



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2019-3055  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 4/10/2019  
**In control:** City Council  
**Final action:** 7/24/2019  
**Title:** Zoning Reclassification Map No. 1-I at 341-347 N Kedzie Ave/3148-3158 W Carroll Ave - App No. 20019T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-I  
**Attachments:** 1. O2019-3055.pdf, 2. SO2019-3055.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed as Substitute	Pass
4/10/2019	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 current B1-2 Neighborhood Shopping District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-1 in the area bounded by:

a line 102.00 feet north of West Carroll Avenue; the public alley next east of and parallel to North Kedzie Avenue; 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

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Address: 341-47 North Kedzie Avenue/3148-58 West Carroll Avenue

# Final for Publication

## SUBSTITUTE NARRATIVE AND PLANS 341-47 North Kedzie Avenue / 3148-58 West Carroll Avenue TYPE I REGULATIONS

Narrative: The subject property comprises of four lots of record and is improved with a one-story Artist Work or Sales Space and a two car garage. The Applicant seeks to rezone the property from a Bl-2 Neighborhood Shopping District and M1-2 Limited Manufacturing/Business Park District to a Bl-2 Neighborhood Shopping District to modify the existing Type 1. The modification to the Type 1 will allow for a one-story (13 ft. 1 in. in height) 994.00 square foot addition to the current art gallery. The existing two car garage will remain and there will be no addition in parking.

Lot Area: 11,971.74 square feet

FAR:

2,555 square feet

Dwelling Units:

13 feet 1 inch

Bicycle Parking

Automobile Parking:

Setbacks:

Front (North Kedzie Avenue): South Side (West Carroll Avenue): North Side: Rear (Alley):

0.00 feet 30.00 feet 24.00 feet 58.77 feet

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