

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.

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

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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)

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- c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches

- E) Building Height:
77 feet-0 inches

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