

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.

Attorney: Lawrence M. Lusk

1030 W. Chicago Ave., Suite 300, Chicago, IL 60642; PH.: 312-327-3409 Email

llusk@lusklawoffice.com

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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