



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2019-4469  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 6/12/2019  
**In control:** City Council  
**Final action:** 9/18/2019  
**Title:** Zoning Reclassification Map No. 11-H at 4241 N Ravenswood Ave - App No. 20061T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-H  
**Attachments:** 1. O2019-4469.pdf, 2. SO2019-4469.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed as Substitute	Pass
6/12/2019	1	City Council	Referred	

Final for' Publication ^-^oou i-t/

ORDINANCE O^^E- l'2\_,'Zo|^

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 MI-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**

**MI-2 toC3-2**

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.

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