



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Text

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### 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 of the B3-1 Community Shopping District, as shown on Map 7-J in the area bounded by:

North Kedzie Avenue, a line 223.25 feet south of West George Street, the alley west east and parallel to North Kedzie Avenue and a line 248.25 feet south of West George Street.O.

To those of B2-3 Neighborhood Mixed Use District

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 2836 North Kedzie Ave., Chicago, Illinois

NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING AT

2836 NORTH KEDZIE AVENUE

The Application is to change zoning for 2836 North Kedzie Avenue from B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District. The Applicant intends to construct a three-story, four (4) dwelling unit building. The building will have three (3) parking spaces under Transit Oriented Development. The footprint of the building shall be approximately 21 feet by 76 feet in size. The height of the building shall be 38 feet high, as defined by City Code.

LOT AREA: 3,125 SQUARE FEET

FLOOR AREA RATIO: 1.53

BUILDING AREA: 4,788 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,197 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED (The Property is considered a Transit Oriented Development Ordinance under 17-10-0102-B).

FRONT SETBACK: 5 FEET

REAR SETBACK: 36 FEET 7 INCHES

SIDE SETBACK: 1 FEET (South)\*3 FEET (North)

REAR YARD OPEN SPACE: 160 SQUARE FEET

BUILDING HEIGHT: 38 FEET

\* South Setback to be approved upon successful application for Administrative Adjustment or Variation.

2856 NORTH KEDZIE AVENUE