



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

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 1st 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

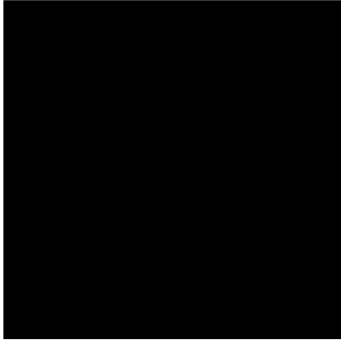
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4306-12 N. KEDZIE AVENUE CHICAGO, IL 60618

BUILDING ELEVATIONS