



Office of the City Clerk

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Legislation Text

File #: SO2018-1885, Version: 1

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SUBSTITUTE ORDINANCE No. 19568T1

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 be amended by changing all the B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 11-H in the area bounded by

a line 42 feet south of and parallel to West Wilson Avenue; the alley next east of and parallel to North Ravenswood Avenue; a line 92 feet south of and parallel to West Wilson Avenue; and North Ravenswood Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

4551-4553 North Ravenswood Avenue

cm fon publication

17-13-0303-C (1) Substitute Ordinance (No. 19568T1) and Substitute Narrative and Plans

4551-4553 North Ravenswood Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 8,190.75

square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the ■
construction of a new four-story mixed-use building, at the subject property. The existing building
will be razed. The new proposed building will contain commercial space (4,792 square feet) - at
grade level, and a total of twelve (12) dwelling units - above (2nd thru 4th Floors). The proposal
also calls for the erection of a small outdoor deck (1,507 square feet), above the roof of the 4th
Floor. The subject property is located less than 1,320 linear feet from the Ravenswood CTA
Station, and - therefore, the proposal qualifies as a Transit Oriented Development (TOD). As
such, and pursuant to the TOD Ordinance, the Applicant intends to provide onsite parking for
three (3) vehicles and twelve (12) bicycles - at the rear of the new building. The new proposed
building will be masonry in construction and will measure 49 feet-5i4 inches in height (ceiling of
4th Floor).

A) The Project's Floor Area Ratio: 24,047 square feet (2.94 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):
12 dwelling units (682.6 square feet)

C) The amount of off-street parking: 3 vehicular parking spaces
12 bicycle parking places

**The subject property is located less than 1,320 linear feet from entrance of the Ravenswood CTA
Station, therefore the Applicant is seeking a 75% parking reduction, pursuant to the Transit Oriented
Development (TOD) Ordinance.*

D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 2 feet-0 inches (1st Floor/non-residential)
31 feet-3 3/8 inches (2nd thru 4th Floors/residential)
- c. Side Setbacks: North: 0 feet-0 inches
South: 0 feet-0 inches

E) Building Height:
49 feet-SVi inches (ceiling of 4th Floor)

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