



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** O2015-5378  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/29/2015 **In control:** City Council  
**Final action:** 2/10/2016  
**Title:** Zoning Reclassification Map No. 11-J at 4306-4612 N Kedzie Ave - App No. 18473T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-J  
**Attachments:** 1. O2015-5378.pdf

Date	Ver.	Action By	Action	Result
2/10/2016	1	City Council	Passed	Pass
2/9/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
1/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
9/14/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/29/2015	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 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**

## **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 1<sup>st</sup> 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.

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4306-12 N. KEDZIE AVENUE CHICAGO, IL 60618

ARCHITECTURAL FIRST FLOOR PLAN

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4306-12 N. KEDZIE AVENUE CHICAGO, IL 60618

ARCHITECTURAL TYP FLOOR PLAN

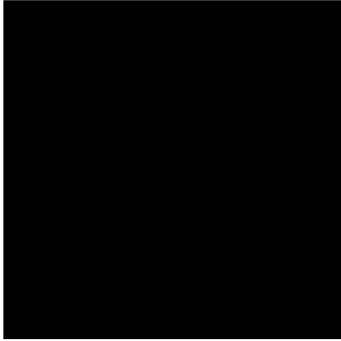
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**4306-12 N. KEDZIE AVENUE CHICAGO, IL 60618**

BUILDING ELEVATIONS