



# City of Chicago



SO2016-2668

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/13/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-J at 3140 N Kedzie Ave - App No. 18754T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18754 TI  
INTRO. DATE  
APRIL 13, 2016

**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 symbols and indications as shown on Map No. 7-J in the area bounded by

The southwest boundary line of the Kennedy Expressway, a line 347 feet north of and parallel to West Barry Avenue; the public alley next east of and parallel to North Sawyer Avenue;;

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3140 North Kedzie Avenue

**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
3140 NORTH KEDZIE AVENUE**

The Application is to change zoning for 3140 North Kedzie Avenue from B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District. The Applicant intends to construct a three story, six (6) dwelling unit building with basement and seven (7) total off-street parking spaces. The footprint of the building will be 51 feet 10 inches by 70 feet 5 inches in size. The building height shall be 36 feet high, as defined by Code.

**LOT AREA:** 5,875 SQUARE FEET

**FLOOR AREA RATIO:** 1.54

**BUILDING AREA:** 9,021 SQUARE FEET

**DENSITY, per DWELLING UNIT:** 1,503.50 SQUARE FEET PER DWELLING UNIT

**OFF-STREET PARKING:** THERE WILL BE SEVEN (7) OFF-STREET PARKING (GARAGE AND SURFACE).

**FRONT SETBACK:** 0 FEET 8 INCHES

**REAR SETBACK:** 21 FEET

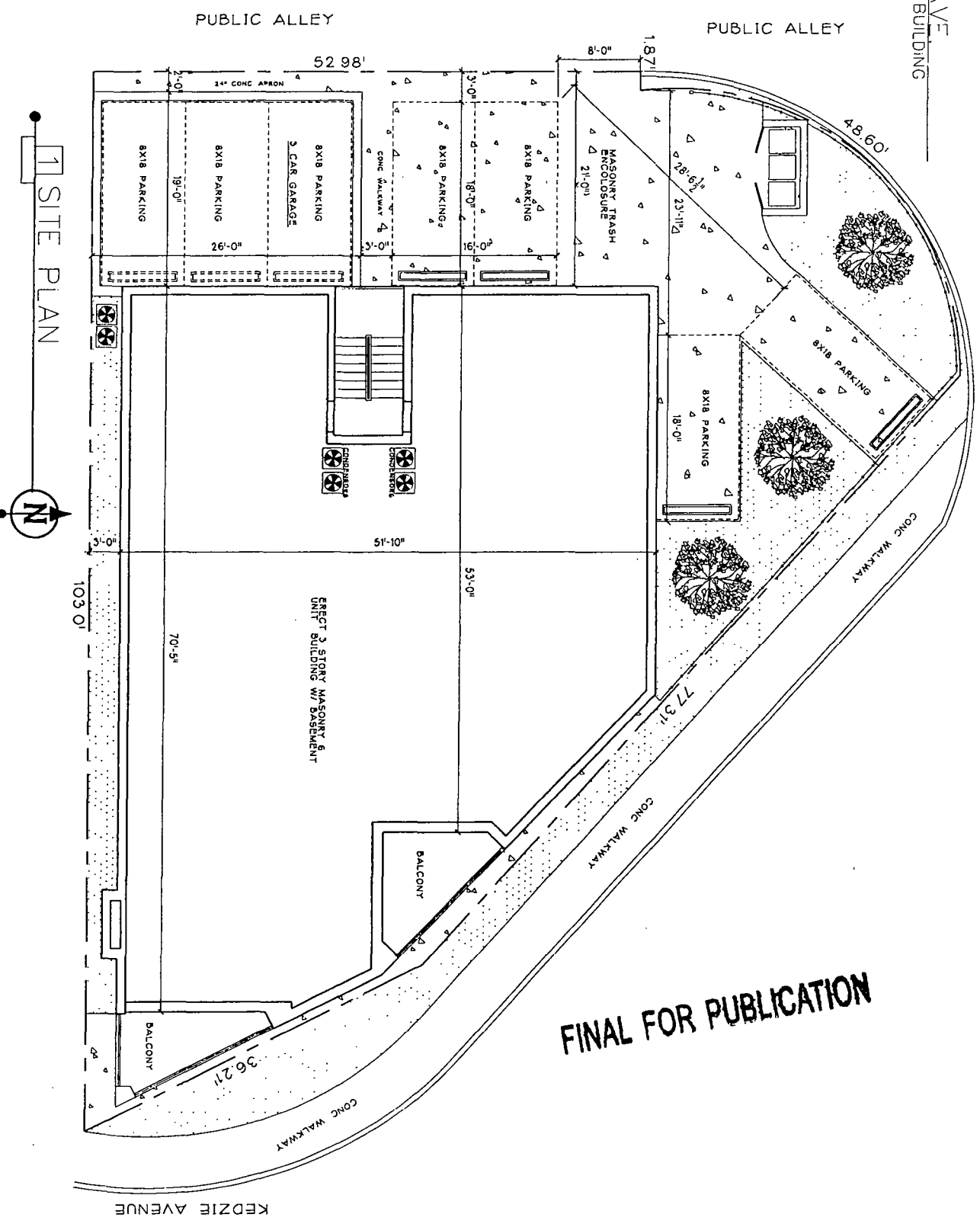
**SIDE SETBACK:** ZERO FEET (North) 3 FEET (South)

**REAR YARD OPEN SPACE:** 484 SQUARE FEET

**BUILDING HEIGHT:** 36 FEET

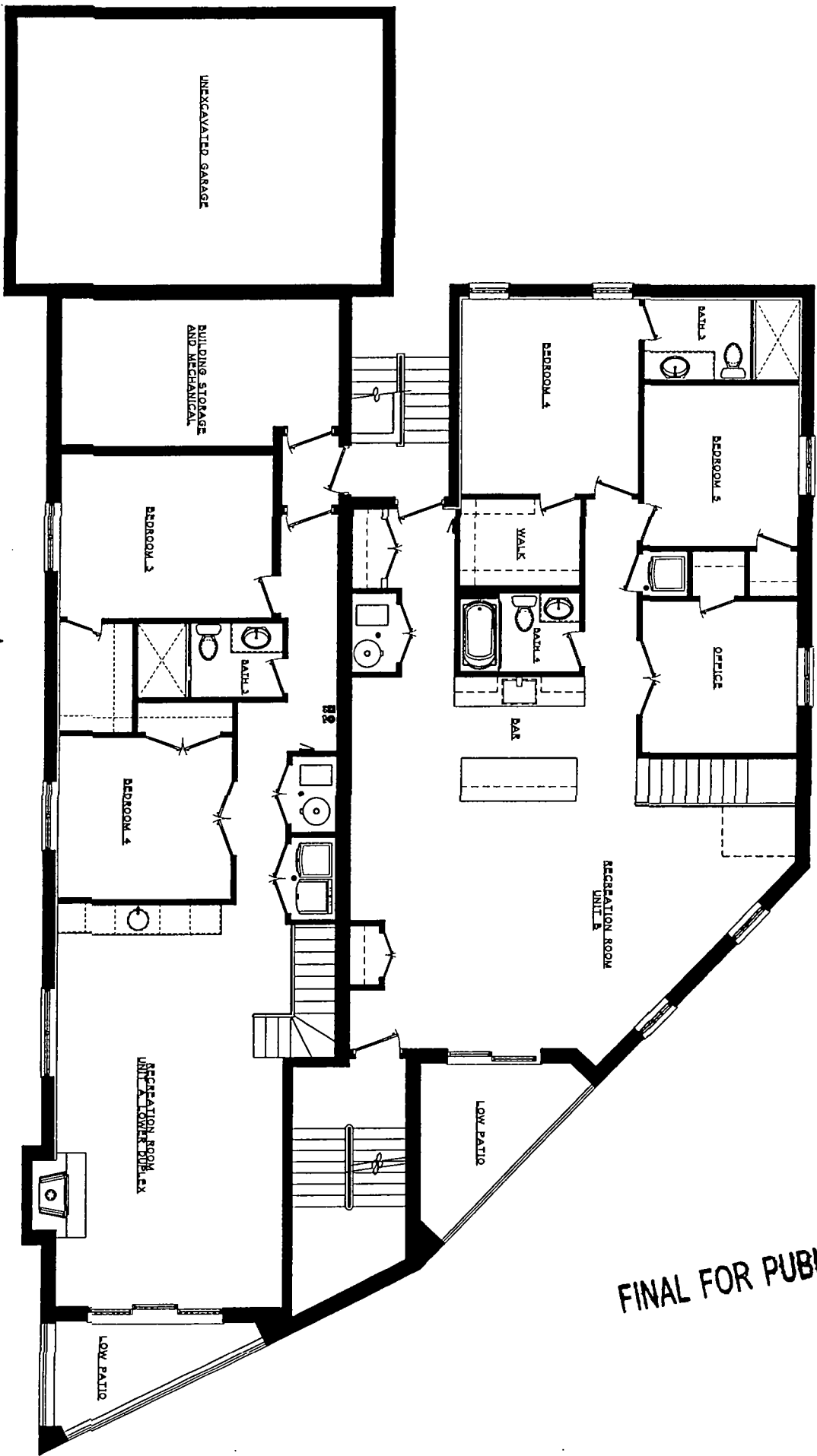
**FINAL FOR PUBLICATION**

3140 N. KEDZIE AVE  
PROPOSED 6 UNIT BUILDING



FINAL FOR PUBLICATION

3140 N. KEDZIE AVE.  
 PROPOSED 6 UNIT BUILDING

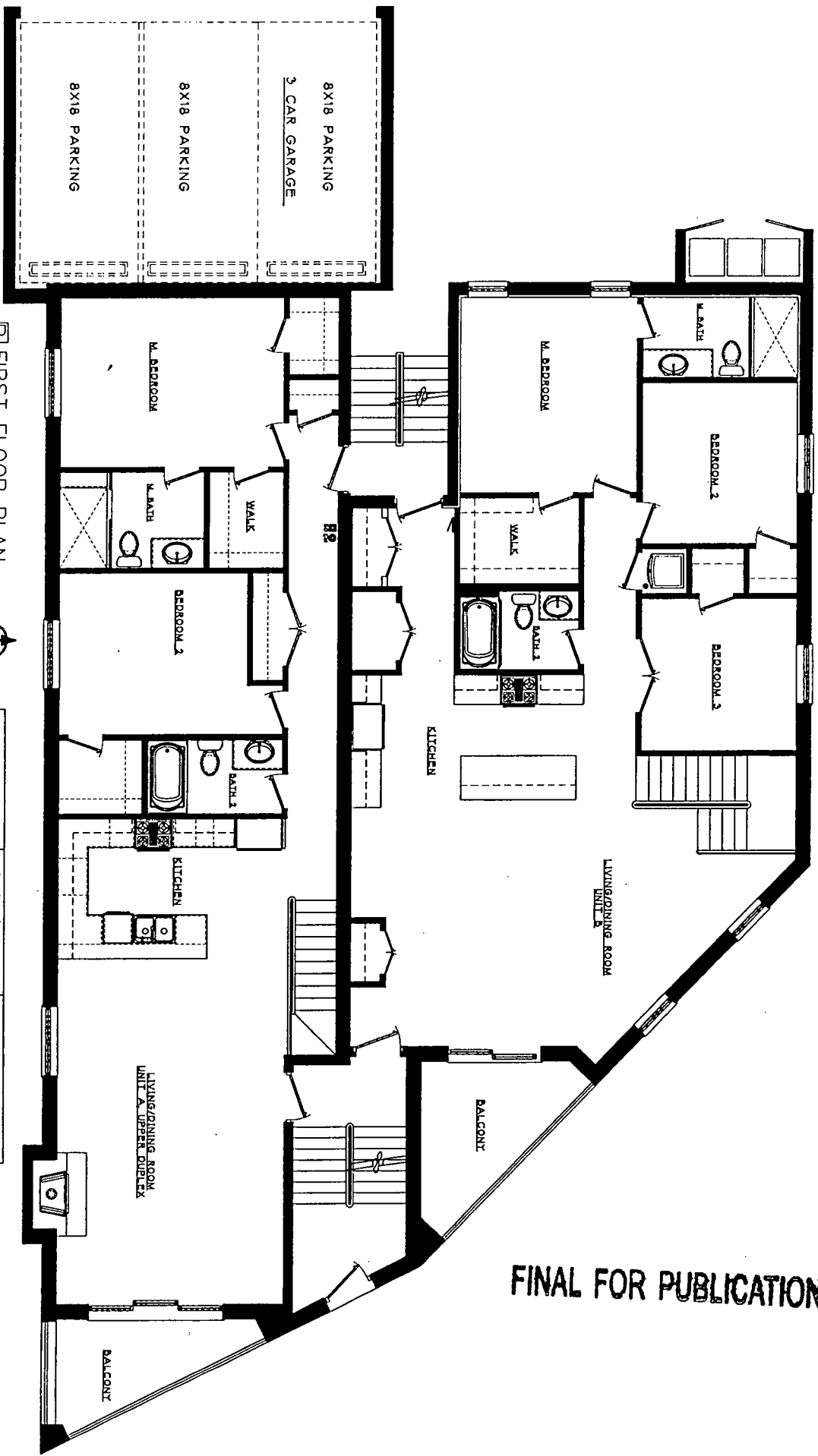


A BASEMENT FLOOR PLAN

3007 SQ. FT. A FLOOR	1480 SQ. FT. IN UNIT B LOWER PORTION OF DUPLEX
1160 SQ. FT. IN UNIT A LOWER PORTION OF DUPLEX	

FINAL FOR PUBLICATION

3140 N. KEDZIE AVE  
 PROPOSED 6 UNIT BUILDING

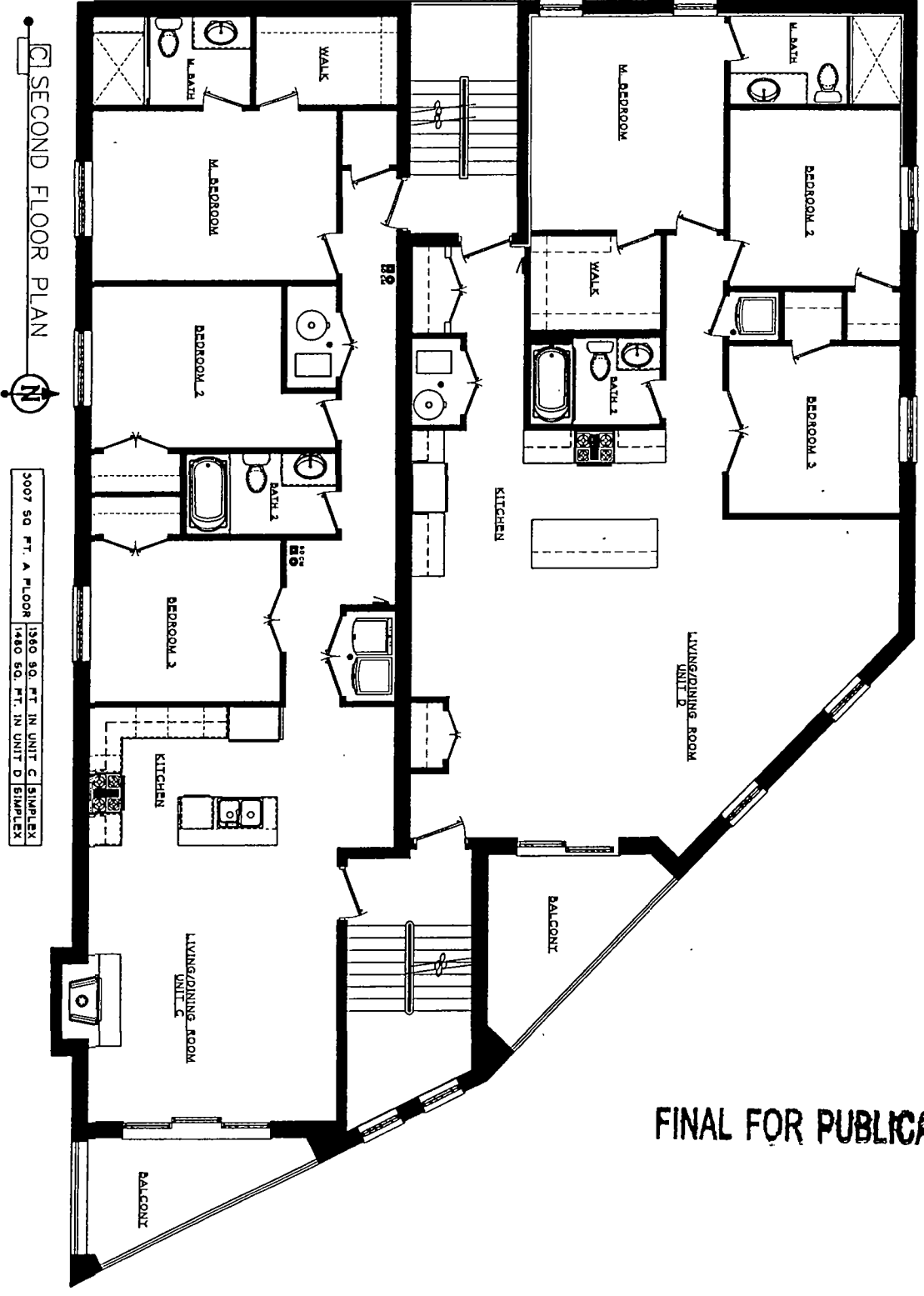


1 FIRST FLOOR PLAN



3007 SQ. FT. A FLOOR	1480 SQ. FT. IN UNIT B
1360 SQ. FT. IN UNIT A	UPPER PORTION OF DUPLEX

FINAL FOR PUBLICATION

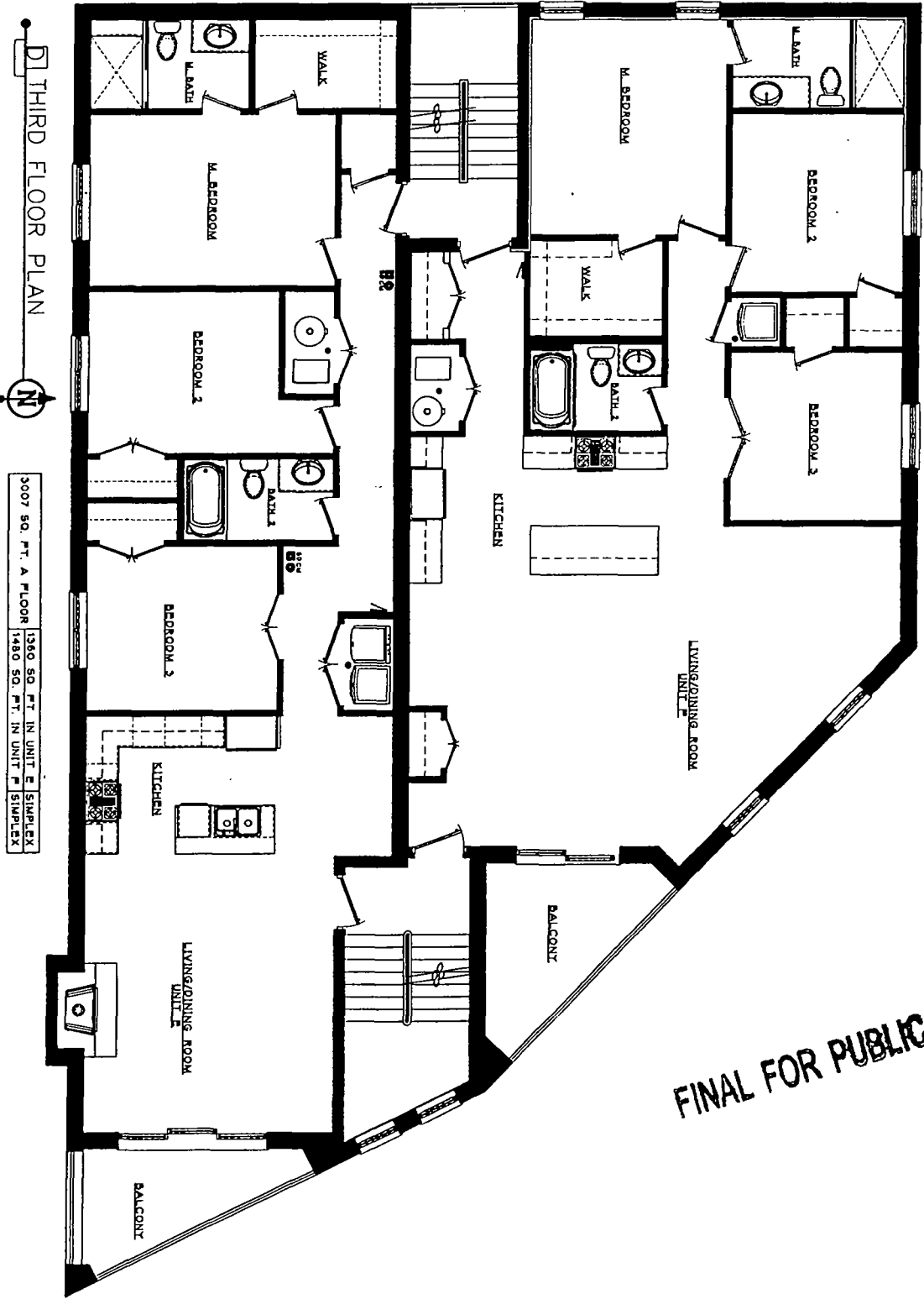


SECOND FLOOR PLAN

3007 SQ. FT. A FLOOR	1360 SQ. FT. IN UNIT C	SIMPLEX
1480 SQ. FT. IN UNIT D		SIMPLEX

FINAL FOR PUBLICATION

3140 N. KEDZIE AVE.  
PROPOSED 6 UNIT BUILDING



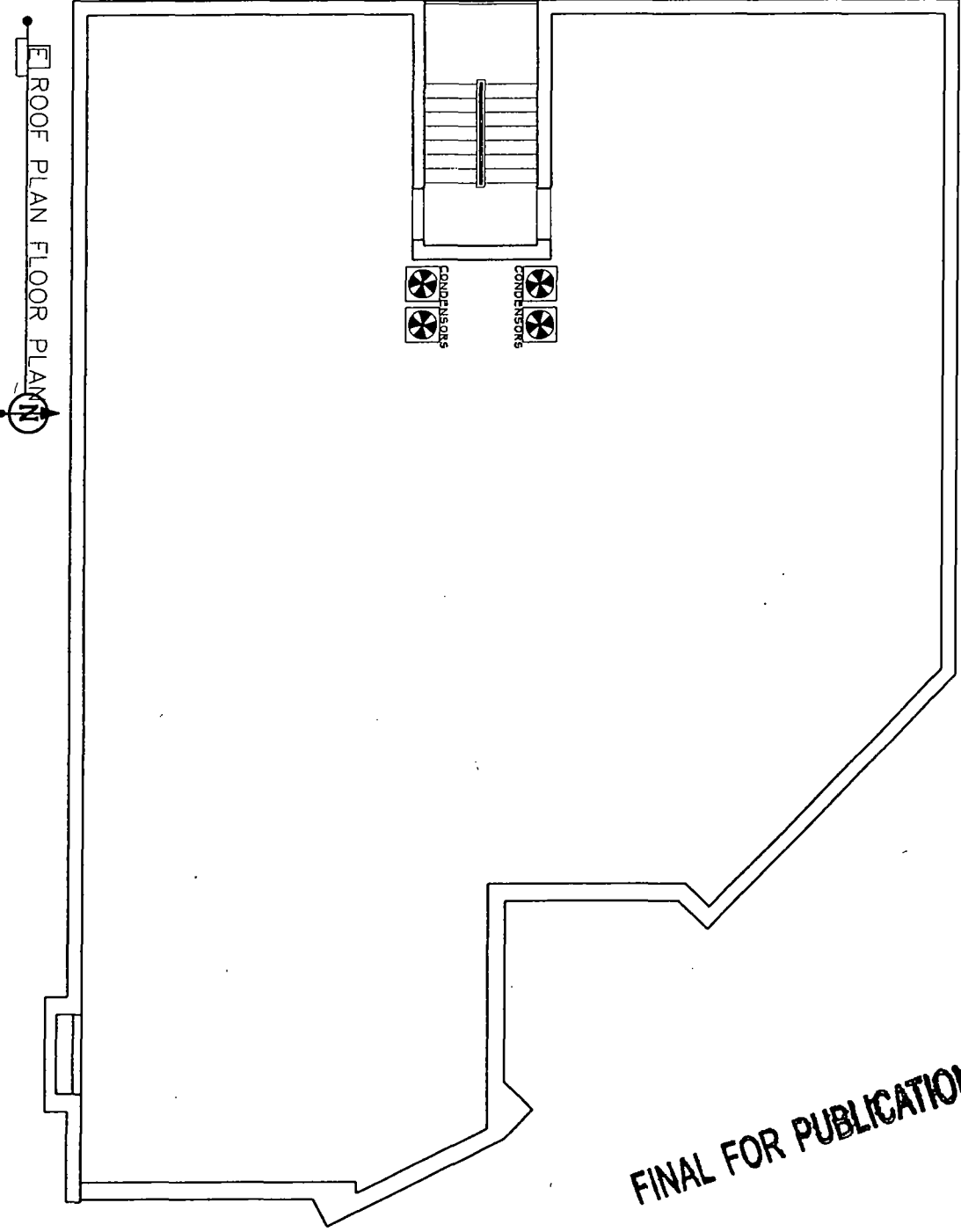
THIRD FLOOR PLAN

3007 SQ. FT. A FLOOR	1360 SQ. FT. IN UNIT E	SIMPLEX
1480 SQ. FT. IN UNIT F		SIMPLEX

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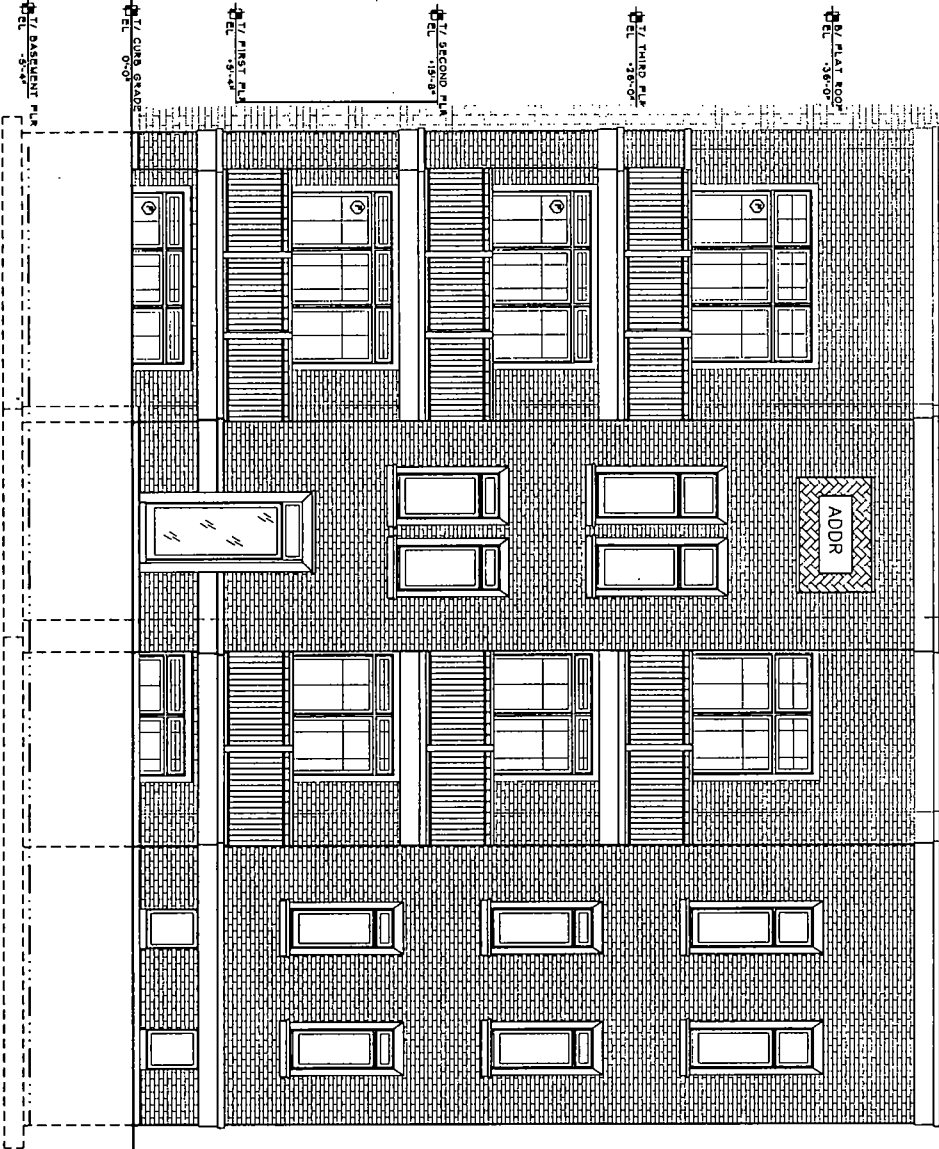
KEDZIE & AVONDALE  
PROPOSED 6 UNIT BUILDING



ROOF PLAN FLOOR PLAN

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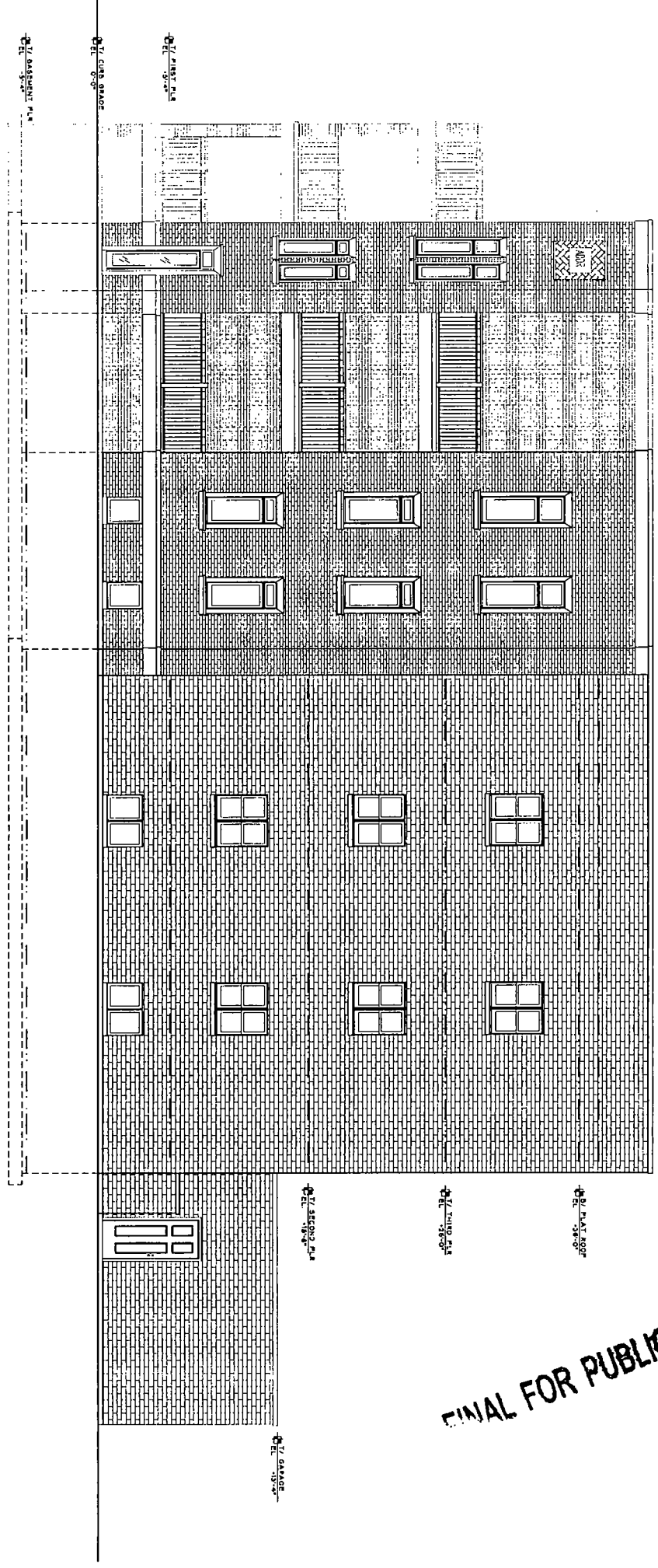
3140 N. KEDZIE AVE.  
PROPOSED 7 UNIT BUILDING



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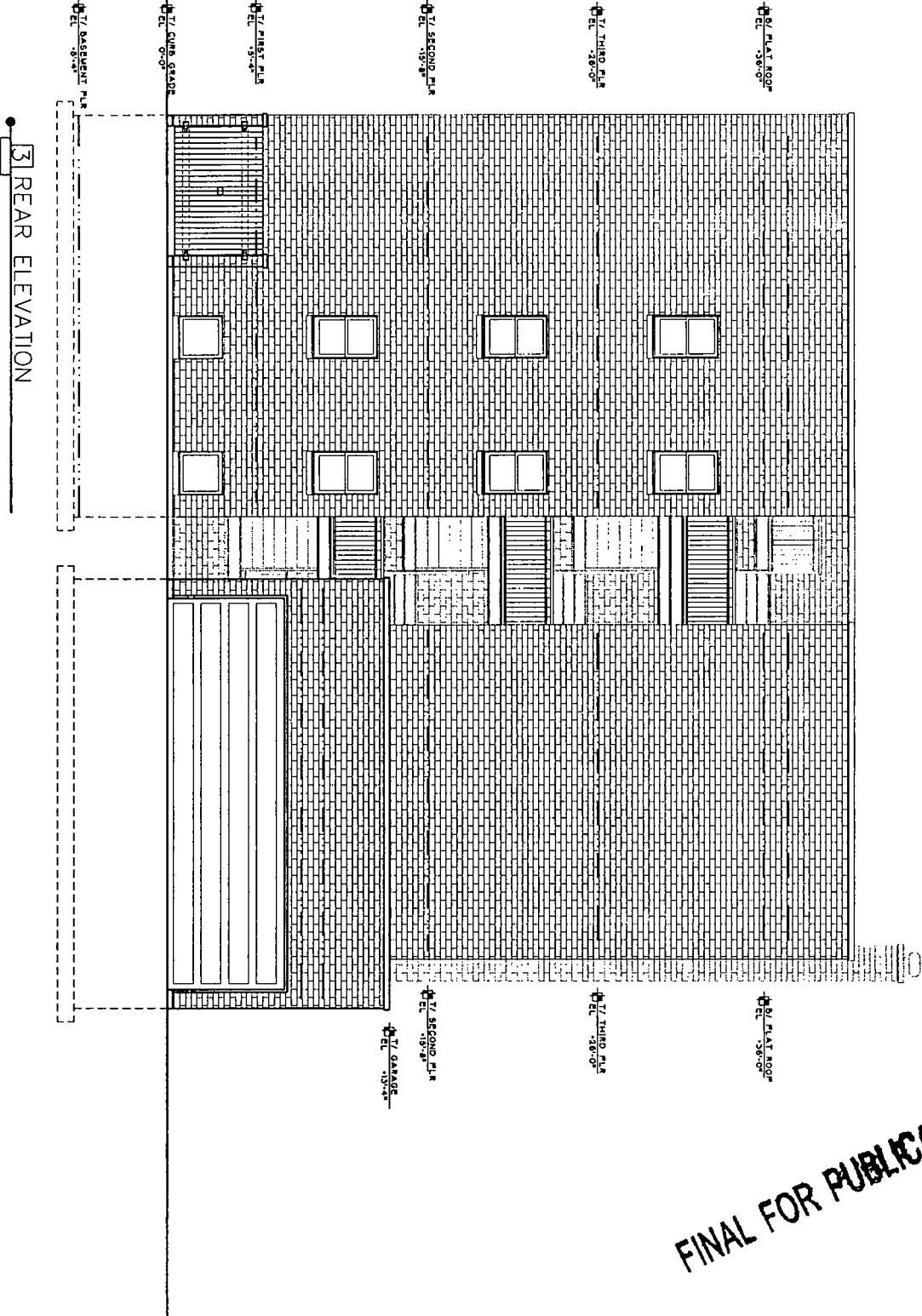
3140 N. KEDZIE AVE.  
PROPOSED 7 UNIT BUILDING

RIGHT SIDE ELEVATION



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3140 N. KEDZIE AVE  
PROPOSED 7 UNIT BUILDING



FINAL FOR PUBLICATION

