



City of Chicago



SO2017-5525

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4545 N Ravenswood Ave - App No. 19332T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

SUBSTITUTE ORDINANCE-19332T1

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 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 92 feet south of and parallel to West Wilson Avenue;
the alley next east of and parallel to North Ravenswood
Avenue; a line 142 feet south of and parallel to West Wilson
Avenue; and North Ravenswood Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District and a corresponding uses 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.

Common address of property: 4545 North Ravenswood Avenue

17-13-0303-C (1) Narrative Zoning Analysis – *Substitute Ordinance and Narrative*
4545 North Ravenswood Avenue, Chicago, Illinois

Proposed Zoning: C3-3 Commercial, Manufacturing and Employment District

Lot Area: 8,190 square feet

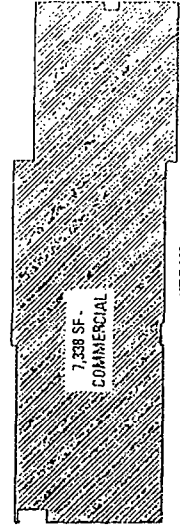
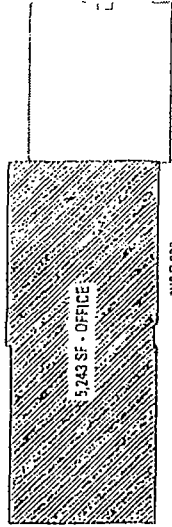
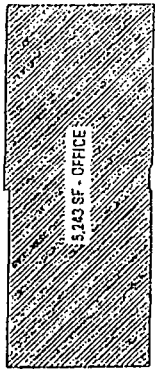
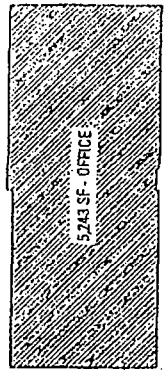
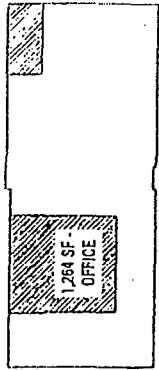
Proposed Land Use: The Applicant is seeking a zoning change in order to permit the location and establishment of an outdoor patio/deck, on the roof of the existing four-story commercial and office building, at the site. The proposed rooftop patio/deck will be for the exclusive use and enjoyment of the commercial and/or office tenants of the building (including, without limitation, a potential brewery/taproom/restaurant). The existing building contains approximately 3,796 square feet of commercial/retail space – at grade level, and three floors of office space – above. There is also an existing rooftop penthouse above the 4th Floor. There is no off-street vehicular parking, available at the site, but there is one (1) loading berth, located within the interior of the 1st Floor. The existing building is masonry in construction and measures 77 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 24,331 square feet (2.97 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
No dwelling units proposed
- (C) The amount of off-street parking: 0 vehicle parking spaces; 1 loading berth
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches (at grade level)
47 feet-9 inches (above the 1st Floor)
 - c. Side Setbacks:
North: 0 feet-0 inches
South: 0 feet-0 inches
- (E) Building Height:
77 feet-0 inches

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01/20/18
 11/2
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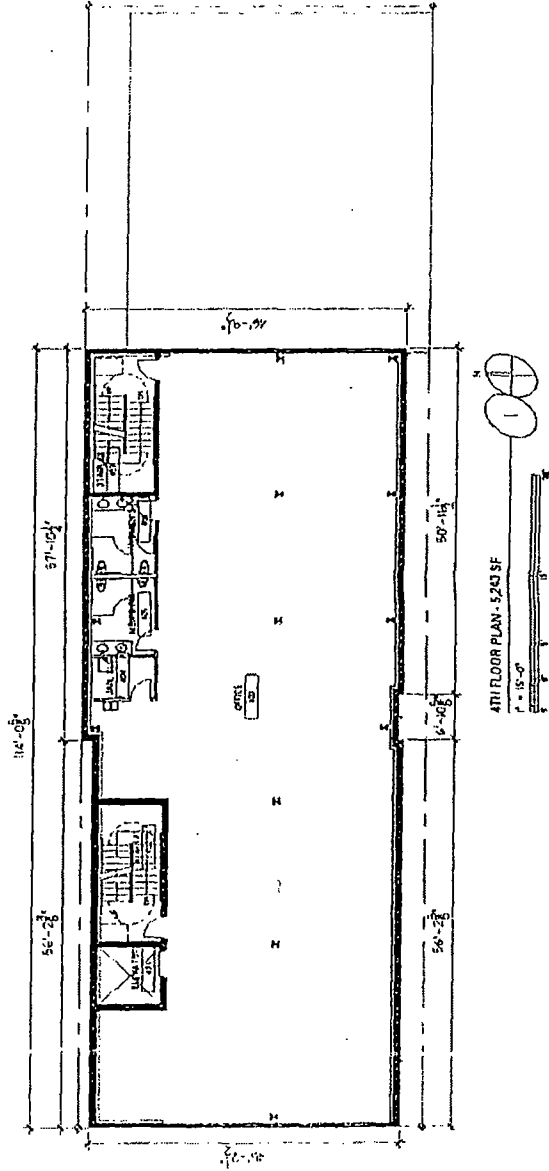


SHEET NUMBER: 11/2
 DATE: 01/20/18
 SCALE: 1/8" = 1'-0"

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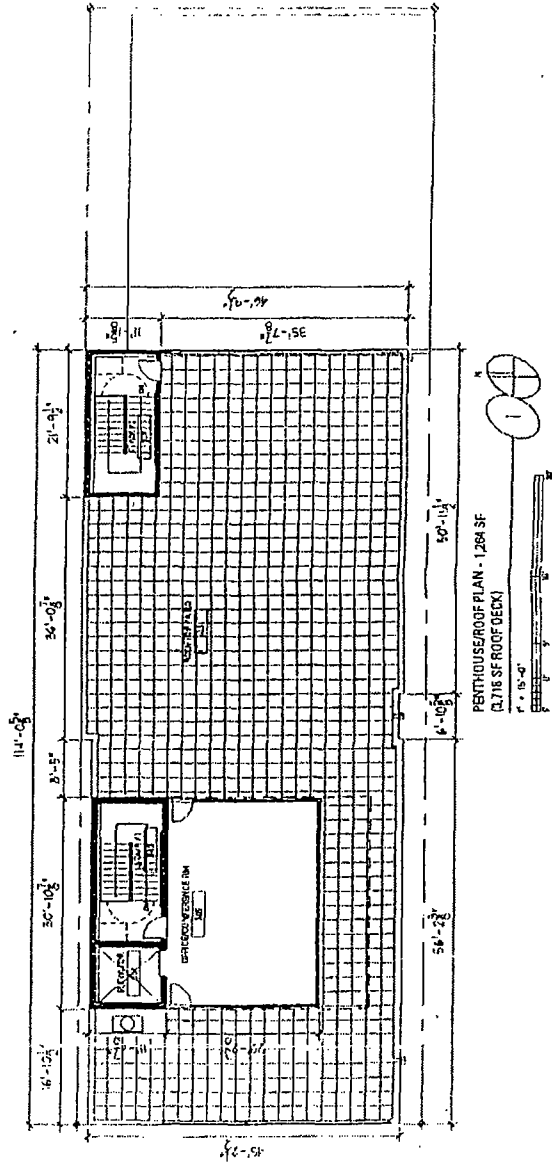
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PROJECT NO. 15-07
 SHEET NO. 4
 DATE 11/15/11
 DRAWN BY JSA
 CHECKED BY JSA
 APPROVED BY JSA

jsa
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 4311 north la strada ave.
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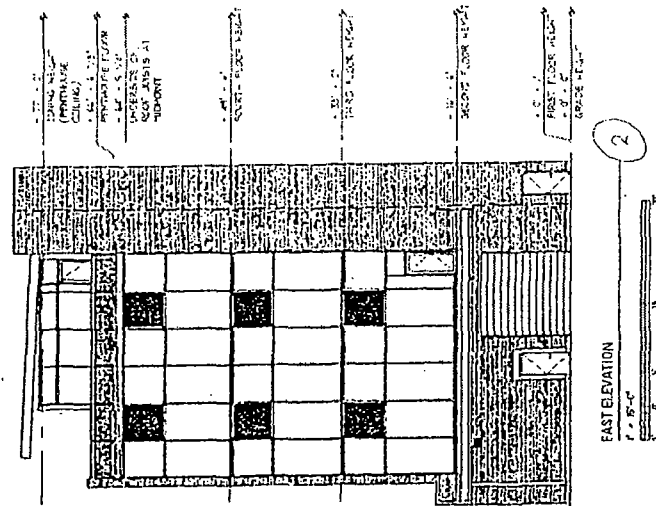
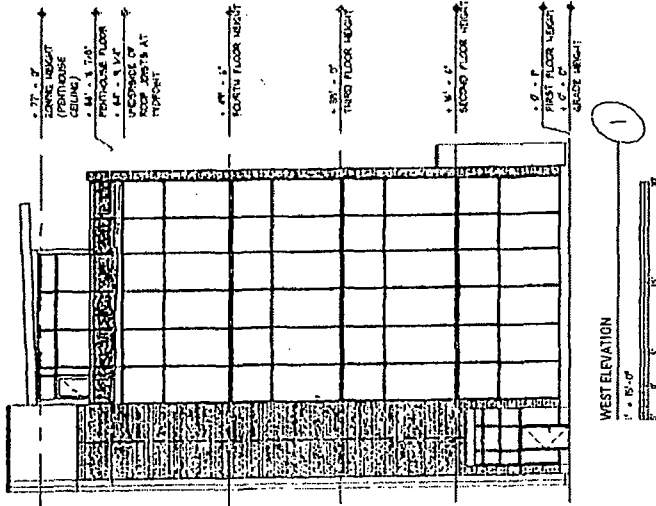
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PROJECT: 162
 CLIENT: CHICAGO ARCHITECTURAL CENTER
 DATE: 01/20/13
 SHEET: 2.1
 TITLE: PENTHOUSE PLAN

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 JOHNSON SPLIT
 ARCHITECTS LTD.
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 jsa@jshill.com jsa.net

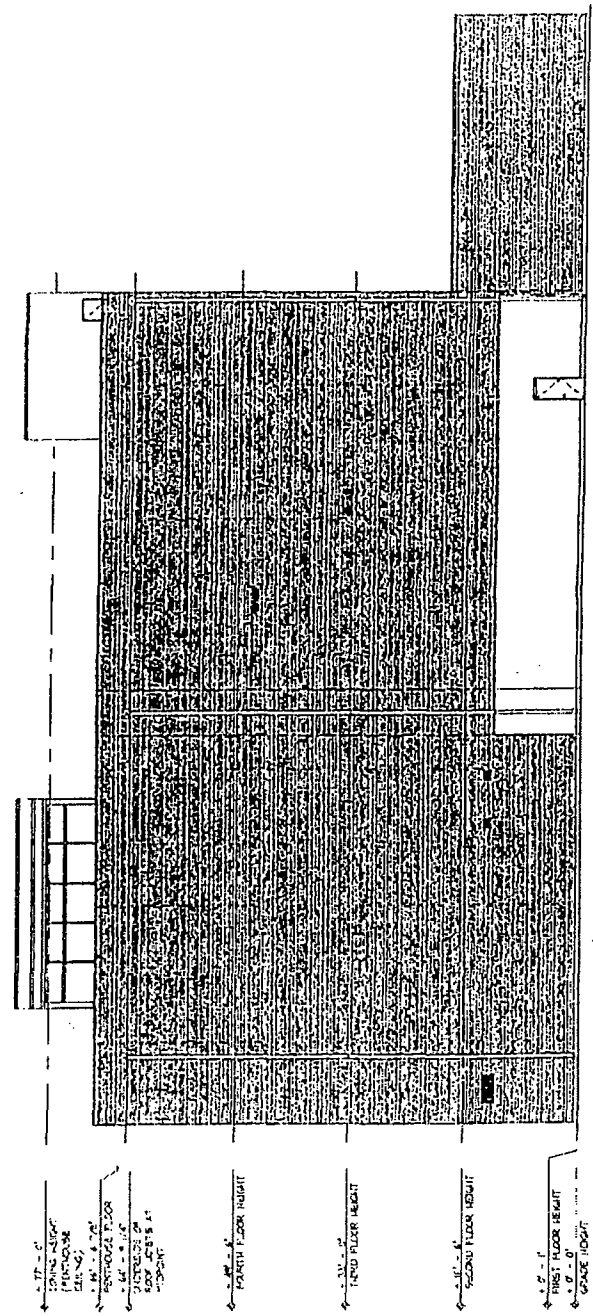
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SHEET NO. 1
 PROJECT NO. 100-1000
 DATE 10/10/00
 DRAWN BY J.S.A.
 CHECKED BY J.S.A.
 APPROVED BY J.S.A.
 SCALE 1/8" = 1'-0"

J S A
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SOUTH ELEVATION
 1" = 16'-0"
 1 1/2"

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 PROJECT: [Project Name]
 SHEET: [Sheet Number]

j s a

ARCHITECTS LTD

4001 north ravenswood ave

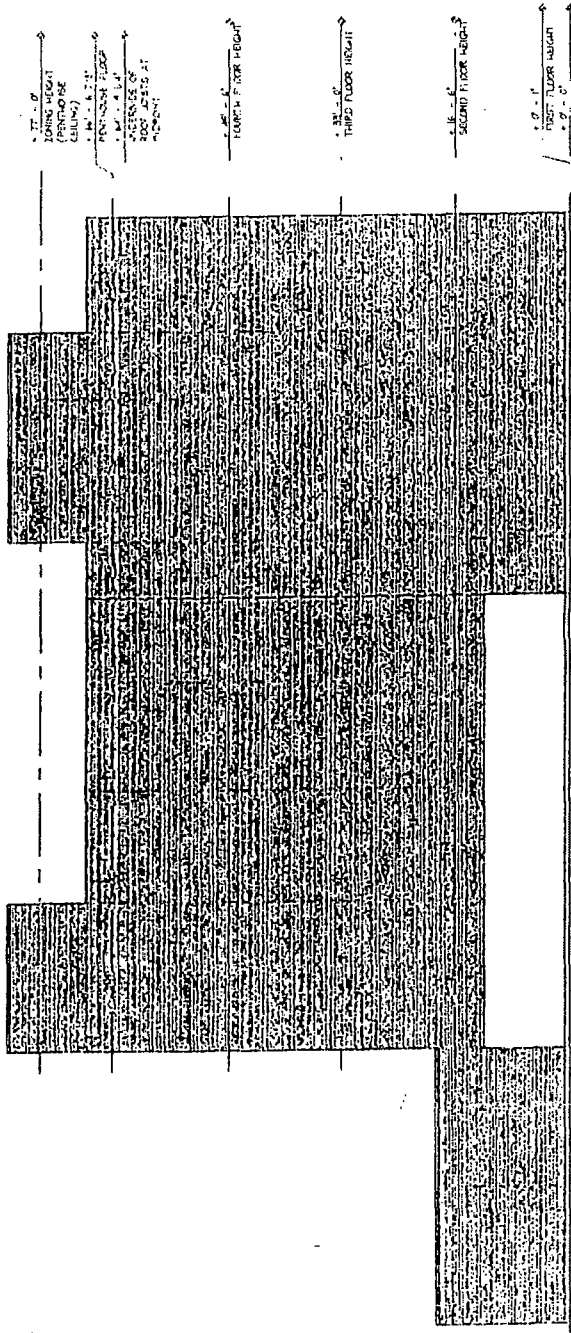
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PROJECT
NO. 12345
CONSTRUCTION
GENERAL CONTRACTOR
DATE
REVISIONS
NO. 1
DATE