



# City of Chicago



O2018-4019

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 26-I at 10758 S Kedzie Ave - App No. 19660T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 26-J in an area bound by

A line 125 feet West of and parallel to South Kedzie Avenue; a line 70 feet North of and parallel to West 108<sup>th</sup> Street; South Kedzie Avenue; West 108<sup>th</sup> Street.

to those of a B3-1 Community Shopping District.

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

Common Address of Property: 10758 South Kedzie Avenue.

**NARRATIVE AND PLANS**

**10758 South Kedzie Avenue**

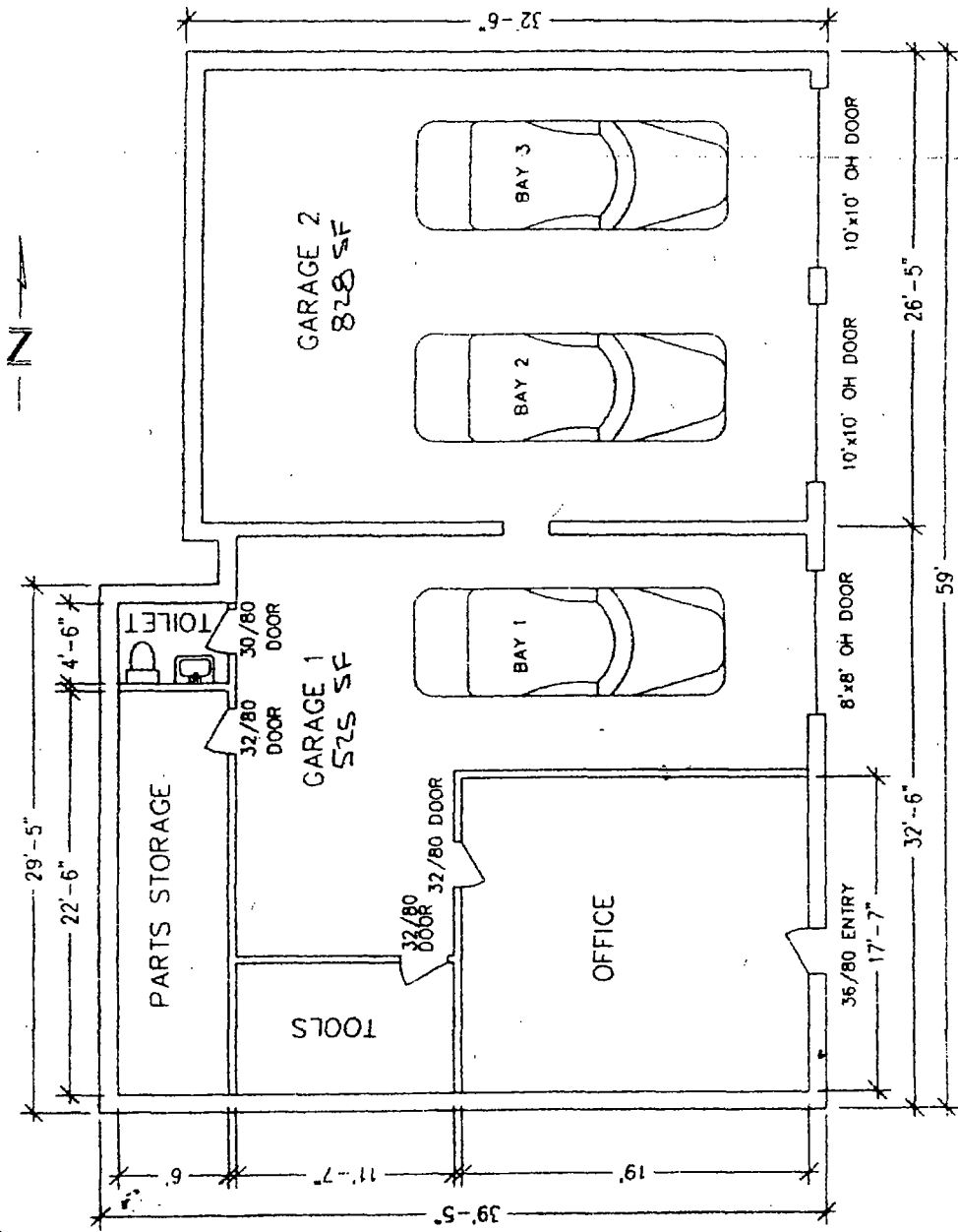
**Zoning Change from RS2 to B3-1**

**FINAL FOR PUBLICATION**

Applicant seeks to become code compliant for an auto repair business, no work to existing 13 foot high building on an 8,750 square foot lot with 6 parking spaces and no residential use.

FAR	.23
Lot Area	8,750 Square Feet
Building Area	2,052 Square Feet
Building Height	13 Feet
Front Setback	54.47 Feet
Rear Setback	33.31 Feet
North side Setback	1 Foot
South side Setback	9.8 Feet
Parking	6 Spaces





FLOOR PLAN  
M & J AUTO PERFECT PITCH  
10758 S. KEDZIE  
SCALE: 1/8" = 1'

← 13 FEET →

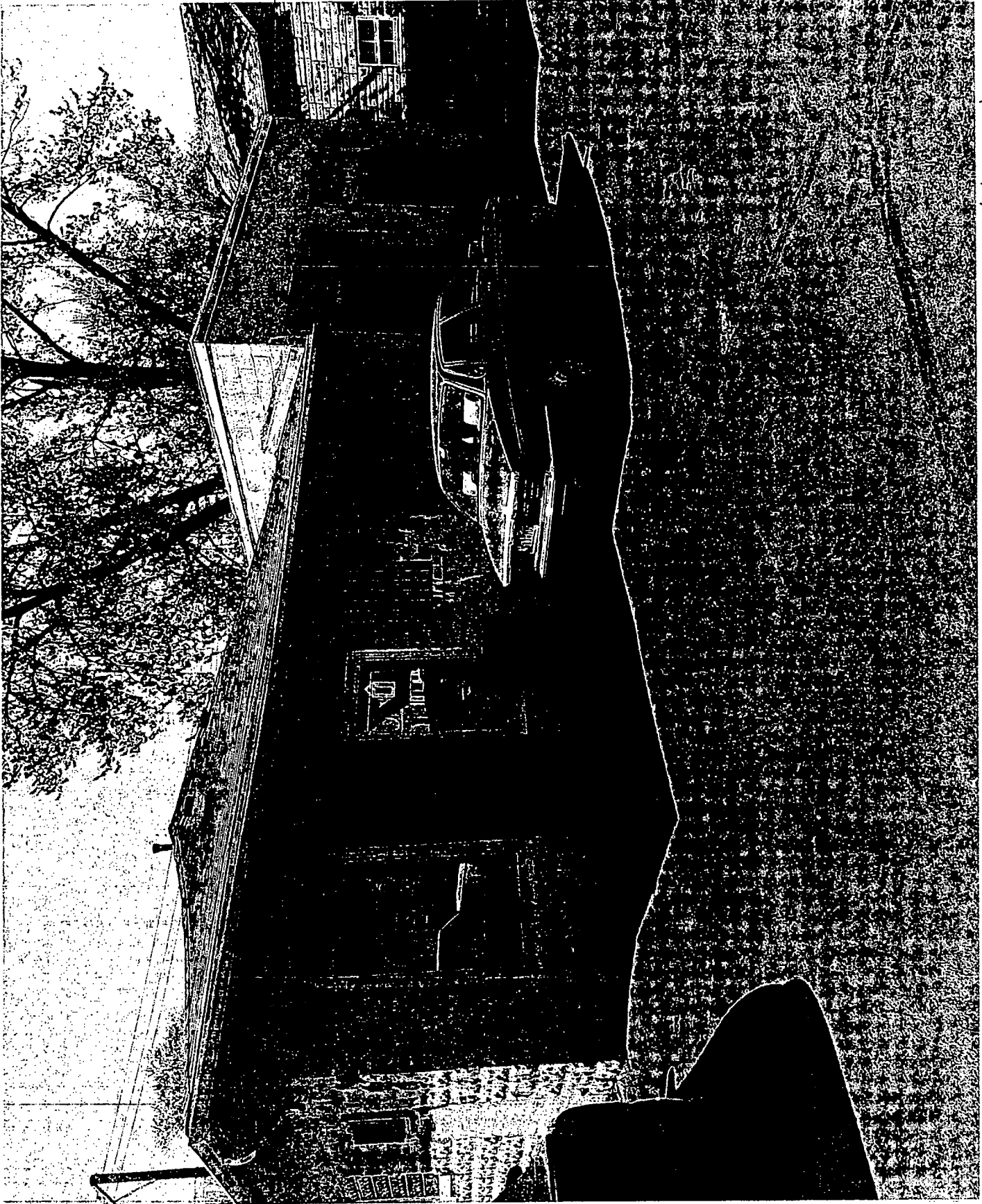


PHOTO - EXISTING ELEVATION  
FINAL FOR PUBLICATION