



City of Chicago



SO2019-4469

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/12/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4241 N Ravenswood Ave - App No. 20061T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

#20061-T1

INTRO DATE

JUNE 12, 2019

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 an area bound by

North Ravenswood Avenue; a line 92.5 feet south of and parallel to West Cullom Avenue; the public alley next east of and parallel to North Ravenswood Avenue; And a line 342.5 feet south of a parallel to West Cullom Avenue

to those of a C3-2, Commercial, Manufacturing and Employment District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 4241 North Ravenswood Avenue

NARRATIVE & PLANS – 4241 North Ravenswood Avenue

M1-2 to C3-2

The applicant wishes to rezone the property in order to consolidate the distillery production operations and office space with the tasting room and store, currently located at 5121 North Ravenswood Avenue, for KOVAL, Inc. The existing 1-story building will be renovated to accommodate the additional store and tasting room space as well as a proposed exterior patio and 5 exterior parking spaces.

Allowable FAR	2.2
Proposed FAR	0.84
Lot Area	40,950 Square Feet
Building Area	34,544 Square Feet
Building Height	25 Feet 0 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	0 Feet 0 Inches
North side Setback	0 Feet 0 Inches
South side Setback	0 Feet 0 Inches
Parking	5 Parking Spaces*

*The applicant will seek to relief to establish a transit-served location in order to waive any additional required on-site accessory parking.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-14-2013 BY 60322/UC/LRP



PMPC
ARCHITECTS

1000 N. LAUREL ST.
CHICAGO, IL 60610
TEL: 312.467.1000
WWW.PMPCARCH.COM

REVISIONS

NO.	DATE	DESCRIPTION

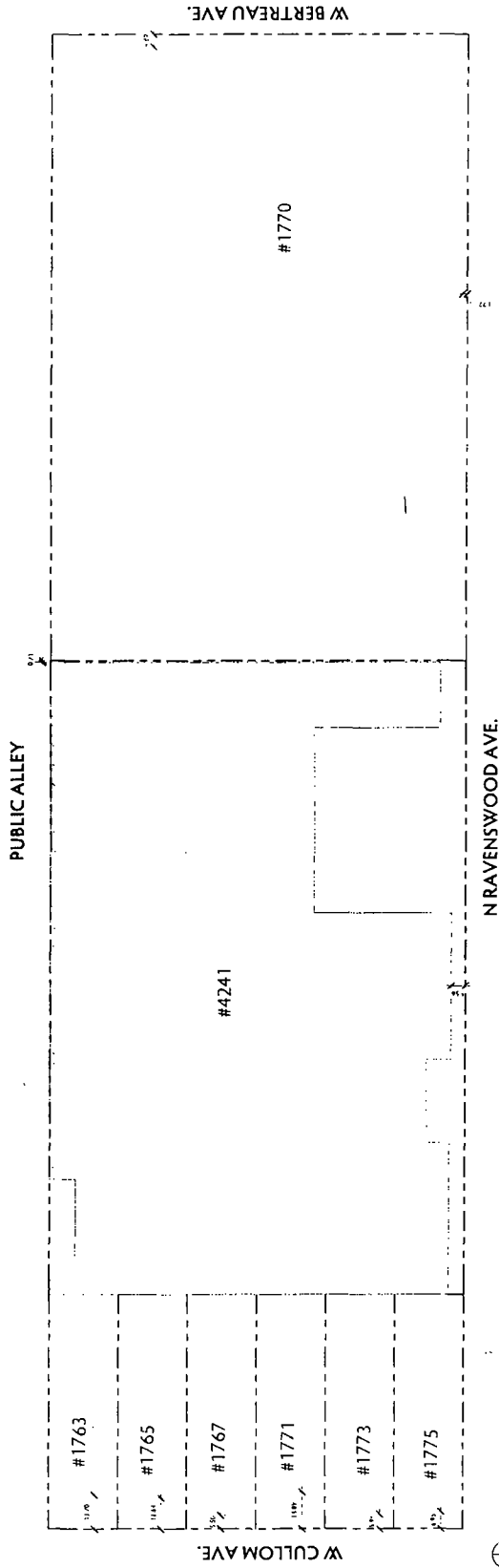
PROJECT NO.	
CLIENT	
DATE	

424 N RAVENSWOOD
AVE
CHICAGO, IL 60613

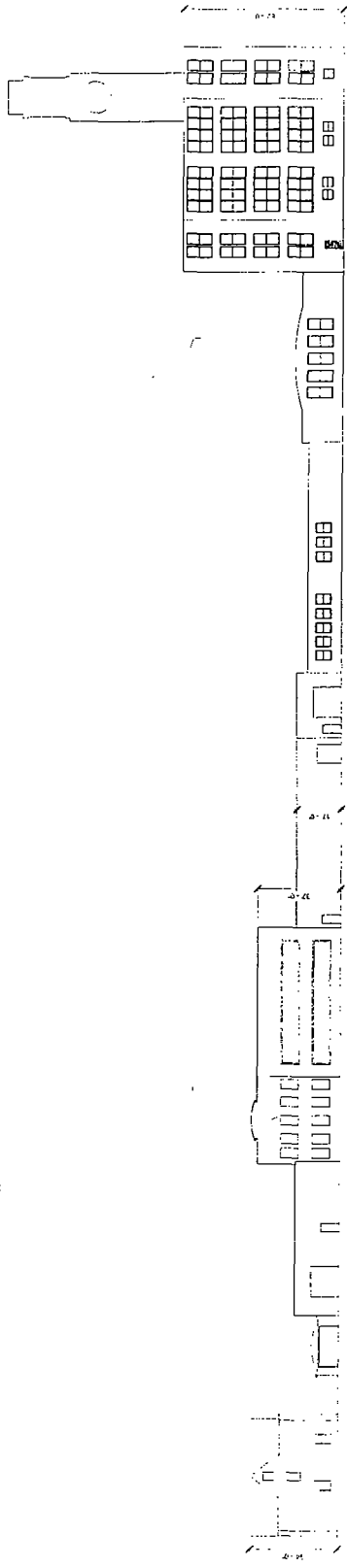
PERMIT #: 0000000000

STREETSCAPE SITE PLAN
& ELEVATION

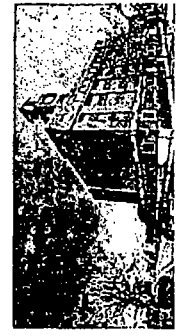
A301



N BLOCK PLAN
DATE: 11.14.12



② RAVENSWOOD AVE ELEVATION



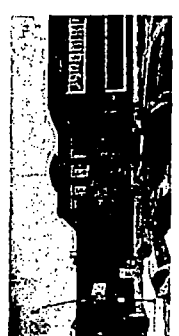
#1770



#1770



#4241



#4241



#1775

Final for Publication

REGISTERED ARCHITECT
STATE OF ILLINOIS



**PMPC
ARCHITECTS**

OFFICE: 312.727.0243
FAX: 312.726.5122
WWW.PMPCARCHITECTS.COM
150 N. LA SALLE ST., SUITE 1500
CHICAGO, IL 60602

REVISIONS

DATE DESCRIPTION

DATE: 11/11/14
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
IN CHARGE: J. BROWN

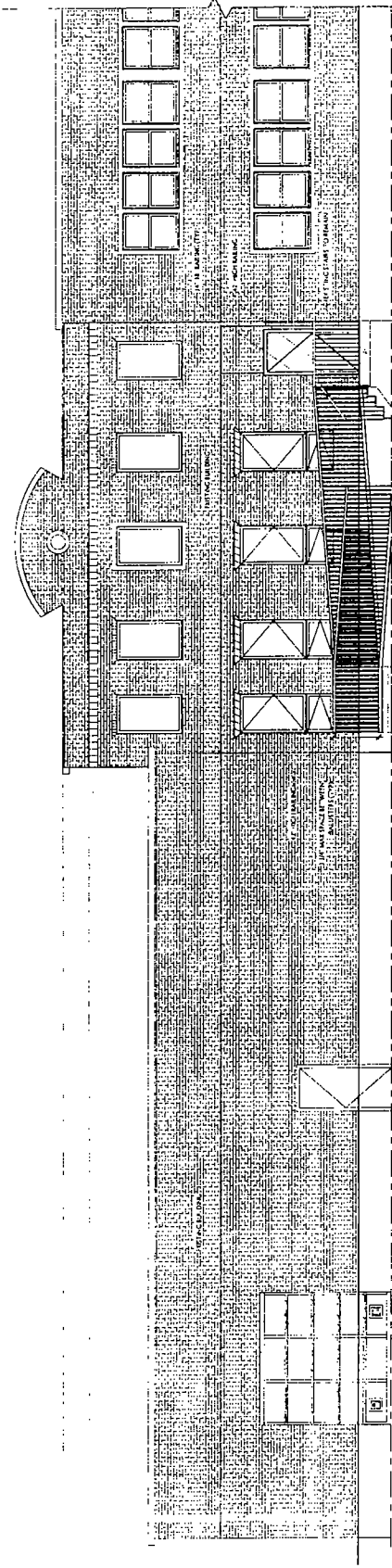
4241 N. BRAVINSWOOD
AVE CHICAGO, IL 60613

PERMIT # : 0000000000

ELEVATIONS

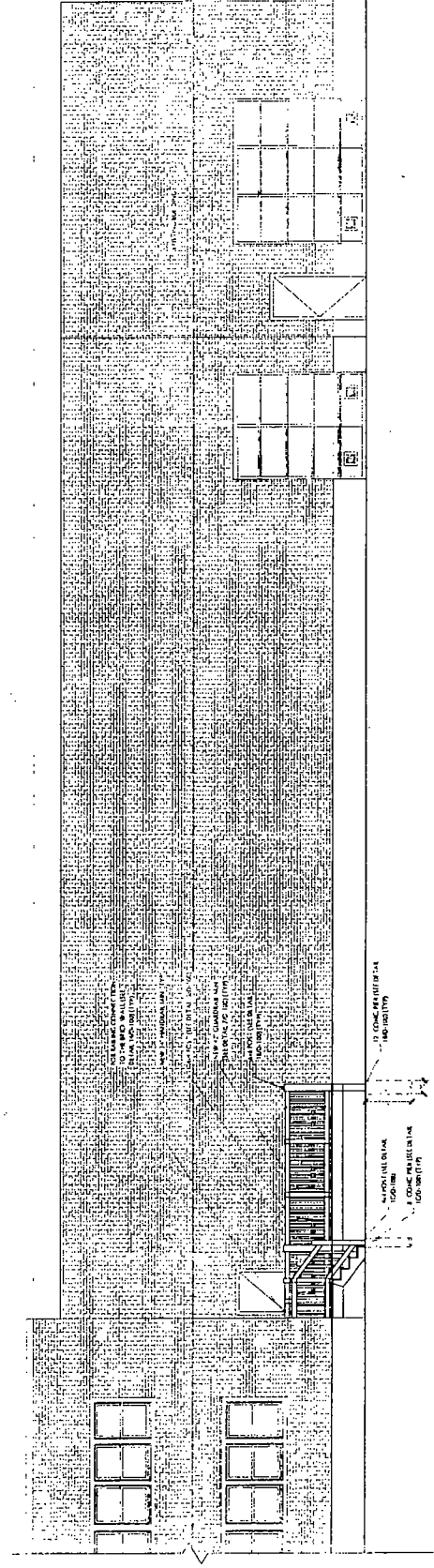
A500

TO BUILDING 25'-0"
ATTIC 23'-0"
SECOND FLOOR 13'-0"
FIRST FLOOR 7'-6"
GRADE 0'-0"



① NORTH ELEVATION
1/4" = 1'-0"

TO BUILDING 25'-0"
ATTIC 23'-0"
SECOND FLOOR 13'-0"
FIRST FLOOR 7'-6"
GRADE 0'-0"



② NORTH ELEVATION B
1/4" = 1'-0"

Final for Publication

1000 N. LAKE ST. CHICAGO, IL 60611
 TEL: 312.467.1000
 WWW.PMPCARCHITECTS.COM



PMPC ARCHITECTS

1000 N. LAKE ST.
 CHICAGO, IL 60611
 TEL: 312.467.1000
 WWW.PMPCARCHITECTS.COM

REVISIONS

NO. DATE DESCRIPTION

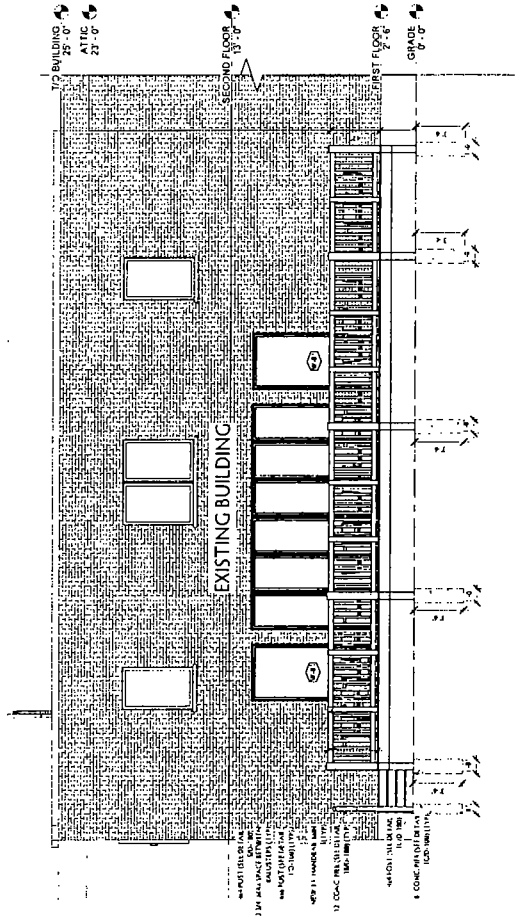
DATE: 10/15/14
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: 14-0000000000

1741 N. RAVENSWOOD
 AVE. CHICAGO, IL 60613

PERMIT #: 0000000000

ELEVATIONS

A501



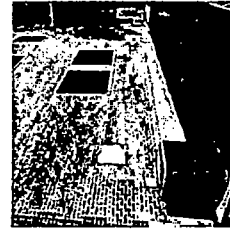
④ SOUTH ELEVATION
 1/8" = 1'-0"



PARKING LOT VIEW



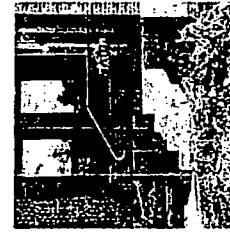
PARKING LOT VIEW



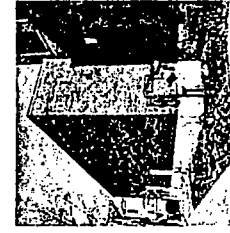
SOUTH BUILDING VIEW



NORTH BUILDING VIEW



PRIMARY ENTRANCE



FRONT VIEW

Final for Publication

