



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2015-8042
Type: Ordinance **Status:** Passed
File created: 11/18/2015 **In control:** City Council
Final action: 1/13/2016
Title: Zoning Reclassification Map No. 1-I at 345 N Kedzie Ave - App No. 18582T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-I
Attachments: 1. SO2015-8042.pdf, 2. O2015-8042.pdf

Date	Ver.	Action By	Action	Result
1/13/2016	1	City Council	Passed as Substitute	Pass
1/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
11/18/2015	1	City Council	Referred	

^ *SUBSTITUTE ORDINANCE*

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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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.1-I in the area bounded by:

a line 77.00 feet north of West Carroll Avenue; the alley next east of North Kedzie Avenue;
a line 52.00 feet north of 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.

Common Address: 345 North Kedzie Avenue

SUBSTITUTE NARRATIVE

345 North Kedzie Avenue TYPE I
REGULATIONS

Current Zoning: M1-2 Limited Manufacturing/Business Park District. **Proposed Zoning:**

Bl-2 Neighborhood Shopping District

Narrative: The subject property contains approximately 2,934.25 square feet of land, and is currently improved with a vacant one-story building approximately 14.5 ft. in height and containing approximately 1,543.00 square feet and a 630 sq. ft. garage. The Applicant proposes to complete an interior remodeling of the existing building for use for an art gallery and workspace or retail or office uses, and retain the one-story detached two-car garage at the rear of the property.

FAR: 0.638

FLOOR AREA: 1,873.00 sq. ft. (existing)

Height: 14.5. ft. (existing)

Dwelling Units: None

Setbacks:

Kedzie Avenue (west) setback Line: None

North setback Line: None

East setback Line: 5 7.19 feet

South setback Line: None

Parking Spaces: Two

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