



City of Chicago



O2021-5674

Office of the City Clerk Document Tracking Sheet

Meeting Date:	12/15/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-J at 3110-3112 N Kedzie Ave - App No. 20901T1
Committee(s) Assignment:	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 the B3-1 Community Shopping District symbols and indications as shown on Map No. 7-J in the area bounded by

A line 172.00 feet north of and parallel to West Barry Avenue; North Kedzie Avenue; a line 72 feet north of and parallel to West Barry Street; and the public alley next west of and parallel to North Kedzie Avenue

to those of a C1-1 Neighborhood Commercial District.

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

Common Address of Property: 3110-3112 N. Kedzie Avenue, Chicago, IL

Project Description
Type 1 Application
3110-3112 N. KEDZIE AVENUE, CHICAGO, IL

Applicant requests a zoning change from the existing B3-1 to C1-1, to allow redevelopment of the existing one-story commercial building to a retail coffee shop with bakery and restaurant (front approximately 1/3 of building) and to permit the processing/manufacturing of coffee beans and whole distribution of coffee and related products (rear approximately 2/3 of building).

Lot area= 11,816 SF

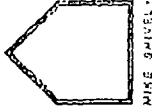
- a.) The project will be contained within the existing buildings footprint and will be used as described above.
- b.) Lot size is 11,800 sq. ft., building size is 8,614 sq. ft. and therefore existing FAR to remain unchanged at .73.
- c.) The project does not include a residential component.
- d.) The project will contain three off-street parking spaces.
- e.) The project will be contained in the existing building which has the following setbacks:
 - 0'-0" front setback; a 25' North side setback; a 0'-0" South side setback; and a 0'-0" rear yard setback.
- f.) The existing height of the building is 12'-6" and will remain unchanged.

Site plan, floor plans and a survey are attached.

Attorney: Lawrence M. Lusk
1030 W. Chicago Ave., Suite 300, Chicago, IL 60642; PH.: 312-327-3409
Email llusk@lusklawoffice.com

Architect: Mike Shively Architecture
2319 N. California Avenue, Chicago, IL 60647; PH.: 773-272-0022.

Developer: Metric Coffee Company: Principles - Darko Arandjelovic and Xavier Alexander.
Darko Arandjelovic Phone 847-452-3167 and email: darko@metriccoffee.com.



MIKE GIMBEL

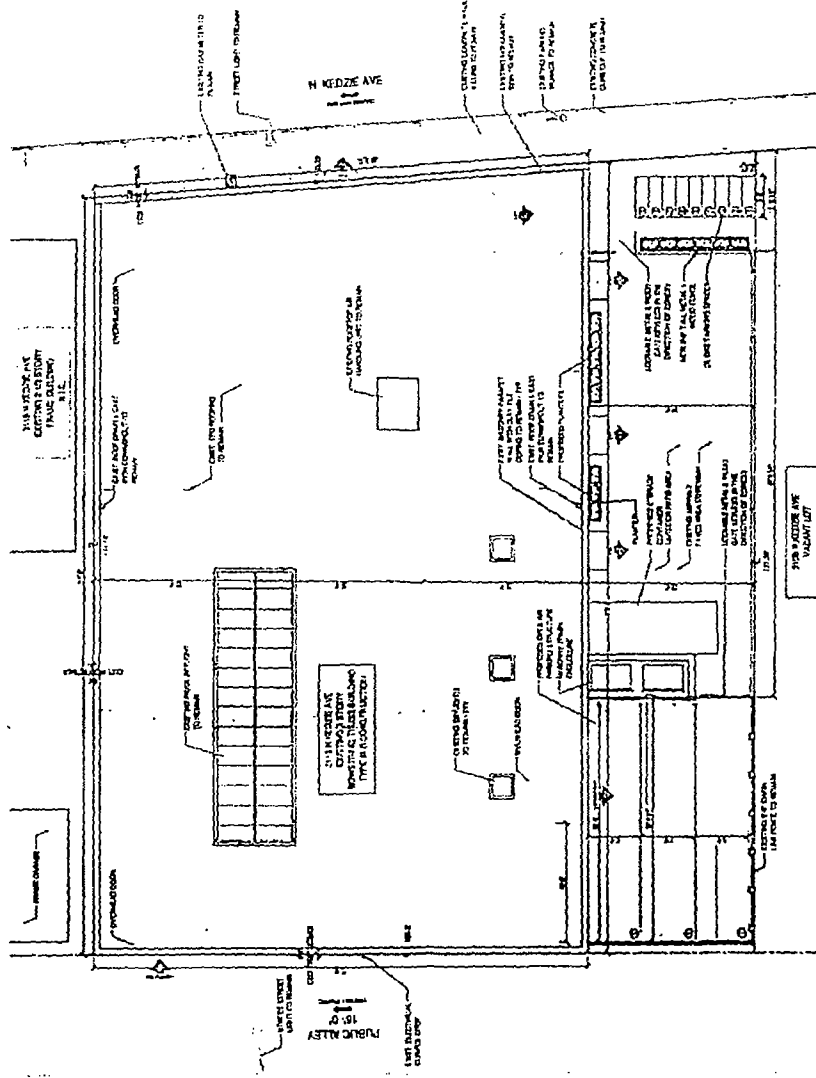
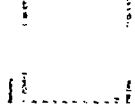
Architectural Firm Name and Address



Maine Corps

A1.0

SITE PLAN



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

NO.	DESCRIPTION	DATE	BY	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

PROFESSIONALS ASSOCIATED SURVEY, INC.

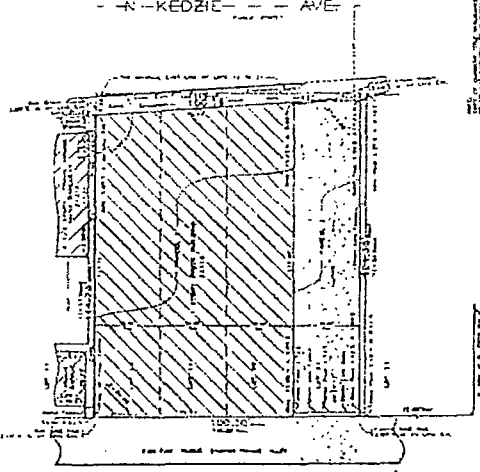
PLAT OF SURVEY

THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN HEREON INTO LOTS AND ALLEYS, AND FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.

THE SURVEY WAS MADE BY ME, THE UNDERSIGNED, A LICENSED SURVEYOR IN THE STATE OF ILLINOIS, AND I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT.

WITNESSED MY HAND AND SEAL OF OFFICE AT CHICAGO, ILLINOIS, THIS 15TH DAY OF FEBRUARY, 1911.

MIKE SHIVELY



THE SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN HEREON INTO LOTS AND ALLEYS, AND FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.

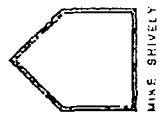
THE SURVEY WAS MADE BY ME, THE UNDERSIGNED, A LICENSED SURVEYOR IN THE STATE OF ILLINOIS, AND I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT.

WITNESSED MY HAND AND SEAL OF OFFICE AT CHICAGO, ILLINOIS, THIS 15TH DAY OF FEBRUARY, 1911.

MIKE SHIVELY



2 SURVEY



MIKE SHIVELY

PROFESSIONALS ASSOCIATED SURVEY, INC.

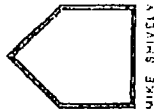
CHICAGO, ILLINOIS

Melinc Coffee

A1.1

Coca Mitrak and Survey

1 CODE MATRIX



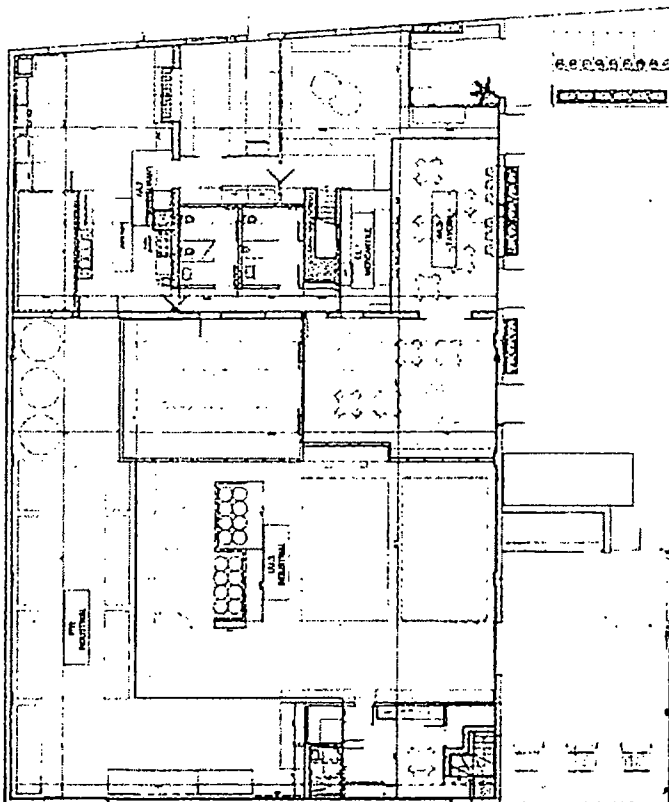
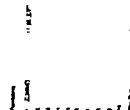
MIKE SHIVELY

Professional Engineer
 License No. 10000
 State of Florida
 Mechanical
 10/1/2000 - 10/1/2005



Metric Coffee

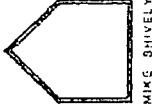
A1.2
 Zoning Use and
 Parking Rules



1
 GRAPHIC SCALE AND NORTH ARROW
 1/8" = 1'-0"

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

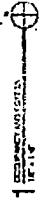
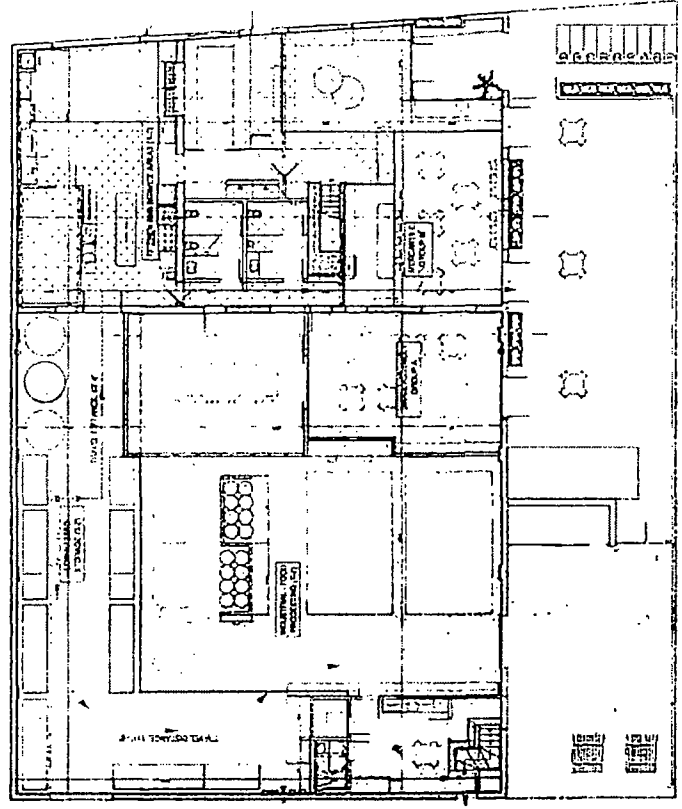
Final for Publication



MIKE BRIVELY
 ARCHITECT
 1234 MAIN ST
 SUITE 100
 ANYTOWN, CA 90323
 TEL: (415) 555-1234
 FAX: (415) 555-5678
 WWW: WWW.MIKEBRIVELY.COM

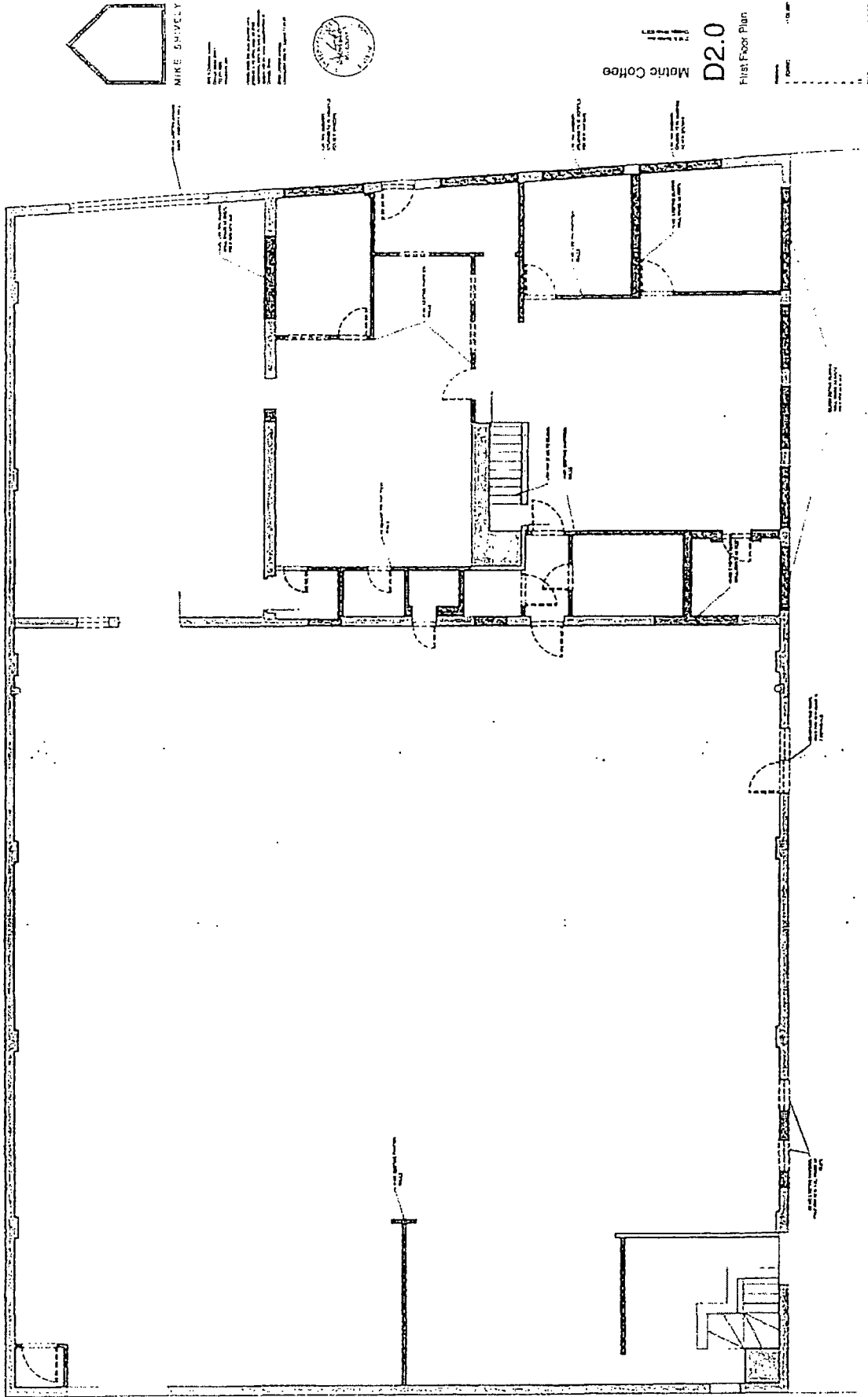


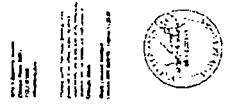
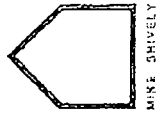
MEINCO COFFEE
 OCCUPANCY AND
A1.3
 EGRESS



NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/15/00	MB	MB
2	ISSUED FOR CONSTRUCTION	10/20/00	MB	MB
3	ISSUED FOR OCCUPANCY	11/01/00	MB	MB
4	ISSUED FOR RECORD	11/15/00	MB	MB

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING LANDSCAPING AND PLANTINGS.
 13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 15. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
 17. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING LANDSCAPING AND PLANTINGS.





Metric Coffee
 First Floor Plan

A2.0

First Floor Plan

