



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-5674
Type: Ordinance **Status:** Passed
File created: 12/15/2021 **In control:** City Council
Final action: 2/23/2022
Title: Zoning Reclassification Map No. 7-J at 3110-3112 N Kedzie Ave - App No. 20901T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-J
Attachments: 1. O2021-5674 (V1).pdf, 2. O2021-5674.pdf

Date	Ver.	Action By	Action	Result
2/23/2022	1	City Council	Passed	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/15/2021	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 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 CI-1 Neighborhood Commercial District.

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

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).

Lotarea= 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:
O'-O" front setback; a 25' North side setback; a O'-O" South side setback; and a O'-O" 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.

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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@ajmetriccoffee.com.

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