



Office of the City Clerk

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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2016-7928
Type: Ordinance
Status: Passed
File created: 11/1/2016
In control: City Council
Final action: 1/25/2017
Title: Zoning Reclassification Map No. 11-H at 1800-1806 W Warner Ave and 4130-4140 N Ravenswood Ave - App No. 19015T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-H
Attachments: 1. SO2016-7928.pdf, 2. O2016-7928.pdf

Date	Ver.	Action By	Action	Result
1/25/2017	1	City Council	Passed as Substitute	Pass
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
11/1/2016	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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 11 -H in the area bounded by

A line 69.54 feet West of and parallel to North Ravenswood Avenue, the alley next North and Parallel to West Warner Avenue, North Ravenswood Avenue, West Warner Avenue

to those of a RM-4.5 Residential Multi-Unit District.

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

Common Address of Property: 1800-1806 West Warner Avenue/4130-4140 North Ravenswood Avenue

NARRATIVE 1800-1806 West Warner/4130-4140 North Ravenswood
Zoning from MI-2 to RM-4.5

APPLICANT SEEKS TO RE-ZONE FROM MI-2 TO RM-4.5 TO BUILD (5) NEW TOWNHOMES

BUILDING -1 = THREE TOWNHOMES FACING WARNER AVE *Note this building will need zoning variations to reduce the setback
BUILDING -2 = TWO TOWNHOMES FACING RAVENSWOOD AVE *Note this building will need zoning variations to reduce the setback

FAR	1.56
Lot Area	8,716
Building Area	13,531 square feet
Building Height	Building 1 (4 floors) : 42 feet 5 3/8 inches Building 2 (4 floors): 41 feet 1 3/4 inches
Front Setback	Building 1 : (Warner Avenue South) : 10 feet Building 2 : (Ravenswood Avenue East): 4 feet 4 1/2 inches
Rear Setback	Building 1 : (adjacent to 20 feet drive) Building 2:16 feet 8 inches to west side prop line
West side Setback	Building 1 : (side setback) 3 feet Building 2 : (rear setback) 16 feet -8 inches
East side Setback	Building 1 : (side setback) 1/2 inches Building 2 : (front setback) 4 feet 4 3/4 inches
Parking	10

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STONEBERG + GROSS ARCHITECTS
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1 800 WEST WARNER AVE CHICAGO, ILLINOIS

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FINAL FOR PUBLICATION

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STONEBERG + GROSS ARCHITECTS

3310 NORTH RAVENSWOOD AVE. CHICAGO. B.LINOIS 80657 ph 773-281-1078 nñr^otgggm^b^CBkobil nñc
1600 WEST WARNER AVE CHICAGO, ILLINOIS

P. O'S&ax Vñttpt>ñtet

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

Oft-

David L. Reifman Chicago Plan Commission

Date: January 19, 2017

Re: Proposed Map Amendment within the Ravenswood Industrial Corridor for the property generally located at 1800 West Warner Avenue

On January 19, 2017, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by 1800 W. Warner, LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602