



City of Chicago



SO2019-3055

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 341-347 N Kedzie Ave/3148-3158 W Carroll Ave - App No. 20019T1
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 current B1-2 Neighborhood Shopping District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-I in the area bounded by:

a line 102.00 feet north of West Carroll Avenue; the public alley next east of and parallel to North Kedzie Avenue; 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.

Address: 341-47 North Kedzie Avenue/3148-58 West Carroll Avenue

Final for Publication

SUBSTITUTE NARRATIVE AND PLANS
341-47 North Kedzie Avenue / 3148-58 West Carroll Avenue
TYPE I REGULATIONS

Narrative: The subject property comprises of four lots of record and is improved with a one-story Artist Work or Sales Space and a two car garage. The Applicant seeks to rezone the property from a B1-2 Neighborhood Shopping District and M1-2 Limited Manufacturing/Business Park District to a B1-2 Neighborhood Shopping District to modify the existing Type 1. The modification to the Type 1 will allow for a one-story (13 ft. 1 in. in height) 994.00 square foot addition to the current art gallery. The existing two car garage will remain and there will be no addition in parking.

Lot Area: 11,971.74 square feet

FAR: 2.2

FLOOR AREA: 2,555 square feet

Dwelling Units: 0

Height: 13 feet 1 inch

Bicycle Parking: 0

Automobile Parking: 2

Setbacks:

Front (North Kedzie Avenue):	0.00 feet
South Side (West Carroll Avenue):	30.00 feet
North Side:	24.00 feet
Rear (Alley):	58.77 feet

Final for Publication

ARCHITECTURAL SITE PLAN

Availability

ISSUED FOR PERMIT
SA-1.1

FLOOR PLAN

SHEET NAME

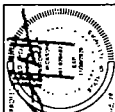
ART GALLERY

CHICAGO, IL 60612

CHICAGO, IL 60612

(c) architects, inc.
Darien, IL
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SITE NOTE:
ALL SITE PREPARATION AND REVEALATION WORK IS TO FOLLOW THE PROTOCOL AS OUTLINED IN THE "REMEDIATION ACTION PLAN" FROM THE PHASE I ENVIRONMENTAL "FOCUSED SITE INVESTIGATION REPORT". G.C. AND OWNER ARE TO CONSULT WITH REMEDIATION SPECIALISTS AND ENVIRONMENTAL ENGINEERS AS NEEDED TO COMPLETE THE WORK. ALL DOCUMENTATION FROM ENVIRONMENTAL CONSULTANTS SHALL BE MADE PART OF THE BID AND CONSTRUCTION DOCUMENTS.



NOTES



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EXISTING PHOTOS - FOR REFERENCE ONLY

