



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2018-666  
**Type:** Ordinance **Status:** Passed  
**File created:** 1/17/2018 **In control:** City Council  
**Final action:** 2/28/2018  
**Title:** Zoning Reclassification Map No. 9-H at 1811 W Cornelia Ave - App No. 19516T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-H  
**Attachments:** 1. O2018-666.pdf, 2. O2018-666 (V1).pdf

Date	Ver.	Action By	Action	Result
2/28/2018	1	City Council	Passed	Pass
2/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/17/2018	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 of the MI-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 feet West of and parallel to North Ravenswood Avenue.**

**To those of a CI-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**

**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: / Use:	Zoning Change from an M1-2 to a C1 -2 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

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