



City of Chicago



SO2015-8042

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/18/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 345 N Kedzie Ave - App No. 18582T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18582 T1
SUB.

*** SUBSTITUTE 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 the current M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.1-I in the area bounded by:

a line 77.00 feet north of West Carroll Avenue; the alley next east of North Kedzie Avenue; a line 52.00 feet north of West Carroll Avenue; and North Kedzie Avenue

to those of a B1-2 Neighborhood Shopping District.

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

Common Address: 345 North Kedzie Avenue

SUBSTITUTE NARRATIVE

345 North Kedzie Avenue

TYPE I REGULATIONS

Current Zoning: M1-2 Limited Manufacturing/Business Park District.
Proposed Zoning: B1-2 Neighborhood Shopping District

Narrative: The subject property contains approximately 2,934.25 square feet of land, and is currently improved with a vacant one-story building approximately 14.5 ft. in height and containing approximately 1,543.00 square feet and a 630 sq. ft. garage. The Applicant proposes to complete an interior remodeling of the existing building for use for an art gallery and workspace or retail or office uses, and retain the one-story detached two-car garage at the rear of the property.

FAR: 0.638

FLOOR AREA: 1,873.00 sq. ft. (existing)

Height: 14.5. ft. (existing)

Dwelling Units: None

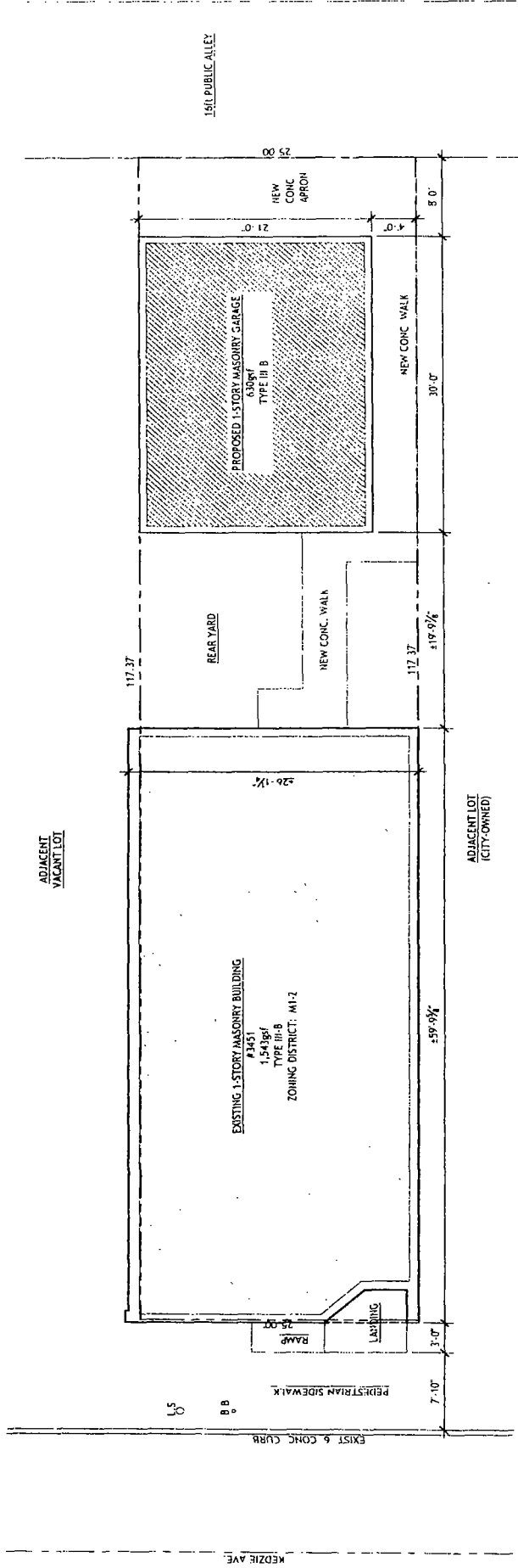
Setbacks:

Kedzie Avenue (west) setback Line:	None
North setback Line:	None
East setback Line:	57.19 feet
South setback Line:	None

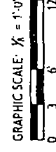
Parking Spaces: Two

Loading: None

FINAL FOR PUBLICATION

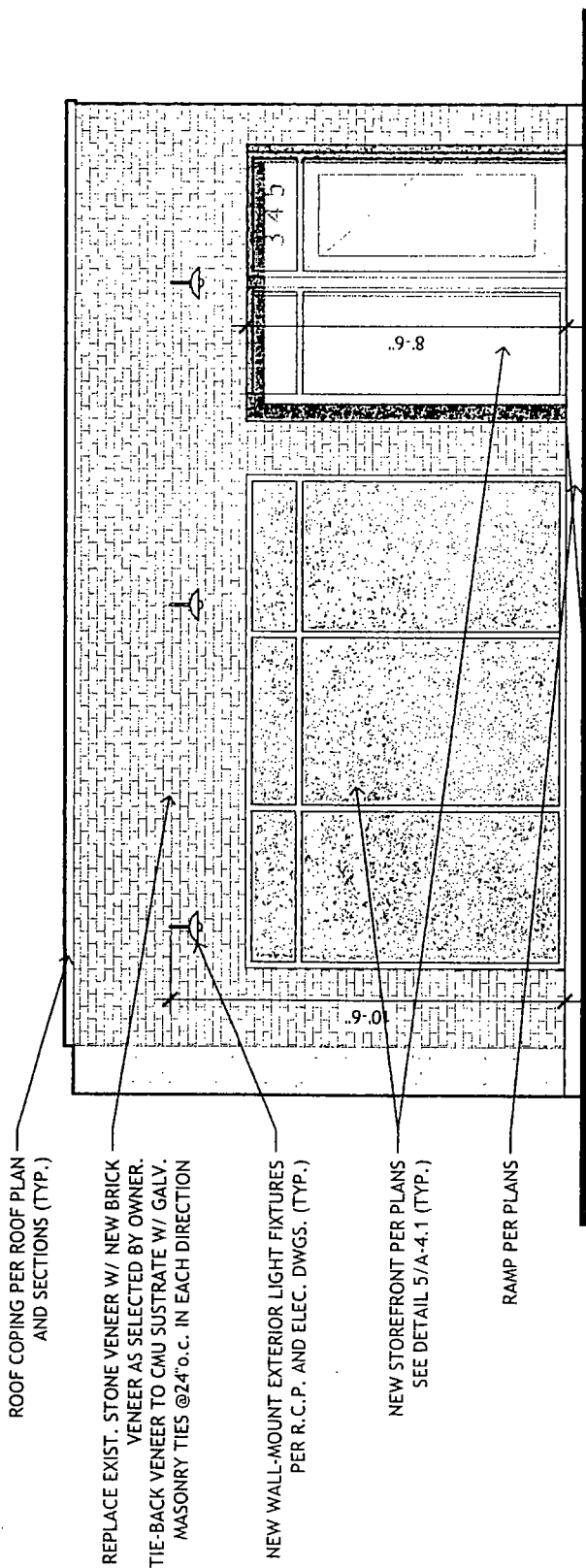


ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"
NORTH



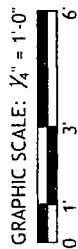
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Type 1 Drawings
345 North Kedzie Avenue



EXTERIOR ELEVATION - STREET-FACING (WEST) 1

SCALE: 1/4" = 1'-0"



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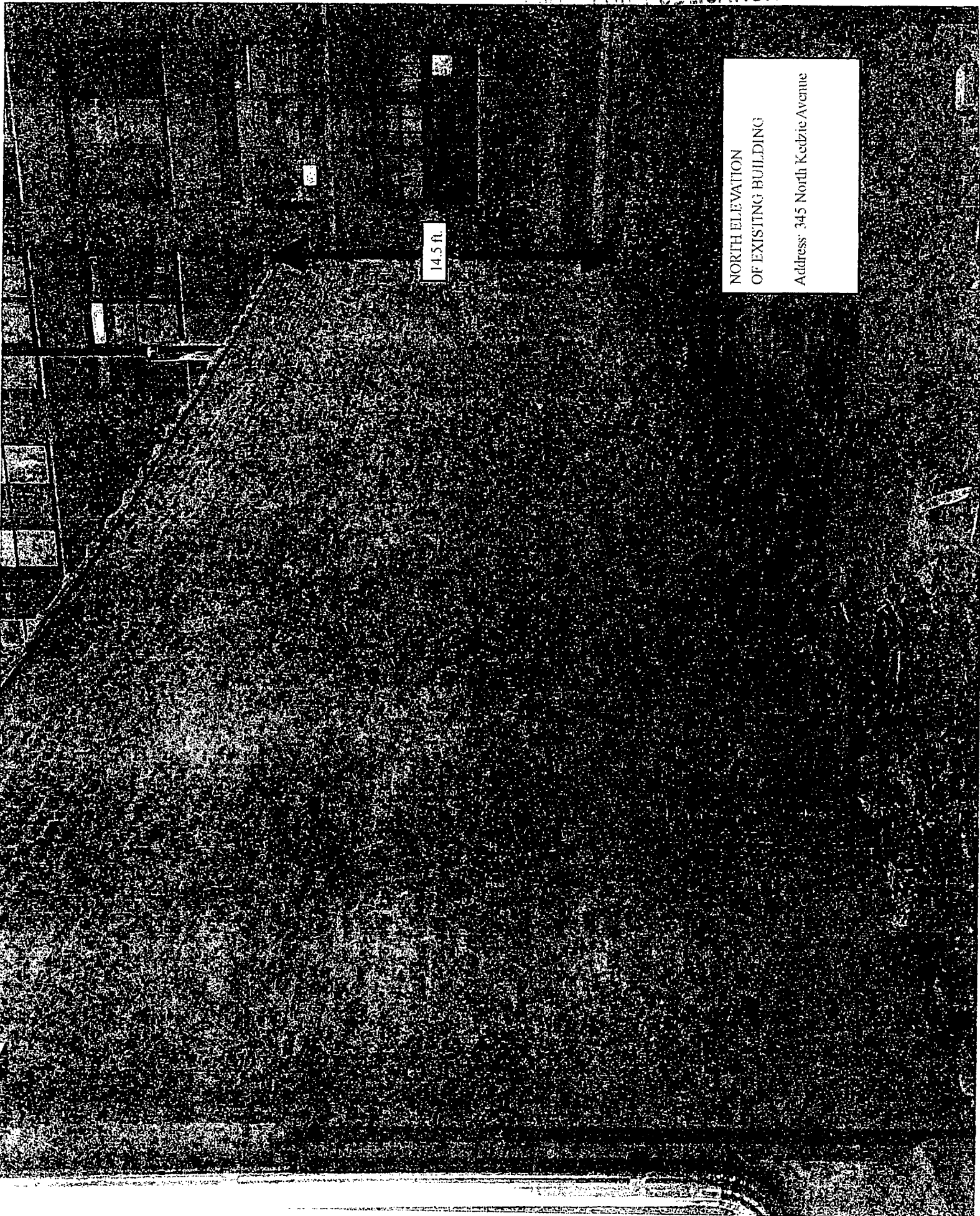
Type 1 Drawings
345 North Kedzie Avenue

REAR (EAST) ELEVATION
OF EXISTING BUILDING

14.5 FT

REAR (EAST) ELEVATION
OF EXISTING BUILDING
Address: 345 North Kedzie Avenue



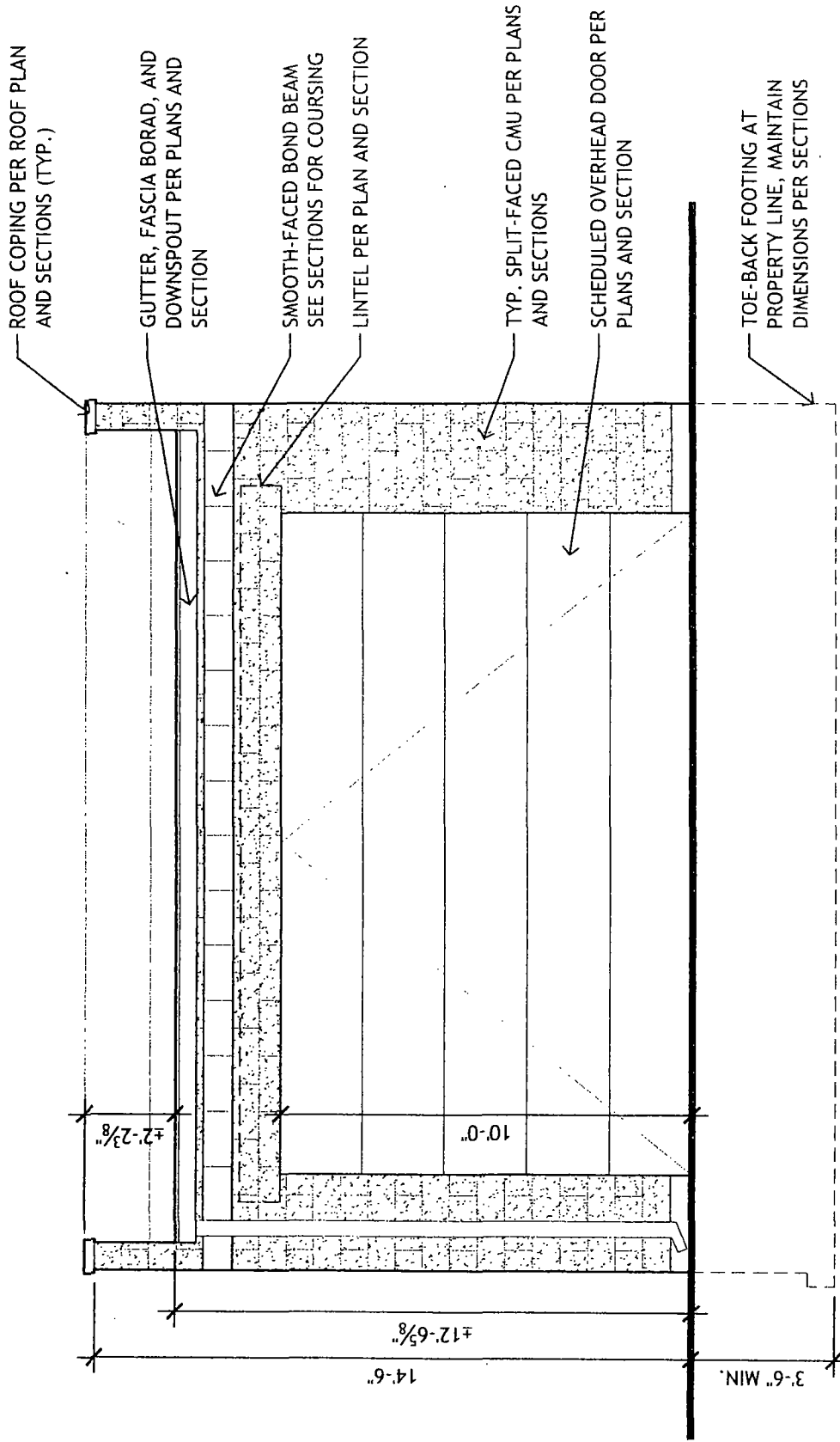


NORTH ELEVATION
OF EXISTING BUILDING
Address: 345 North Kedzie Avenue

SOUTH ELEVATION
OF EXISTING BUILDING
Address: 345 North Kedzie Avenue

14.5 ft





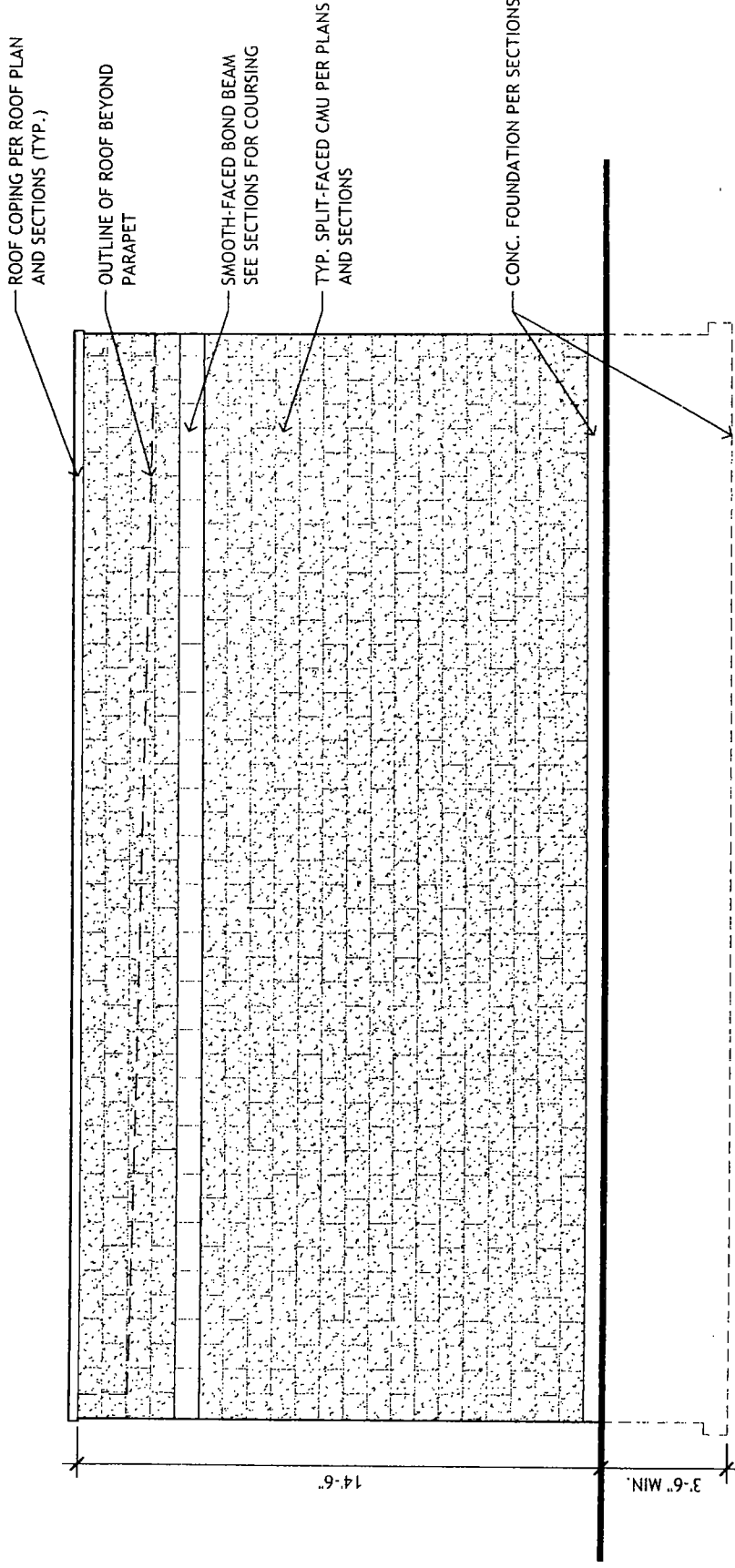
EXTERIOR ELEVATION - GARAGE EAST (REAR WALL)

SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION

Type 1 Drawings
 345 North Kedzie Avenue

FINAL FOR PUBLICATION

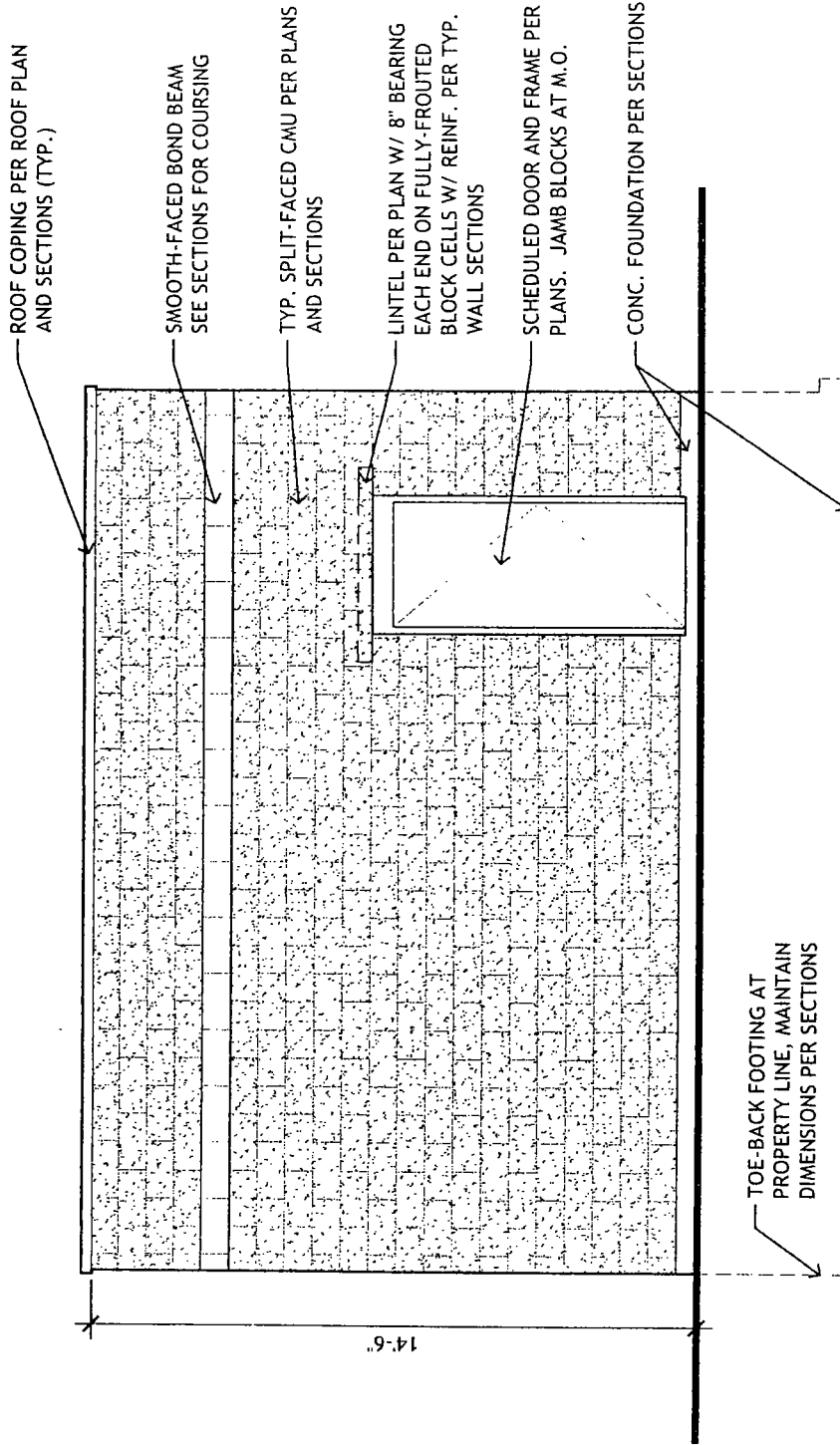


EXTERIOR ELEVATION - GARAGE SOUTH (NORTH SIM.) **2**

SCALE: 1/4" = 1'-0"

Type 1 Drawings
345 North Kedzie Avenue

FINAL FOR PUBLICATION



EXTERIOR ELEVATION - GARAGE WEST (FRONT WALL) **3**

SCALE: 1/4" = 1'-0"

Type 1 Drawings
345 North Kedzie Avenue