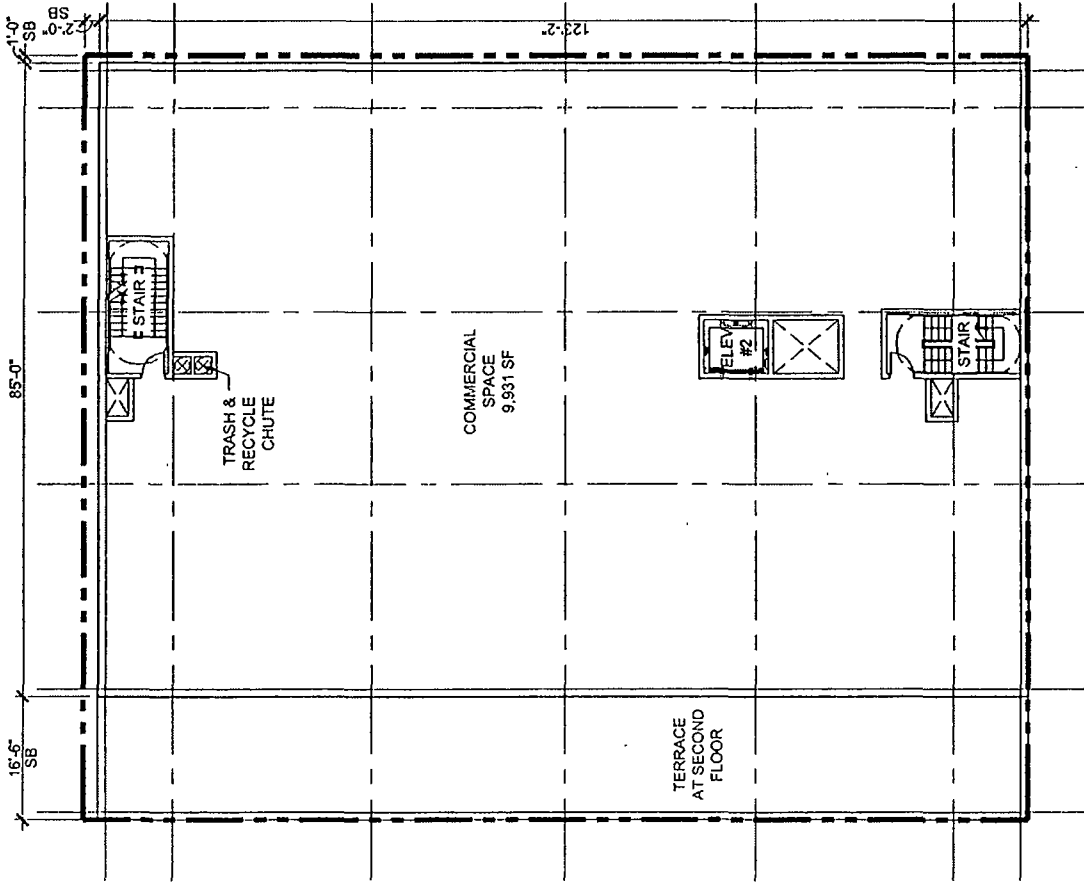
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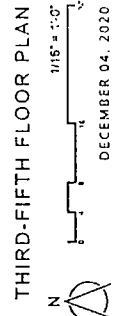
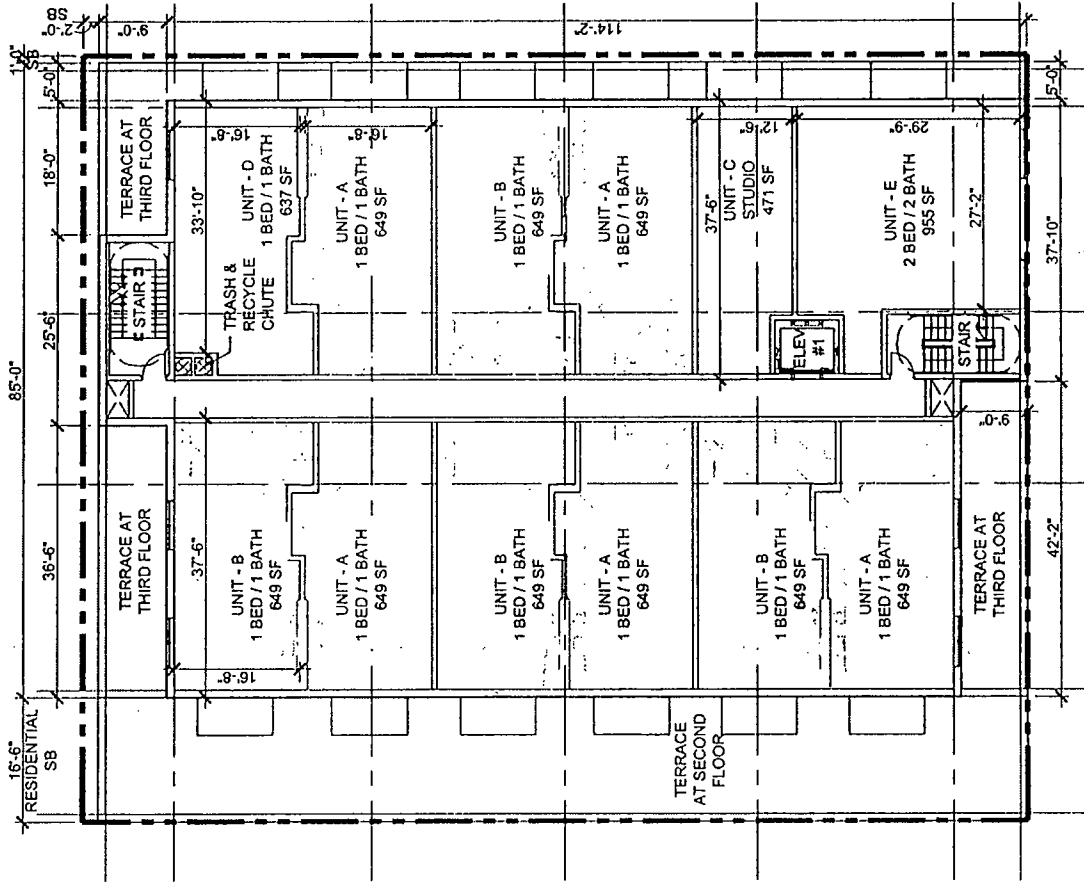
SECOND FLOOR PLAN
1/8" = 1'-0"
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SW
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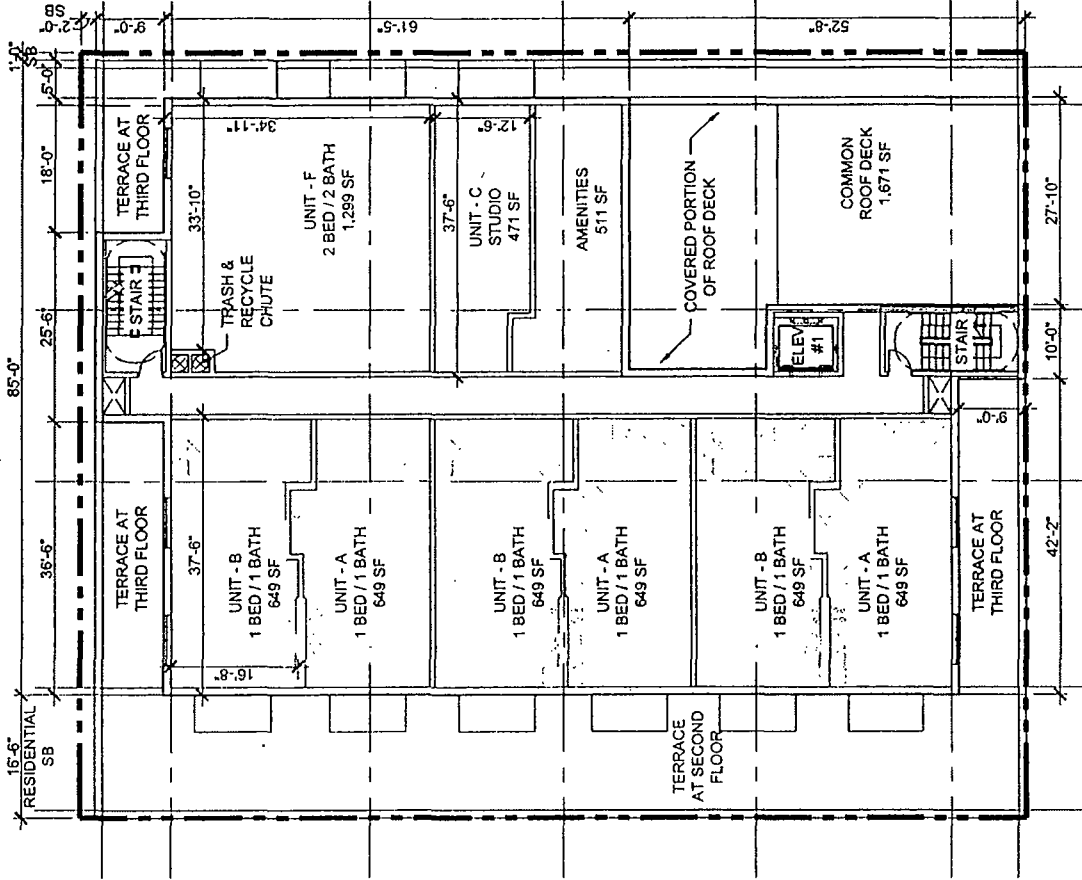
UNIT DATA					
Unit - A	18	@	649		11,882
Unit - B	15	@	649		9,735
Unit - C	4	@	471		1,884
Unit - D	3	@	837		1,911
Unit - E	3	@	1,023		3,059
Unit - F	1	@	1,299		1,299
Total Units:	44				
Total Net SF:	29,580				
Average Unit Size SF:	672				



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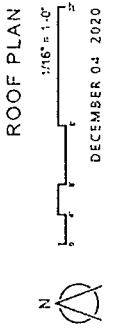
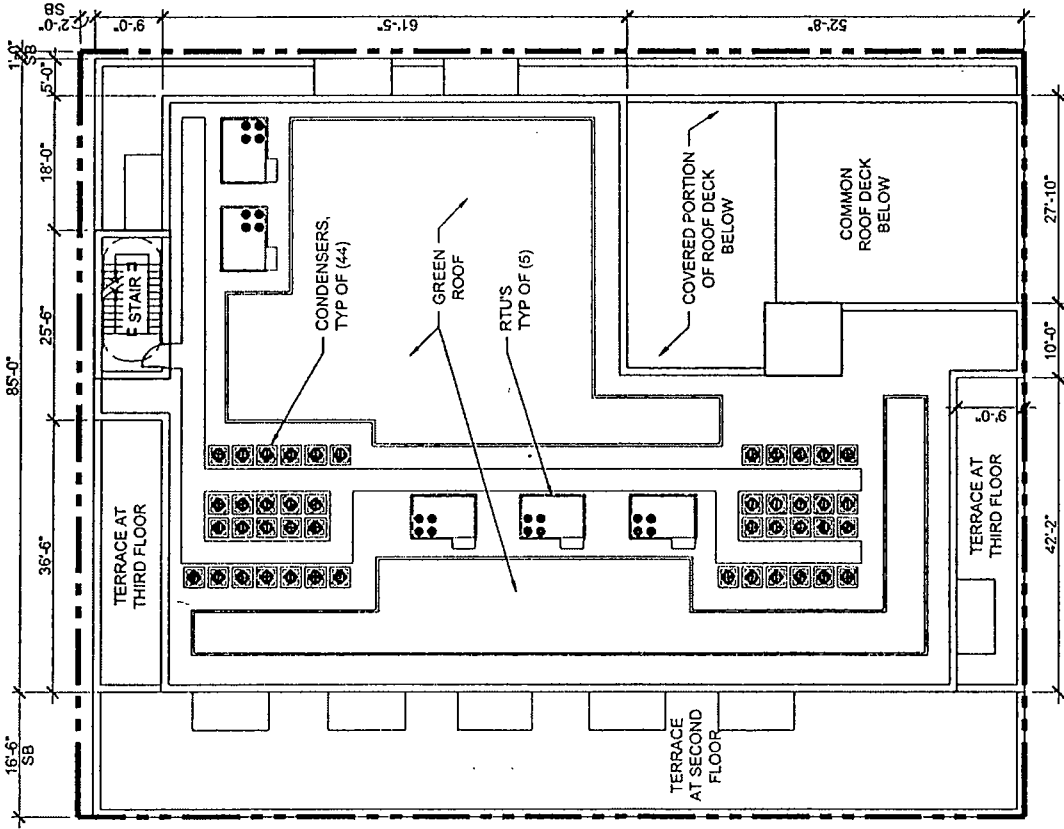


SIXTH FLOOR PLAN
1/16" = 1'-0"
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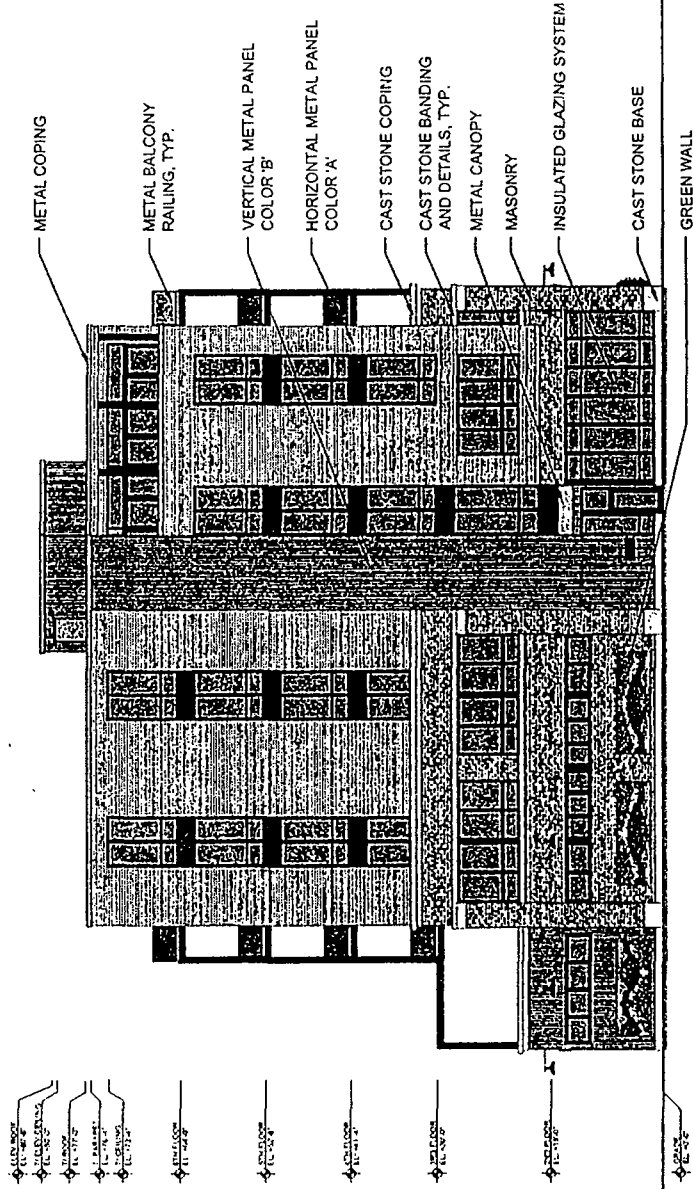


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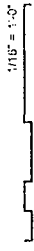
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ROOF PLAN

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SOUTH ELEVATION



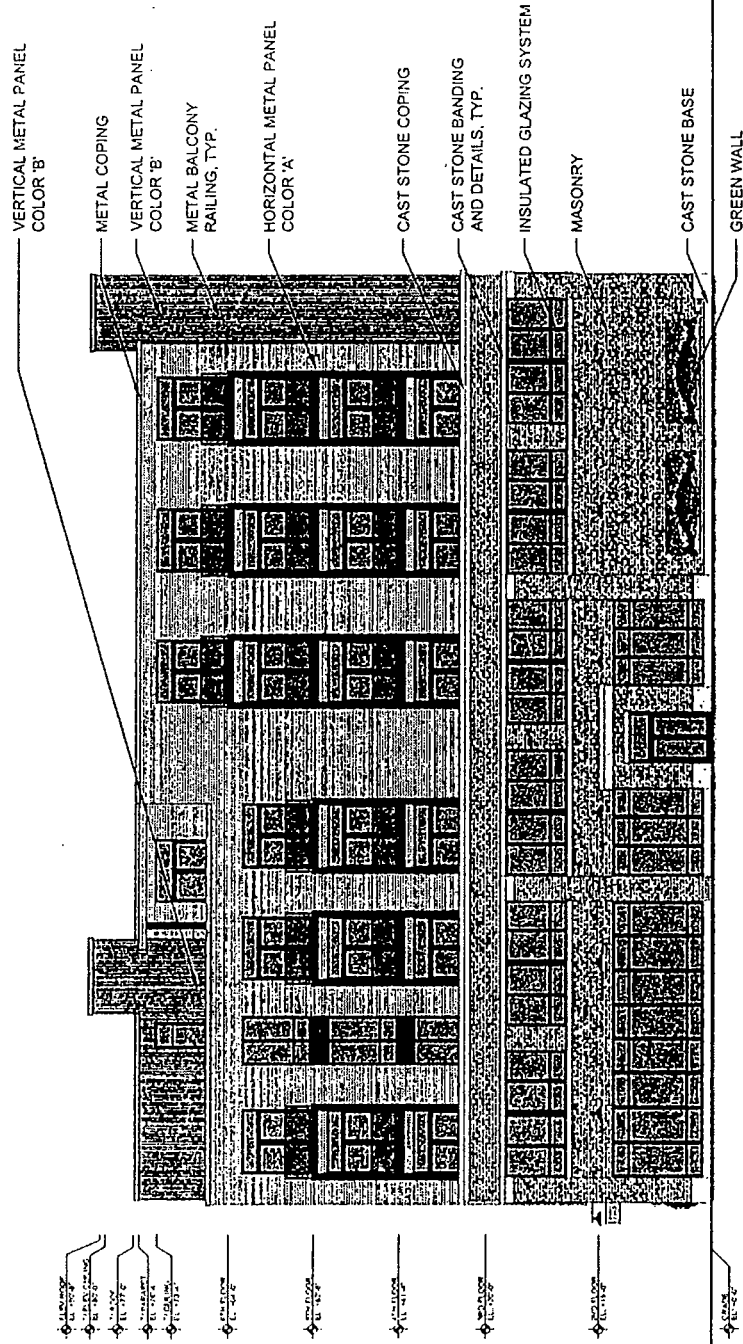
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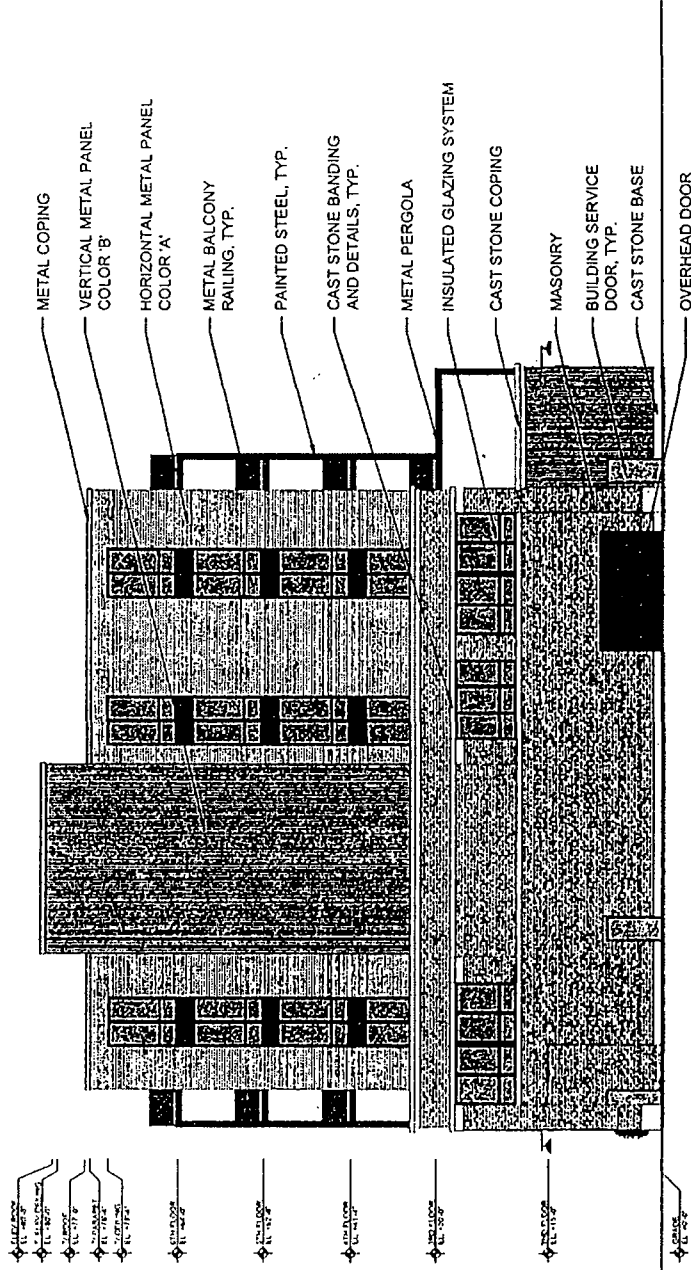


EAST ELEVATION
 1/16" = 1'-0"
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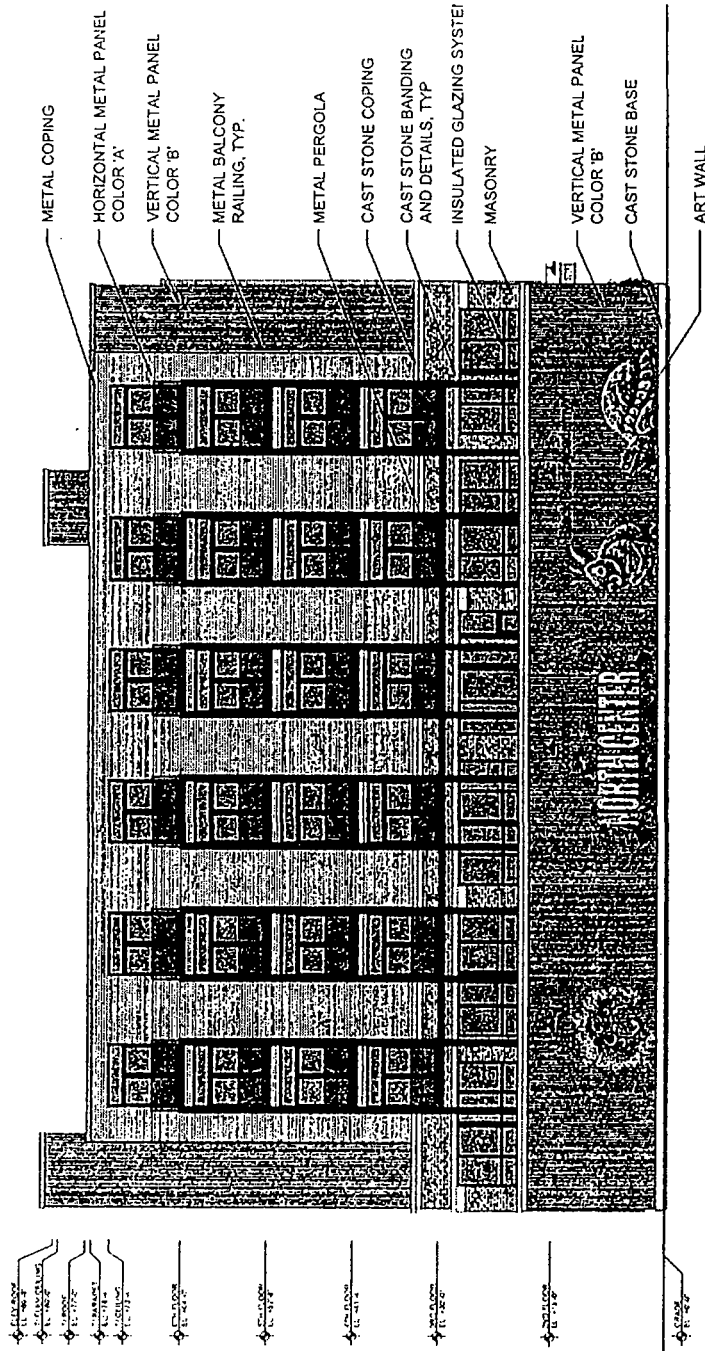


NORTH ELEVATION
 1/16" = 1'-0"
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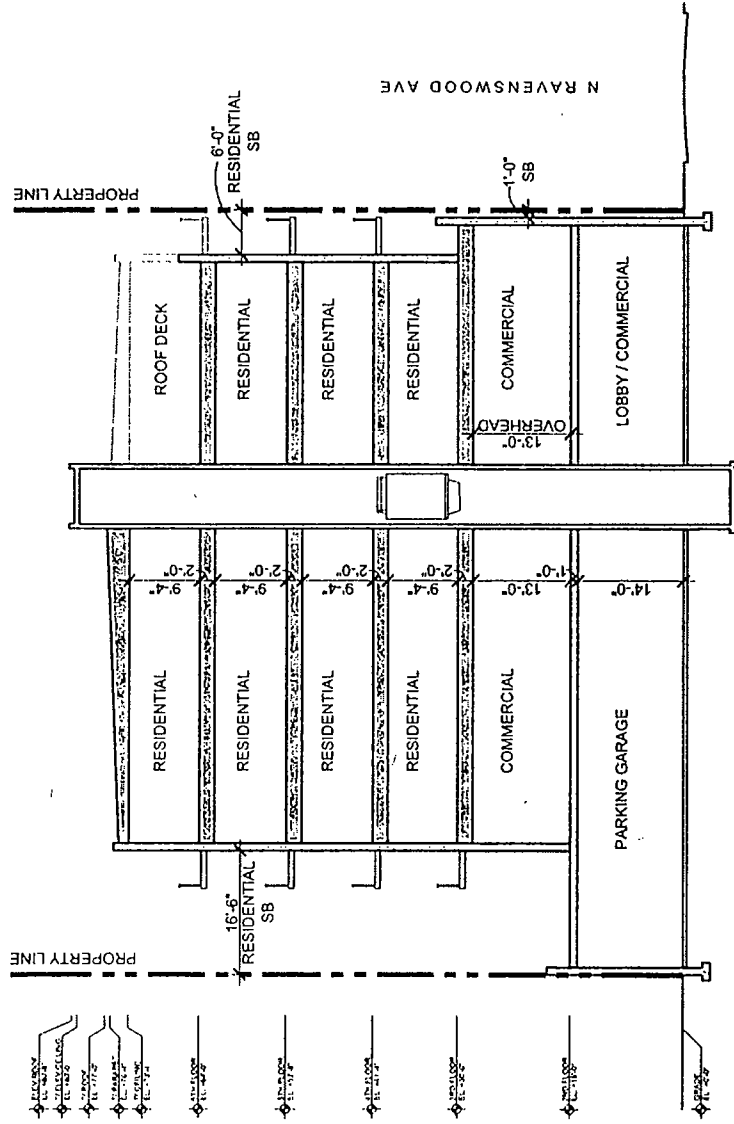


WEST ELEVATION
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- PLUMBING
- MECHANICAL
- ELECTRICAL
- STRUCTURE
- FINISH
- FOUNDATION
- CONCRETE
- STEEL
- GLASS
- INSULATION
- MECHANICAL
- PLUMBING
- FINISH
- FOUNDATION
- CONCRETE
- STEEL
- GLASS
- INSULATION

BUILDING SECTION
 1/16" = 1'-0"
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