

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

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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)

*17-10-0207-A

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