



# City of Chicago



O2018-3190

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-I at 5301-5309 N Kedzie Ave - App No. 19626T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 B3-2 Community Shopping District symbols and indications as shown on Map No. 13-I in an area bound by

North Kedzie Avenue; a line 693 feet North of and parallel to West Foster Avenue; a line 124 feet East of and parallel to North Kedzie Avenue; a line 513 feet North of and parallel to West Foster Avenue

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 5301-09 North Kedzie Avenue.

**FINAL FOR PUBLICATION**

**NARRATIVE AND PLANS**

**5301-09 NORTH KEDZIE AVENUE**

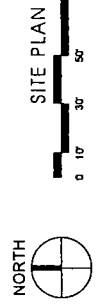
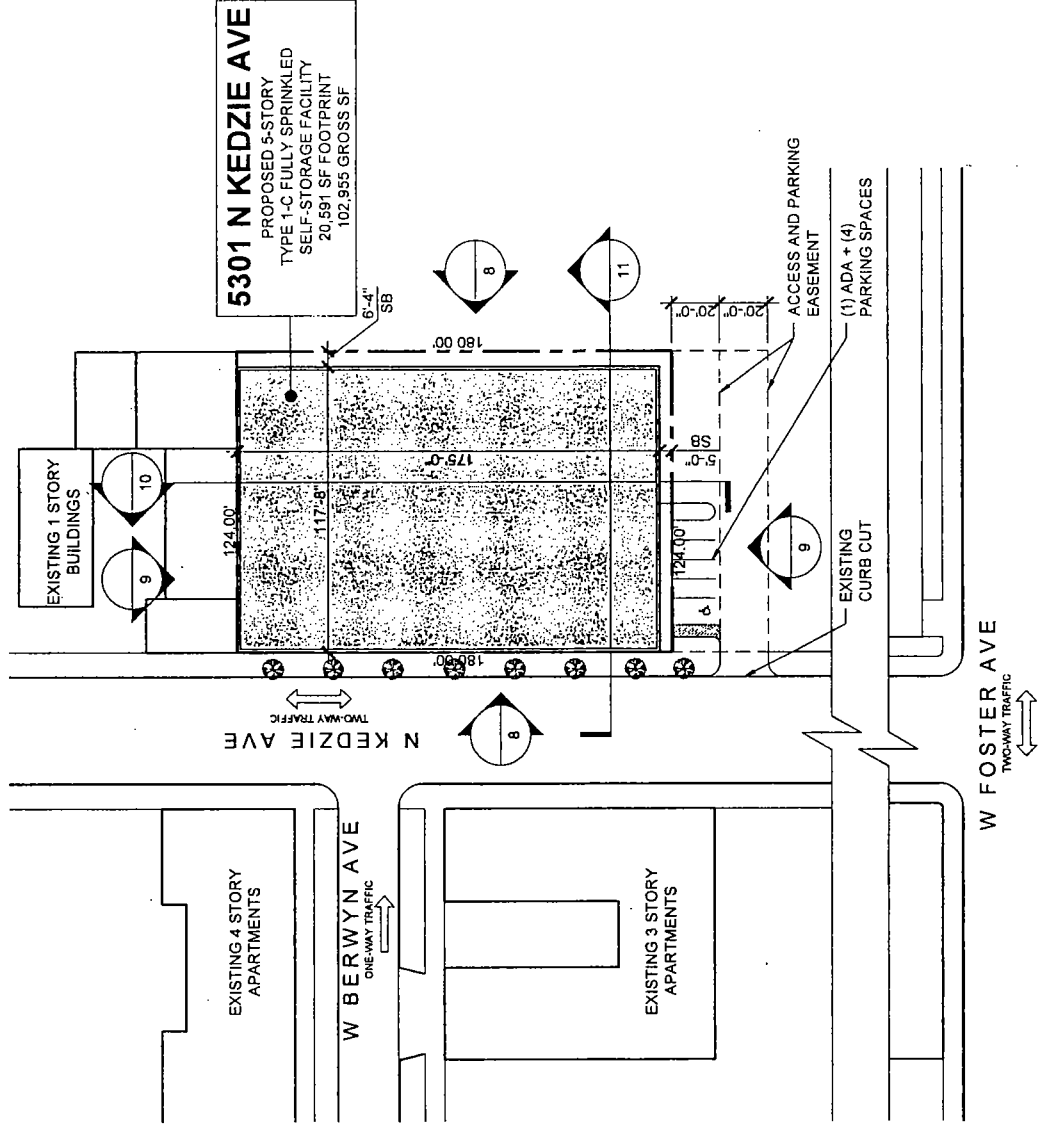
**Zoning Change from B3-2 to B3-5**

Applicant seeks to demolish the existing single-story manufacturing facility with one single family residential home and no parking in order to construct a new 102,955 square foot storage facility building with a height of 53 feet and 4 inches, no residential and 5 parking spaces.

FAR	4.6
Lot Area	22,320 Square Feet
Building Area	102,955 Square Feet
Building Height	53 Feet 4 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	6 Feet 4 Inches
North side Setback	0 Feet 0 Inches
South side Setback	5 Feet 0 Inches
Parking	5 Spaces

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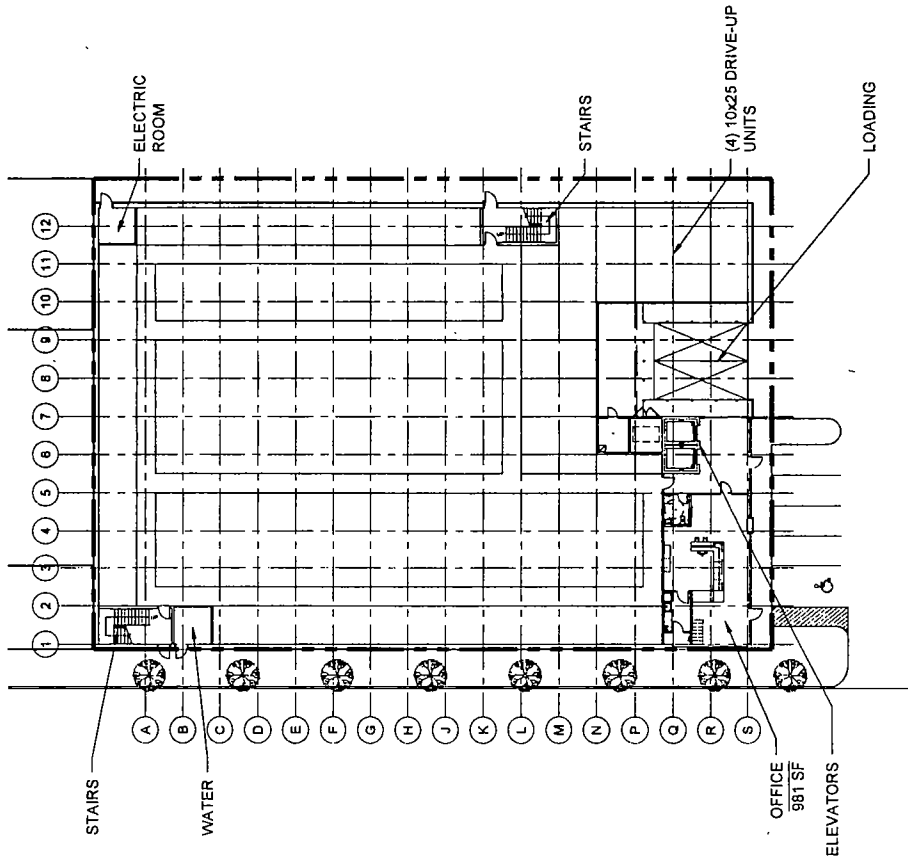
<b>ZONING DATA</b>	
SITE AREA	22,320 SF
ZONING	B3-5
FAR	5.0
MAX FAR SF	111,600 SF
ACTUAL FAR SF	102,955 SF
<b>PROJECT DATA</b>	
FIRST THROUGH FIFTH FLOOR GROSS SF:	102,955
@ 20.591 SF PER FLOOR	<b>102,955</b>
<b>TOTAL GROSS SF:</b>	
LOSS FACTOR	70%
EST NET SF	72,068
PARKING PROVIDED	5



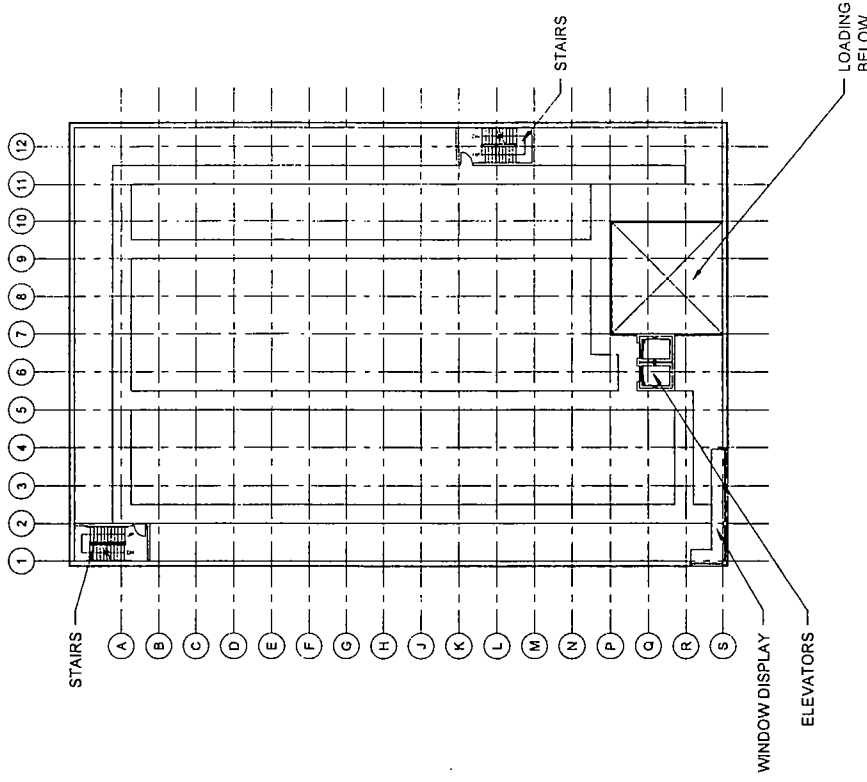
**5301 N KEDZIE AVE**  
 CHICAGO, ILLINOIS 60625

CSE DEVELOPMENT, LLC  
 DEVELOPER/OWNER  
 APRIL 05, 2018

**FINAL FOR PUBLICATION**

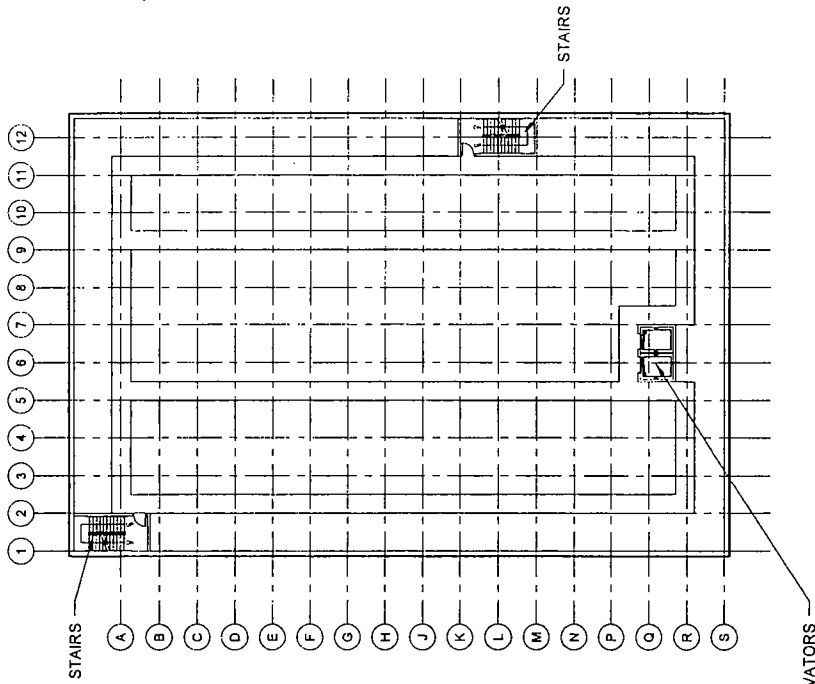


FIRST FLOOR PLAN

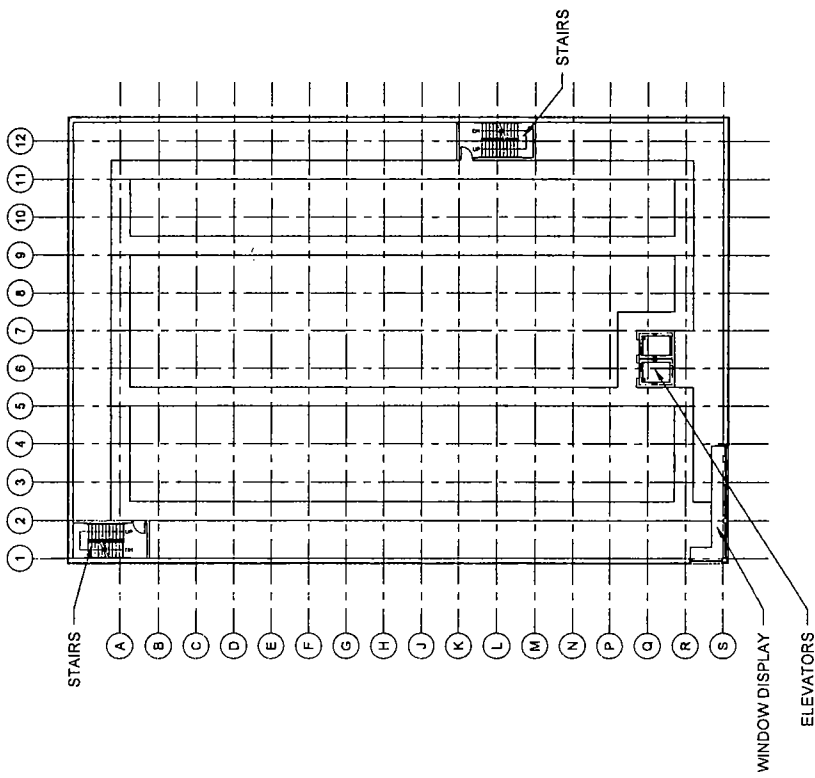


SECOND FLOOR PLAN

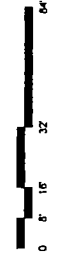




FIFTH FLOOR PLAN



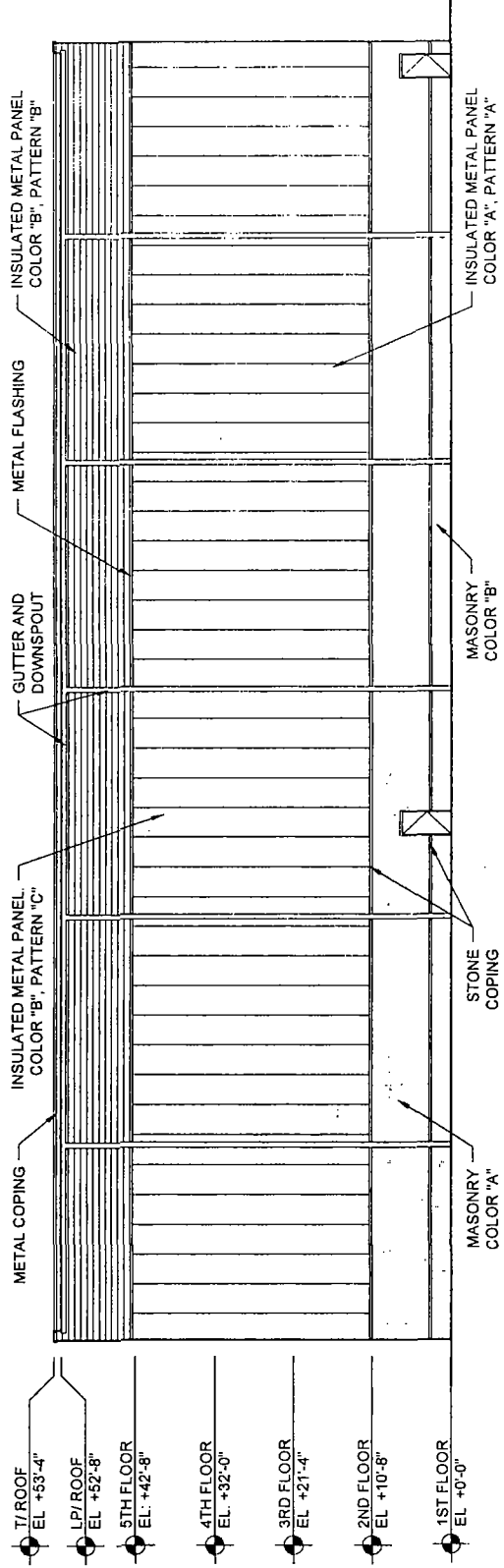
THIRD THROUGH FORTH FLOOR PLAN



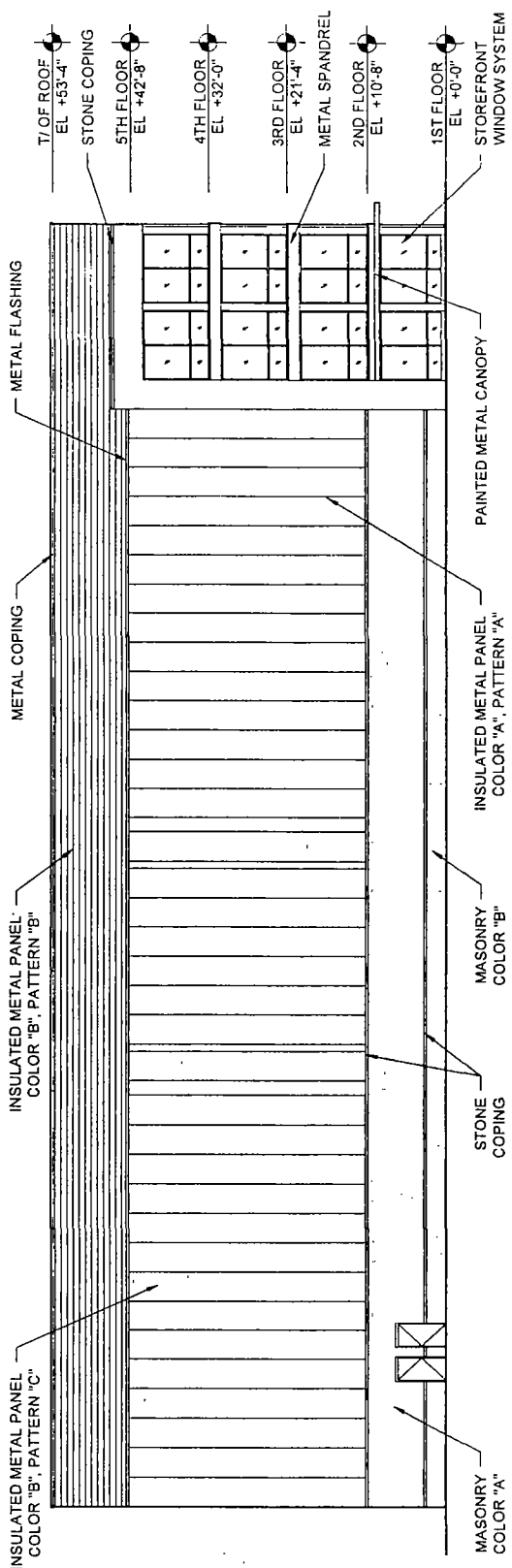
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EAST ELEVATION



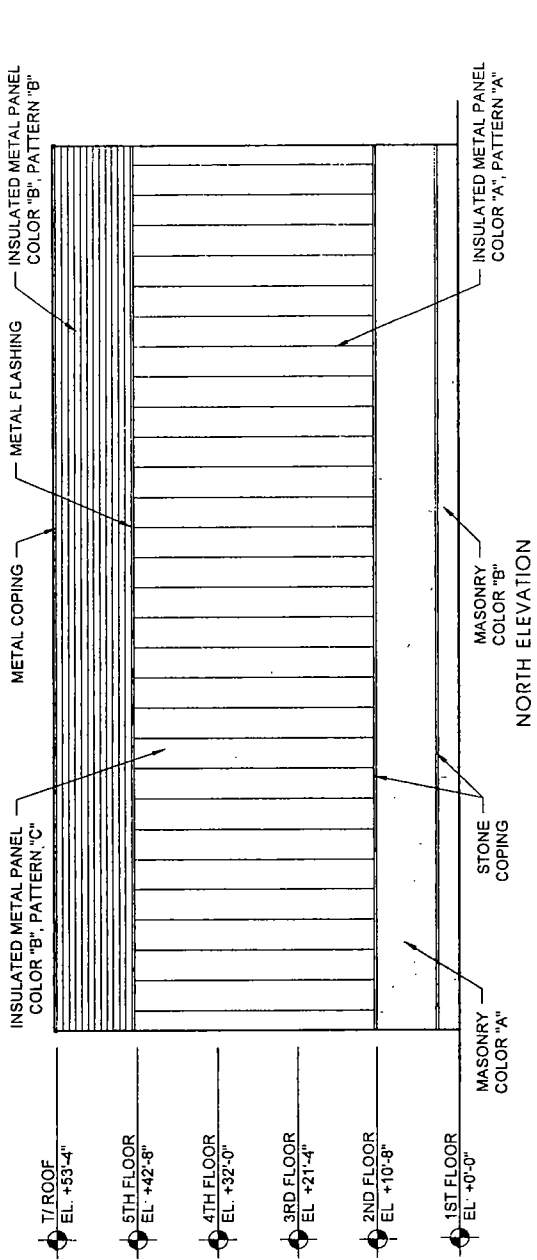
WEST ELEVATION



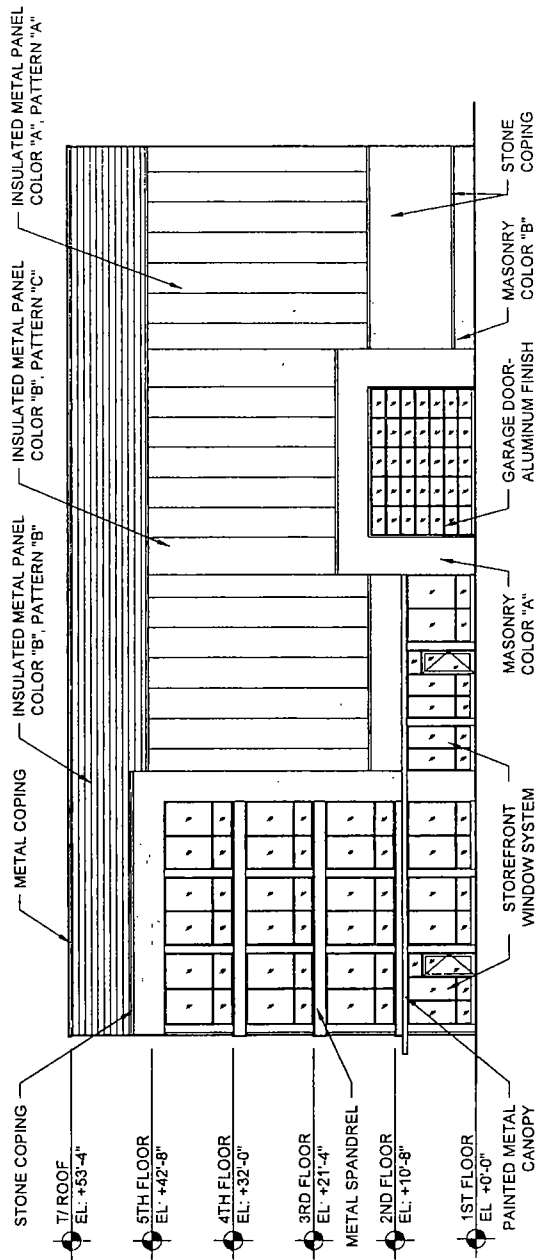
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NORTH ELEVATION



SOUTH ELEVATION

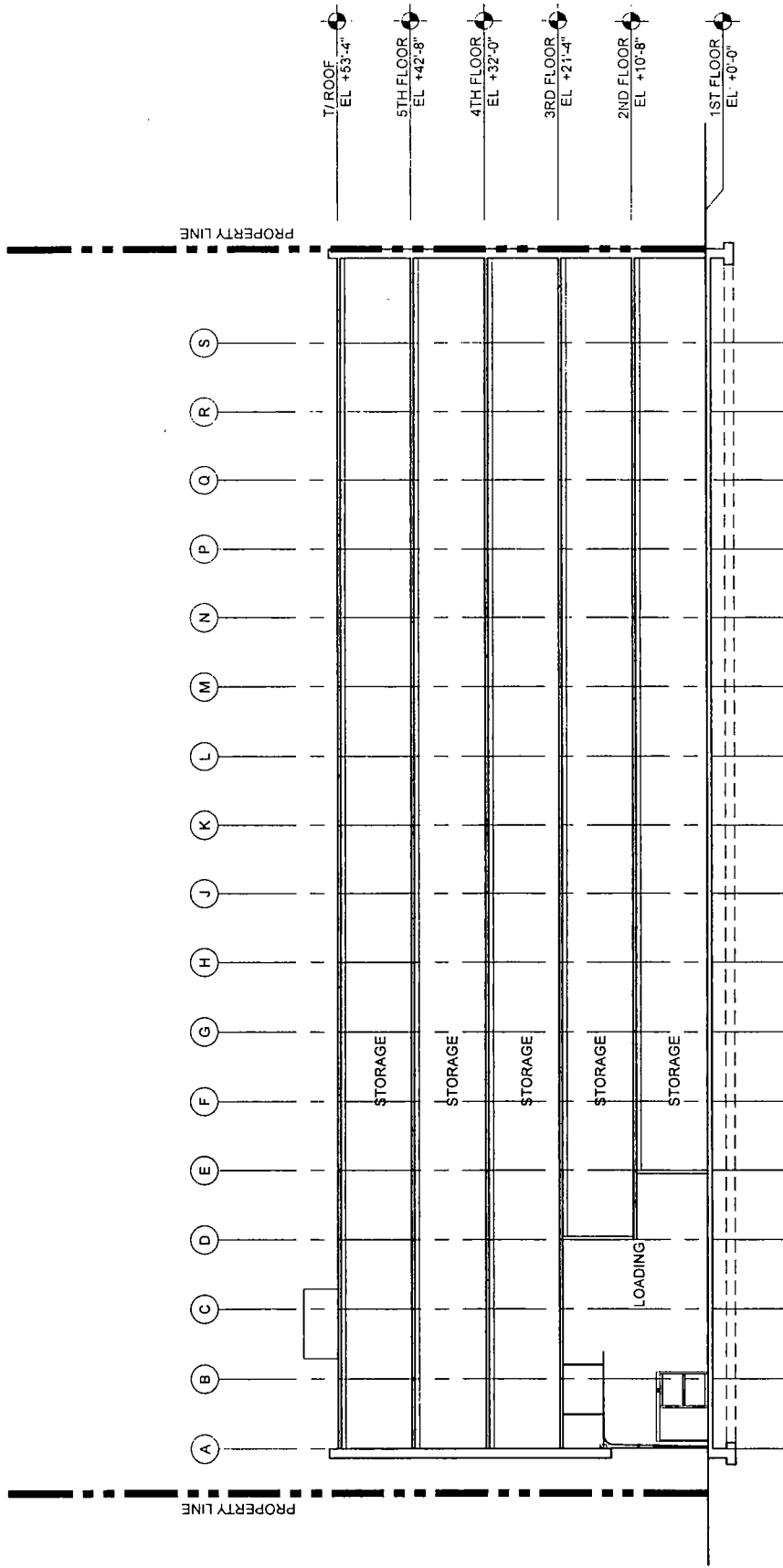


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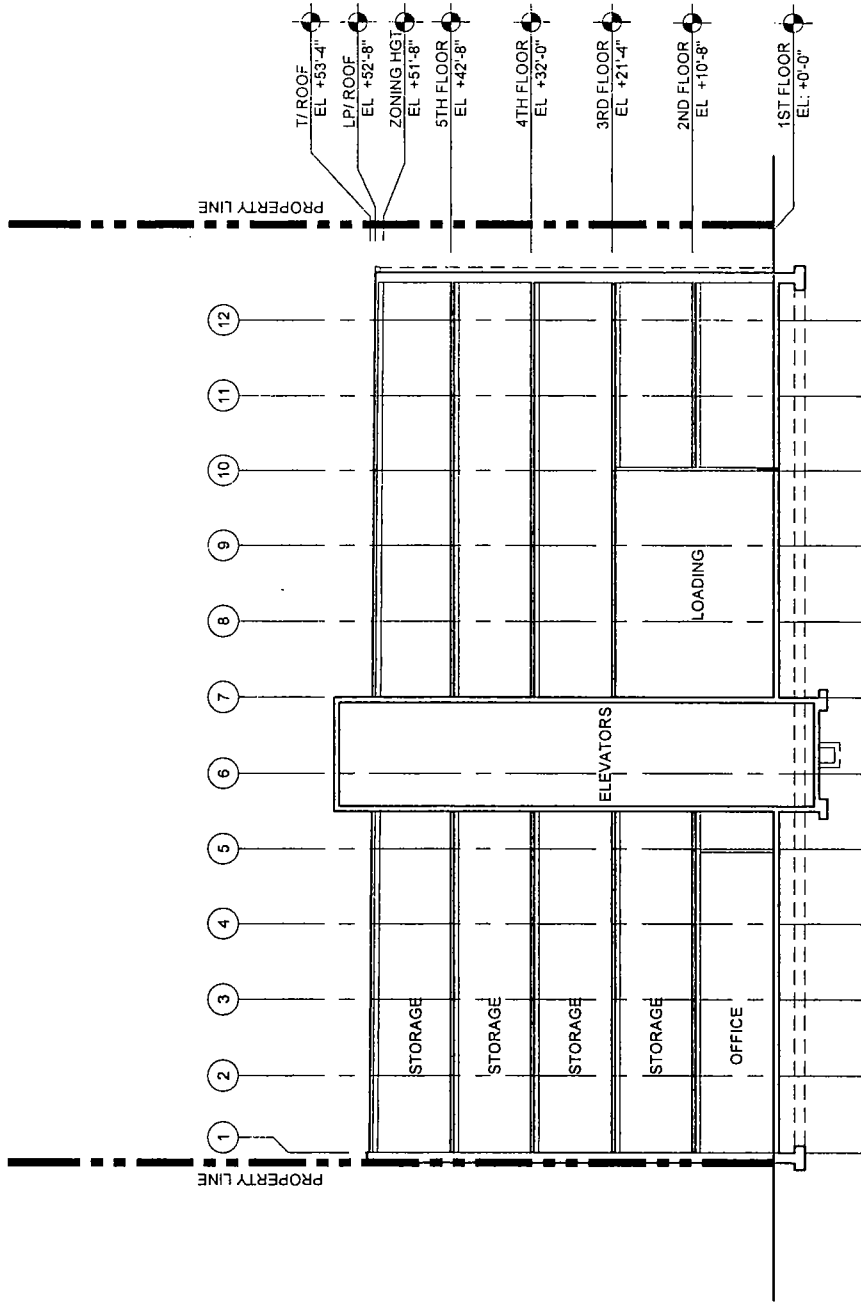




**5301 N KEDZIE AVE**  
CHICAGO, ILLINOIS 60625

**SULLIVAN  
GOULLETTE  
& WILSON**

ARCHITECTS



**5301 N KEDZIE AVE**  
 CHICAGO, ILLINOIS 60625

**SULLIVAN  
 GOULETTE  
 & WILSON**  
 ARCHITECTS  
 1100 N. LAUREL STREET, SUITE 200  
 CHICAGO, ILLINOIS 60610