



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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**File #:** SO2016-7928, **Version:** 1

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### 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 1800-1860 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) 4 1/2 inches Building 2 : (front setback) 4 feet 4 3/4 inches               |
| Parking           | 10                                                                                                      |

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## ***F'NAL FOR PUBUCAlim***

STONEBERG + GROSS ARCHITECTS

3320 NINTH HAVCNSWTJOD AVE. CHICAGO, ILLINOIS EDC57 p6 773-811-1878 (londerlegrnn)

1 800 WEST WARNER AVE CHICAGO, ILLINOIS

*P. 0 'Slea Vesd^r^ttt*

## **FINAL FOR PUBLICATION**

8-11181

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STONEBERG + GROSS ARCHITECTS

3310 NORTH RAVENSWOOD AVE. CHICAGO, B.LINOIS 80G57 ph 773-281-1078 nio^etrggmm^bCBibil nlc  
1600 WEST WARNER AVE CHICAGO, ILLINOIS

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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