



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-2668  
**Type:** Ordinance      **Status:** Passed  
**File created:** 4/13/2016      **In control:** City Council  
**Final action:** 7/20/2016  
**Title:** Zoning Reclassification Map No. 7-J at 3140 N Kedzie Ave - App No. 18754T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-J  
**Attachments:** 1. SO2016-2668.pdf, 2. O2016-2668.pdf

Date	Ver.	Action By	Action	Result
7/20/2016	1	City Council	Passed as Substitute	Pass
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
4/13/2016	1	City Council	Referred	

### 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 B3-1 Community Shopping District symbols and indications as shown on Map No. 7-J in the area bounded by

' The southwest boundary line of the Kennedy Expressway, a line 347 feet north of and parallel to West Barry Avenue; the public alley next east of and parallel to North Sawyer Avenue;

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 3140 North Kedzie Avenue

**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING AT  
3140 NORTH KEDZIE AVENUE**

The Application is to change zoning for 3140 North Kedzie Avenue from B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District. The Applicant intends to construct a three story, six (6) dwelling unit building with basement and seven (7) total off-street parking spaces. The footprint of the building will be 51 feet 10 inches by 70 feet 5 inches in size. The building height shall be 36 feet high, as defined by Code.

LOT AREA: 5,875 SQUARE FEET FLOOR AREA RATIO:

1.54 BUILDING AREA: 9,021 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,503.50 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE SEVEN (7) OFF-STREET PARKING (GARAGE AND SURFACE).

FRONT SETBACK: 0 FEET 8 INCHES REAR

SETBACK: 21 FEET

SIDE SETBACK: ZERO FEET (North) 3 FEET (South) REAR YARD

OPEN SPACE: 484 SQUARE FEET BUILDING HEIGHT: 36 FEET

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