



City of Chicago



SO2013-6067

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/11/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17796T1 at 4700-4710 N Ravenswood Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

17796-T1

SUBSTITUTE 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 the M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 11-H in the area bounded by

beginning at a point 117.92 feet west of North Ravenswood Avenue and 277.25 feet north of West Leland Avenue; a line from a point 117.92 feet west of North Ravenswood Avenue and 277.25 feet north of West Leland Avenue; to a point, 260.13 feet north of West Leland Avenue and the west right-of-way line of North Ravenswood Avenue; North Ravenswood Avenue; West Leland Avenue; the alley next west of and parallel to North Ravenswood Avenue; and a line from a point 262.63 feet north of West Leland Avenue and the east right-of-way line of the alley next west of and parallel to North Ravenswood Avenue; back to the point of beginning (which is 117.92 feet west of North Ravenswood Avenue and 277.25 feet north of West Leland Avenue),

to those of a C3-2 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: 4700 and 4710 North Ravenswood Avenue

17-13-0303-C (1) Narrative Zoning Analysis

Proposed Zoning: C1-2 Neighborhood Commercial District

Lot Area: 41,006 sq. ft. (approx.)

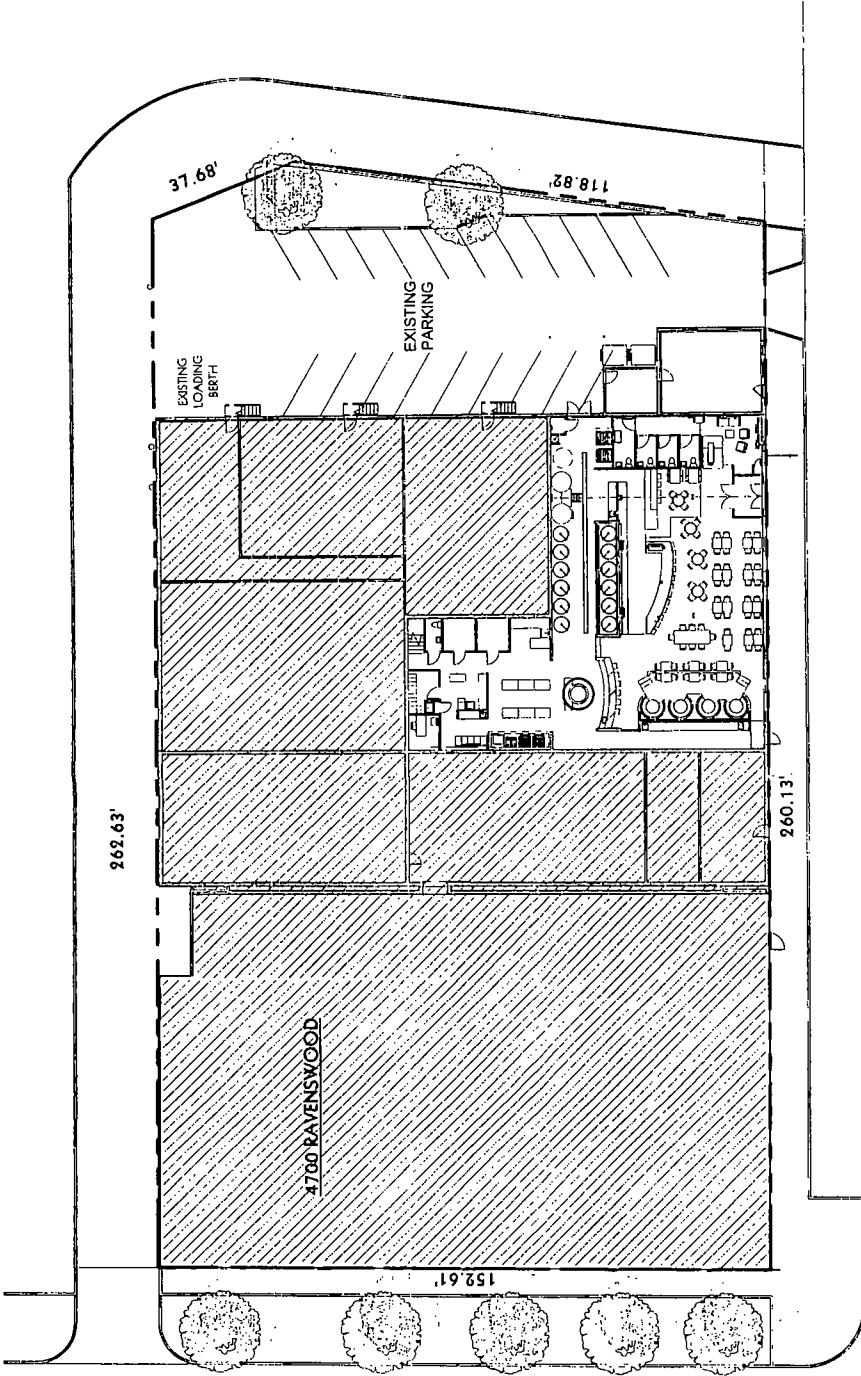
Proposed Land Use: The existing one and two story office and warehouse building will remain. The 18 existing on-site parking spaces will remain. The reason for the zoning amendment is to allow the Applicant to locate and establish a restaurant and brewery within one of the existing building's tenant spaces. All of the proposed conversion work will be contained within the tenant space. There will be no expansion of the existing one and two-story building.

- (a) The Project's floor area ratio:
Allowed: 2.2 FAR
Proposed: 0.9 FAR (existing, no change)
- (b) The project's density (Lot Area Per Dwelling Unit)
Allowed: 41
Proposed: No dwelling units are proposed
- (c) The amount of off-street parking:
Required: *To be Determined*
Proposed: 18 (existing, no change)
- (d) Setbacks:
 - a. Front Setbacks:
Required: None
Proposed: 0' (existing, no change)
 - b. Rear Setbacks:
Required: None
Proposed: 0' (existing, no change)
 - c. Side Setbacks:
Required: None
Proposed: 0' south side setback
approx. 24' north side setback (existing, no change)
 - d. Rear Yard Open Space:
Required: None
Proposed: None
- (e) Building Height:
Allowed: 47'
Proposed: 23'-8" (existing, no change)

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*17-10-0207-A

***17-13-0303-C(2) Plans Attached.**

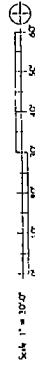


LELAND AVE

RAVENSWOOD AVE

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Proposed Site Plan



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Dining Room	78 seats
Kitchen Bar	6 stools
Service Bar	14 stools
Lounge	16 seats
Total	114 guests

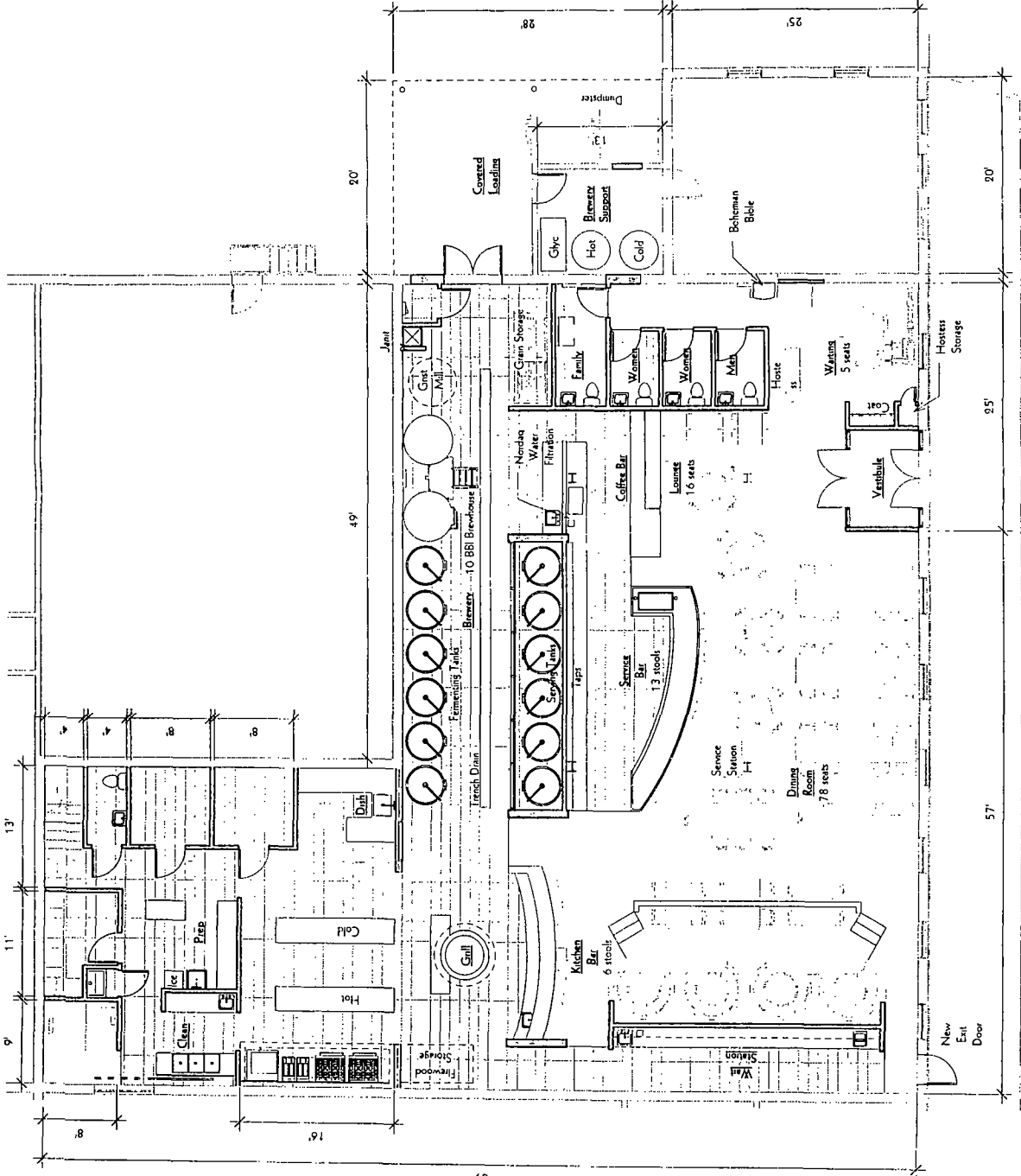
Proposed First Floor Plan

Scale: 1/32" = 1'-0"

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Parallel Architecture | Band of Bohemia

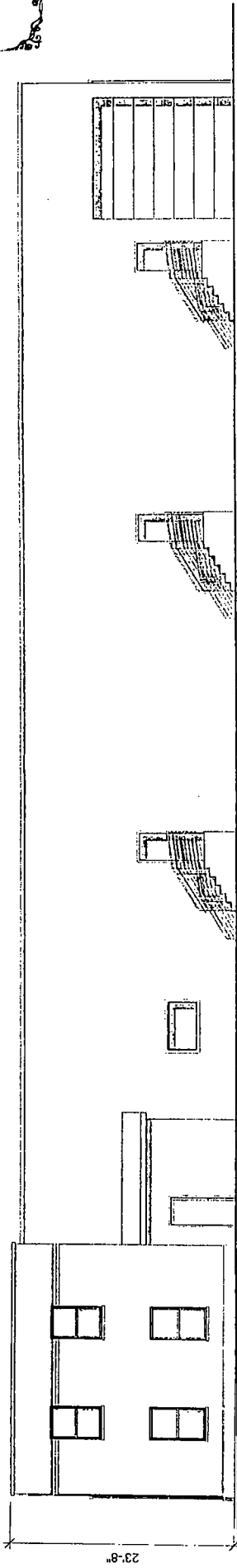
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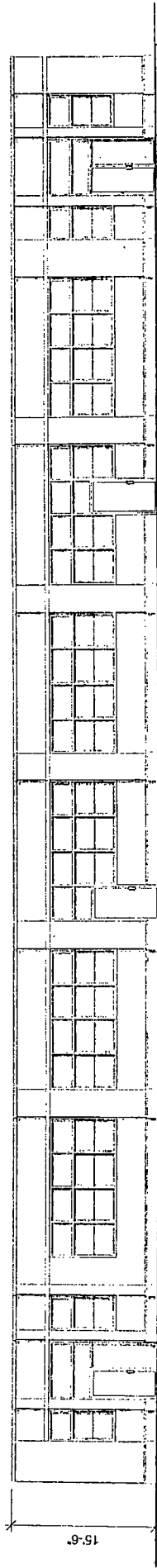
Parallel Architecture

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EXISTING NORTH ELEVATION

NOT FOR PUBLICATION



Existing South Elevation

Existing North & South Elevations

Scale: 3/32" = 1'-0"

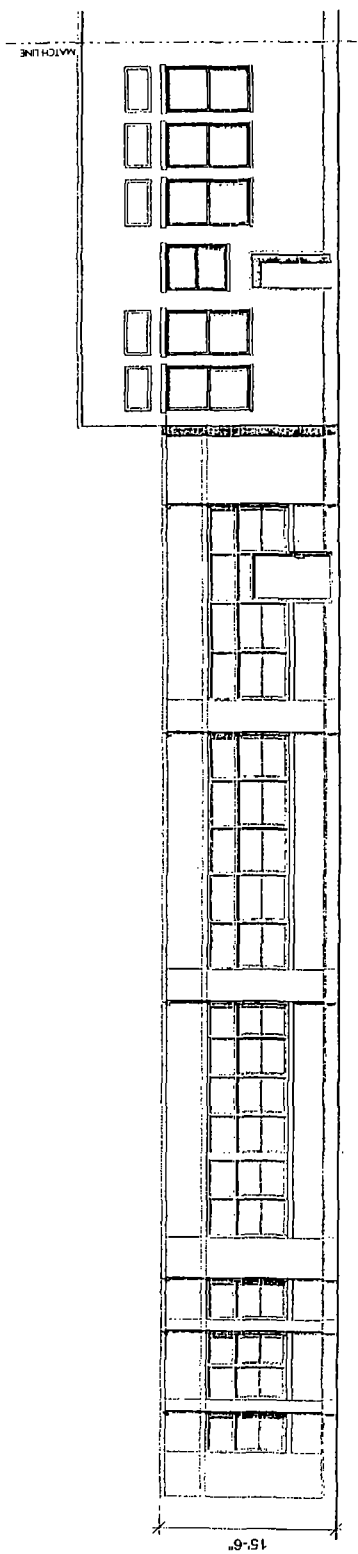
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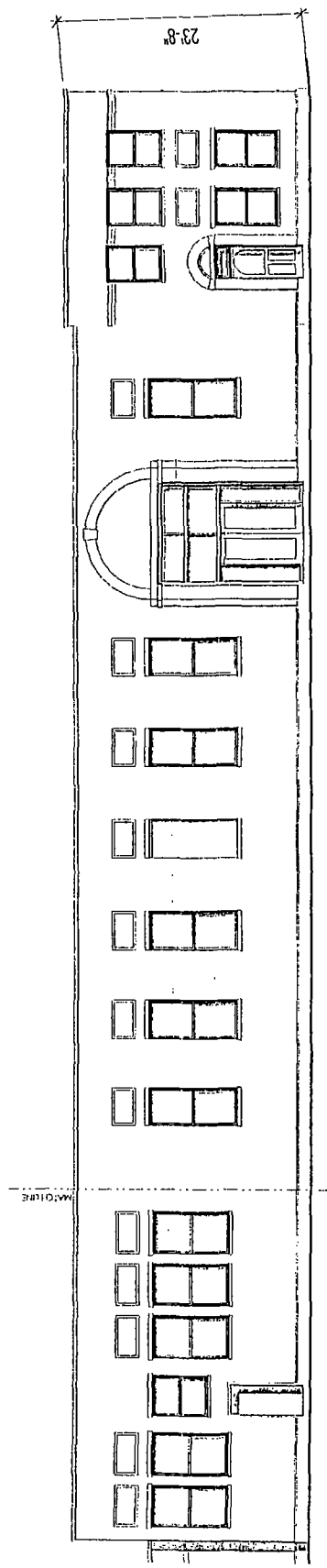
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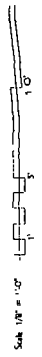
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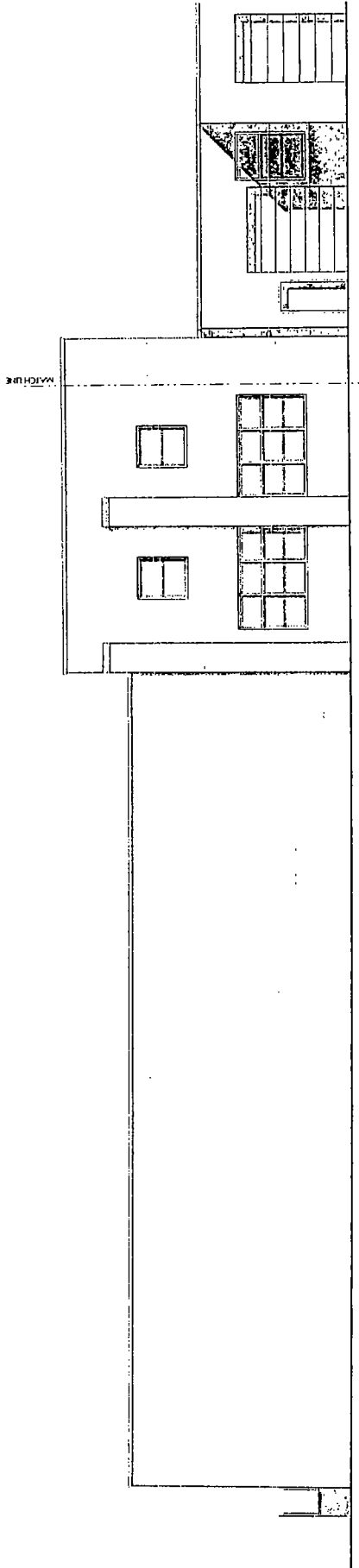
Existing East Elevat



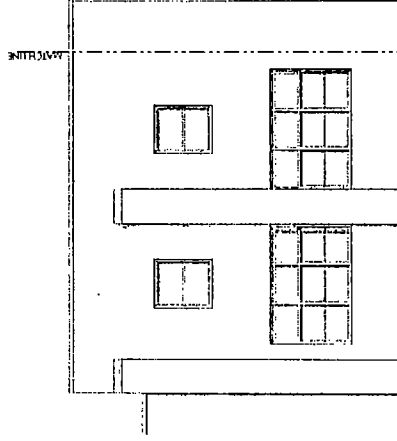
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parallel architecture



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Existing West Elevation

Scale: 3/16" = 1'-0"

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