



City of Chicago



O2015-5378

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-J at 4306-4612 N Kedzie Ave - App No. 18473T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18473TI

INTRO DATE:

JULY 29, 2015

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No 11-J in an area bounded by:

North Kedzie Avenue; a line 50.0 feet north of and parallel to West Cullom Avenue; the public alley next west of and parallel to North Kedzie Avenue; and a line 225.0 feet north of and parallel to West Cullom Avenue

to those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: **4306-12 North Kedzie Avenue**

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MAY 15 2015
CITY OF CHICAGO

4306-12 North Kedzie Rezoning Type 1 Application Narrative

The subject lot measures 175'x125' for a total area of 21,917sq.ft. and will be divided into 3 separate lots. Applicant is seeking to rezone the subject property from a M1-1 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District in order to develop 3, 4-story, 50'4" high, residential buildings, each containing 13 dwelling units with 13 off-street parking spaces.

Landscaping, open space and trash enclosure location information is reflected on the accompanying drawings.

Zoning Data per Building

Total Building Area = 21,644 sq.ft. Total Lot Area = 7,306 sq.ft.

21,644 (total building area)/ 7,306 (total lot area) = 2.96 F.A.R.

7,306 (total lot area)/13 dwelling units = 562 sq.ft. Lot Area per Dwelling Unit

The three buildings will have a east front setback of 0" on Kedzie Avenue, with a north side yard setback of 1', a south side yard set back of 3', and a west rear setback of 2'3" at 1st floor parking level and west rear residential setback of 30'3" on the upper floors, and will have ingress and egress via the public alley to the west.

FINAL FOR PUBLICATION

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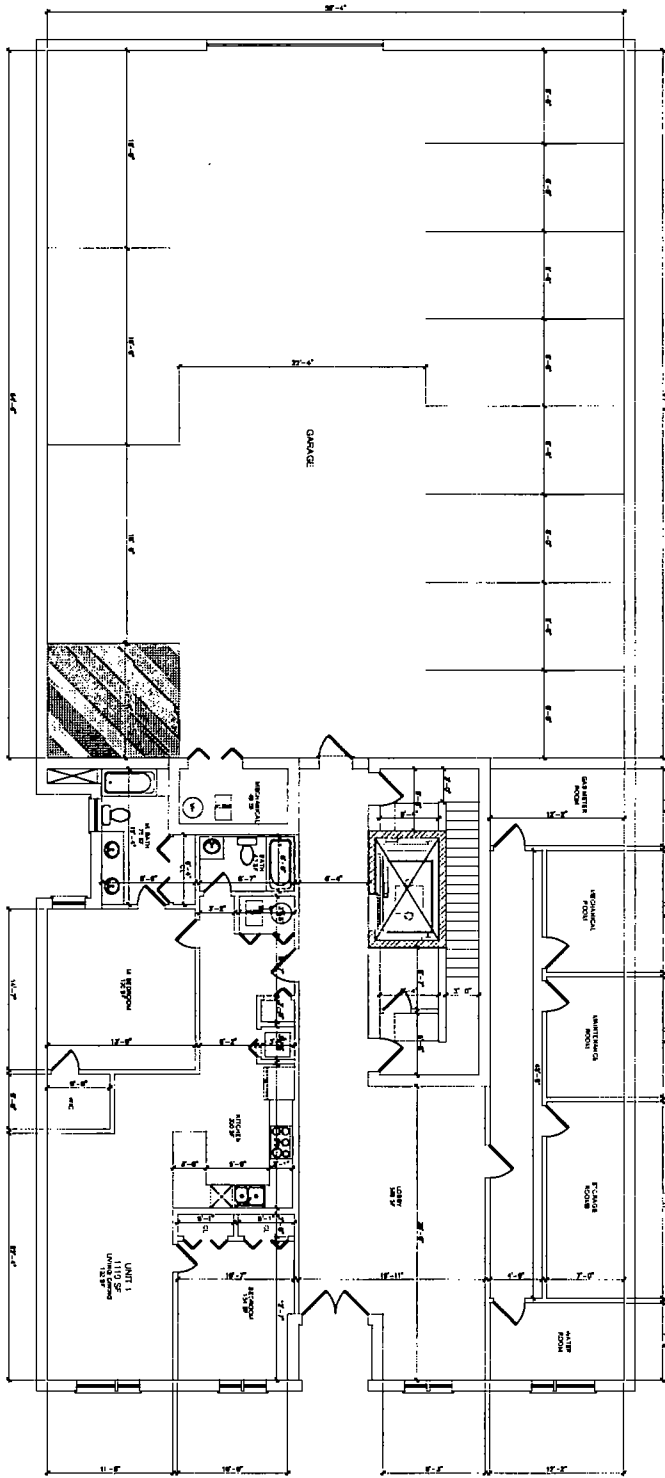
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1 ARCH. 1ST FLOOR PLAN
1/2" = 1'-0"

FINAL FOR PUBLICATION

REVISIONS:

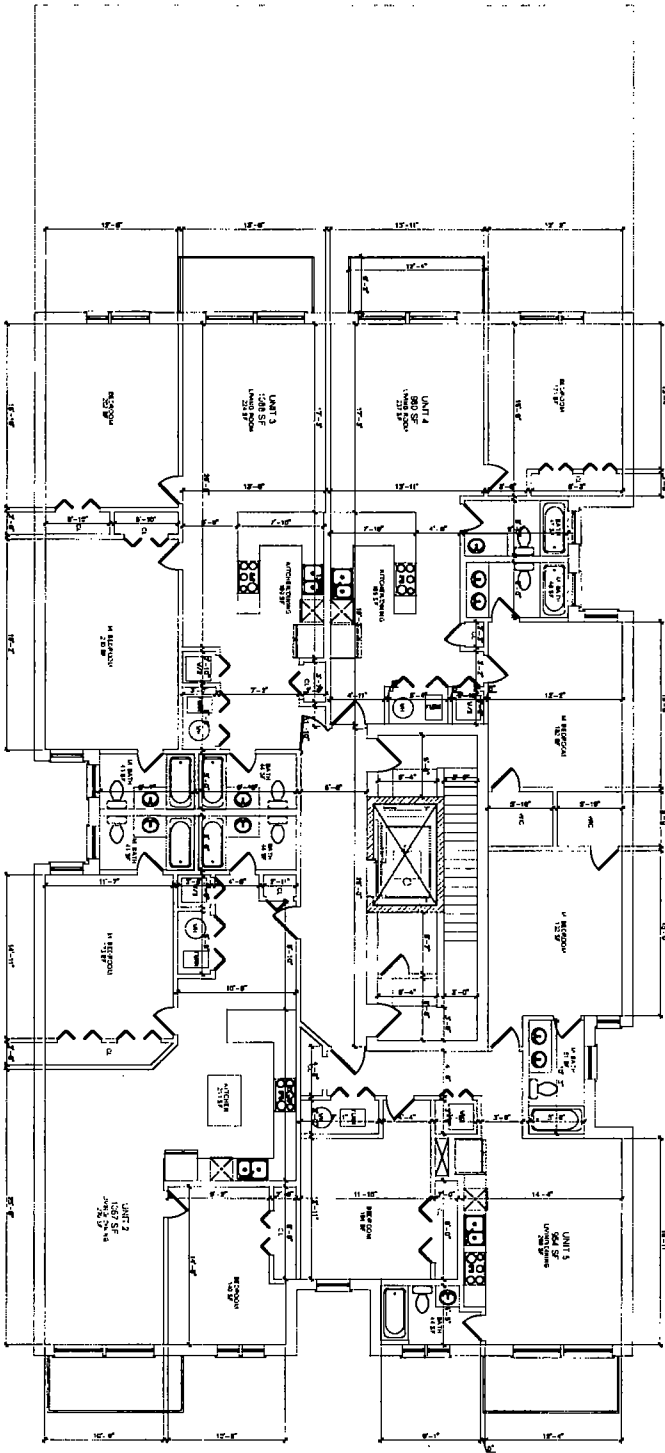
ABD & ASSOCIATES, LTD.
 PROFESSIONAL ARCHITECTS
 1747 N. BRUSH STREET, CHICAGO, ILLINOIS 60610
 PHONE: (312) 329-7100 FAX: (312) 329-7100

ARCHITECTURAL
FIRST FLOOR PLAN

4306-12 N. KEDZIE AVENUE
CHICAGO, IL 60618

DATE: 10/2/78
 DRAWN BY: C.A.
 CHECKED BY: S.B.
 SHEET NO.

A-1



1 ARCH. TYPICAL FLOOR PLAN
1/2" = 1' 0"

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REVISIONS

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ABD & ASSOCIATES, LTD.
 PROFESSIONAL DESIGN FIRM AND ARCHITECTS
 1415 N. DEARBORN AVE. CHICAGO, ILL. 60610
 PHONE (312) 764-1111 FAX (312) 626-9550

ARCHITECTURAL
TYP FLOOR PLAN

4306-12 N. KEDZIE AVENUE
CHICAGO, IL 60618

DATE: 11/11/88
 DRAWN BY: C.L.
 CHECKED BY: S.R.
 SHEET NO.:

A-2



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<p>DATE: 02/17/10 DRAWN BY: C.D. CHECKED BY: S.R. SHEET NO.</p>	<p>4306-12 N. KEDZIE AVENUE CHICAGO, IL 60618</p>	<p>BUILDING ELEVATIONS</p>	 <p>ABD & ASSOCIATES, LTD PROFESSIONAL DESIGN FIRM, INC. ILLINOIS 2747 N. DEWENHAM AVE. #200 CHICAGO, IL 60641 PHONE: 773-504-7844 FAX: 773-502-0754</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>1</td> <td></td> </tr> </table>	1	
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