



City of Chicago



O2017-3203

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-J at 2836 N Kedzie Ave - App No. 19193T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19193 T1
INTRO DATE
April 19, 2017

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 of the **B3-1 Community Shopping District**, as shown on Map 7-J in the area bounded by:

North Kedzie Avenue, a line 223.25 feet south of West George Street, the alley west east and parallel to North Kedzie Avenue and a line 248.25 feet south of West George Street.0.

To those of **B2-3 Neighborhood Mixed Use District**

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: **2836 North Kedzie Ave., Chicago, Illinois**

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
2836 NORTH KEDZIE AVENUE**

The Application is to change zoning for 2836 North Kedzie Avenue from B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a three-story, four (4) dwelling unit building. The building will have three (3) parking spaces under Transit Oriented Development. The footprint of the building shall be approximately 21 feet by 76 feet in size. The height of the building shall be 38 feet high, as defined by City Code.

LOT AREA: 3,125 SQUARE FEET

FLOOR AREA RATIO: 1.53

BUILDING AREA: 4,788 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,197 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED (The Property is considered a Transit Oriented Development Ordinance under 17-10-0102-B).

FRONT SETBACK: 5 FEET

REAR SETBACK: 36 FEET 7 INCHES

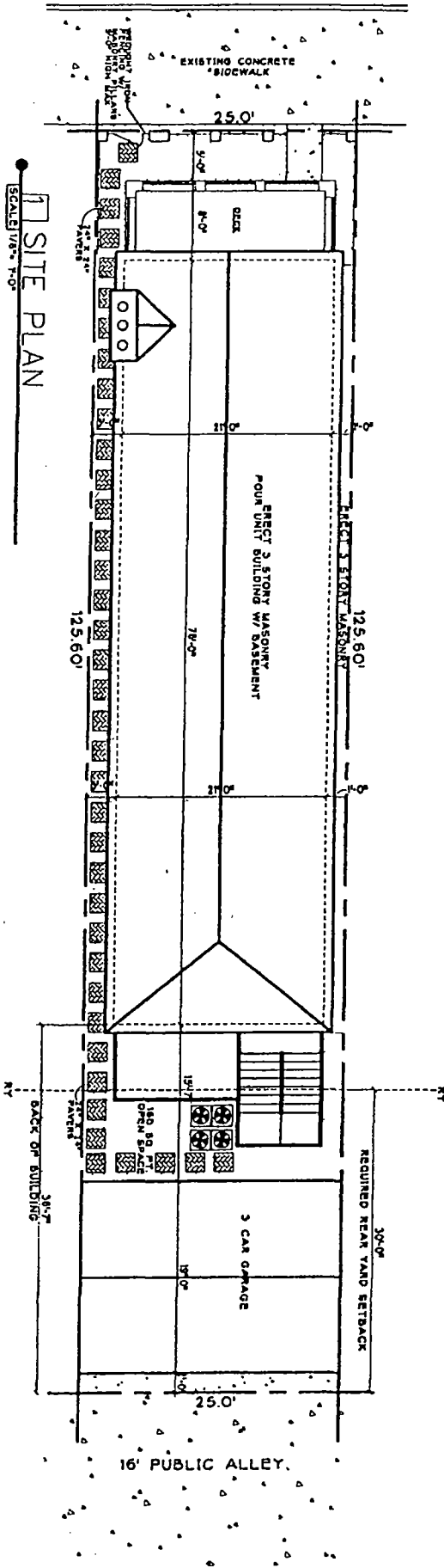
SIDE SETBACK: 1 FEET (South)*3 FEET (North)

REAR YARD OPEN SPACE: 160 SQUARE FEET

BUILDING HEIGHT: 38 FEET

* South Setback to be approved upon successful application for Administrative Adjustment or Variation.

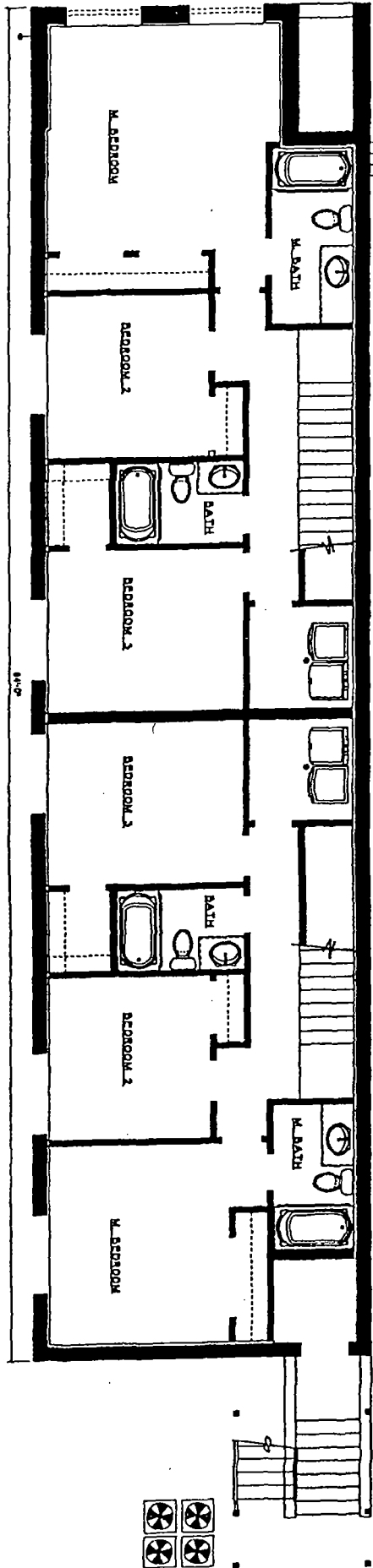
FINAL FOR PUBLICATION



1 SITE PLAN
SCALE 1/8" = 1'-0"

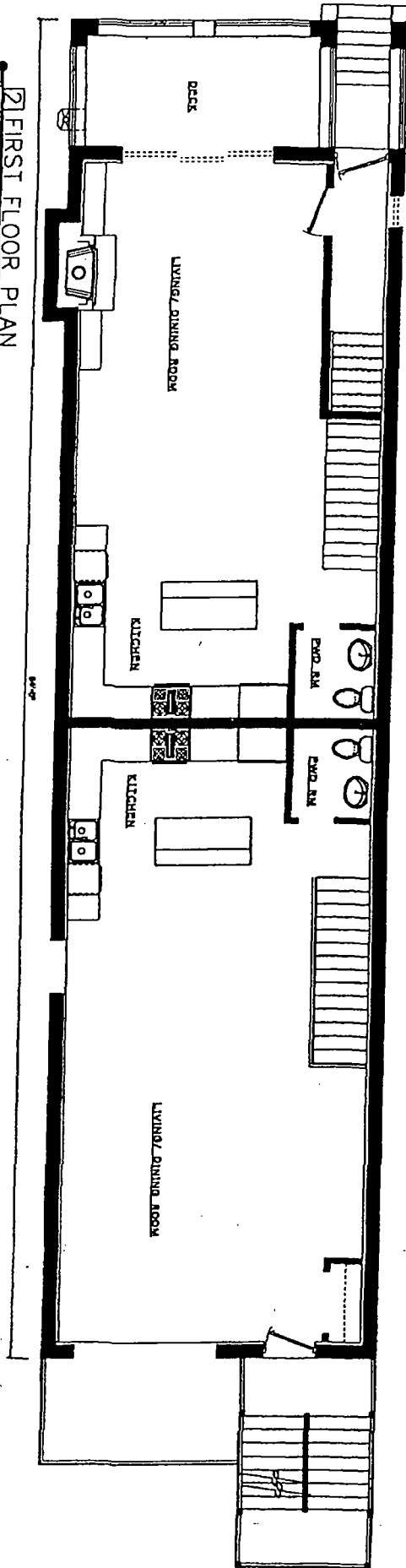
FINAL FOR PUBLICATION

BASEMENT PLAN



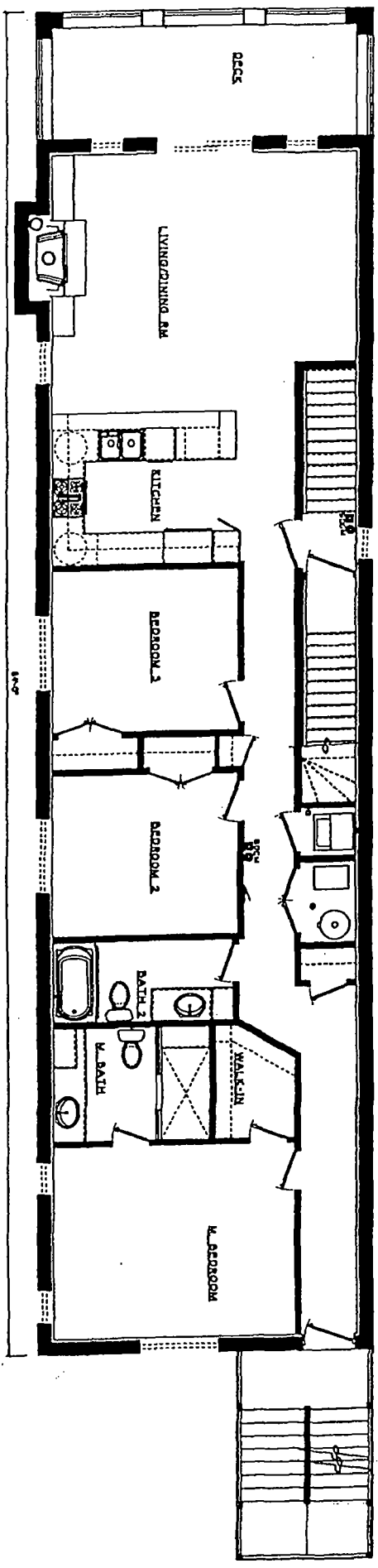
FINAL FOR PUBLICATION

2 FIRST FLOOR PLAN



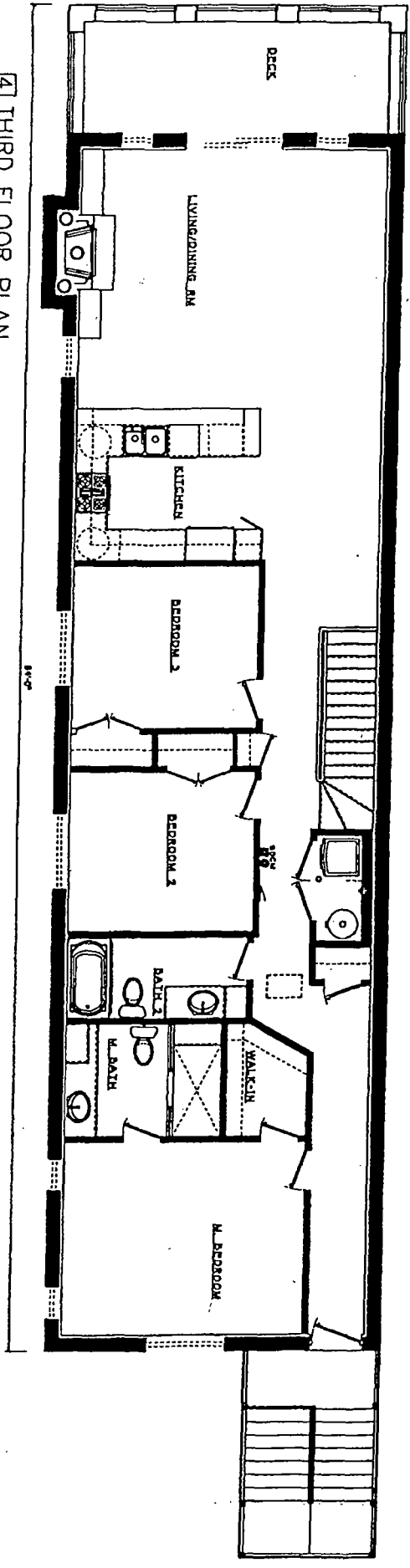
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3 SECOND FLOOR PLAN

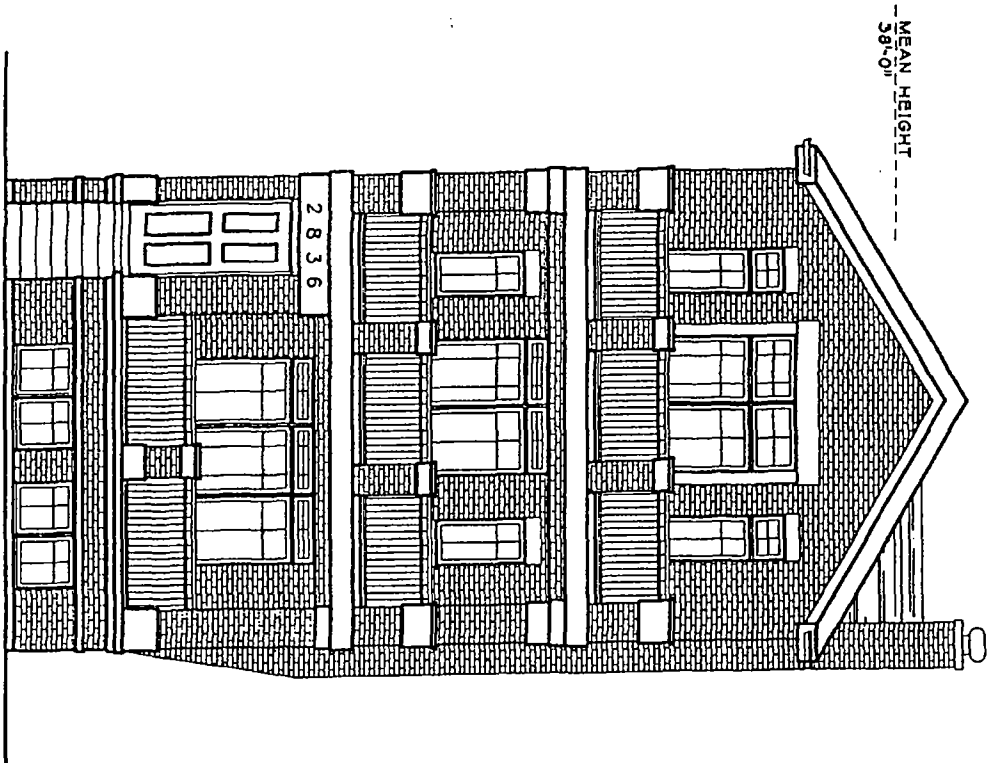


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3 THIRD FLOOR PLAN



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2 FRONT ELEVATION

SCALE 1/8" = 1'-0"

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