



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2020-4561  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/9/2020 **In control:** City Council  
**Final action:** 1/27/2021  
**Title:** Zoning Reclassification Map No. 9-H at 1800-1808 W Berenice Ave/3834-3844 N Ravenswood Ave - App No. 20494T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-H  
**Attachments:** 1. O2020-4561.pdf, 2. SO2020-4561.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed as Substitute	Pass
1/26/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

### 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 132-1.5 Neighborhood Mixed-Use District and MI-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 MI-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.

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

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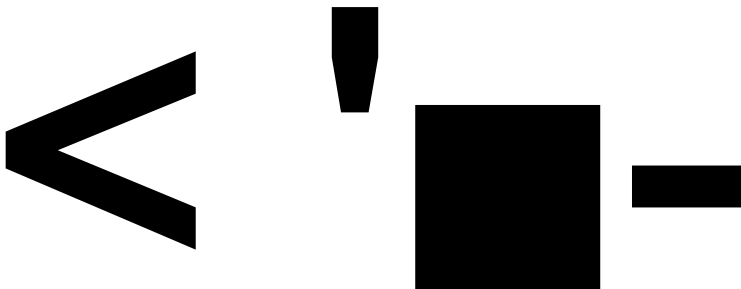
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