NARRATIVE AND PLANS ATTACHMENT
TYPE II Rezoning from B2-5 and M1-2 to C2-2
341-55 North Kedzie Avenue/3148-58 West Carroll Avenue

The Project

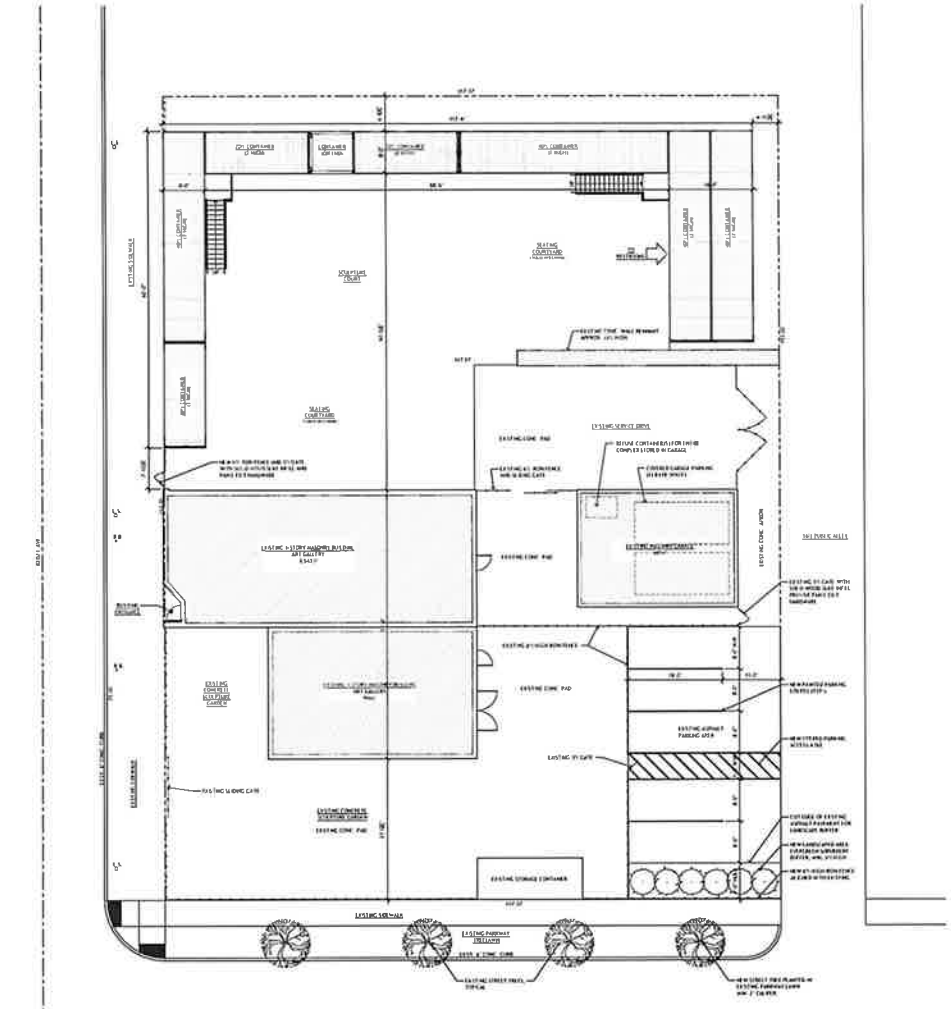
The subject property is comprised of six lots and is improved with two one-story building, 13 feet, 1 inch in height, that contain 2,537 sq. ft. and two parking spaces in a detached garage. The buildings are used as an Art Gallery, Artist Work and Sales Space and a Venue. The Applicant proposes to expand the existing uses into the adjacent property to the north and erect containers, 19.5 feet in height, to display art and provide additional restrooms and outdoor seating to be used in connection with the Venue. Eight on-site parking spaces will be provided including the two in the existing two-car garage.

The property is located on the on the northeast corner of North Kedzie and West Carroll Avenue in an area that is comprised of various zoning districts including C1-2, M1-2, B3-1, and RT-4. The area is improved buildings ranging in height from one to four stories containing residential and commercial uses. Fifteen feet north of the property is the Kedzie Metra station entrance.

To allow the proposed use of an outdoor art gallery, the Applicant seeks a change in zoning classification for the subject property from the property's current B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park Districts to a C2-2 Motor Vehicle-Related Commercial District under a Type 1 Map Amendment. The Applicant also seeks as part of the Type 1 Rezoning an Administrative Adjustment pursuant to Section 17-13-0303-D to reduce, under Section 17-13-1003-EE, the required parking from 38 spaces to eight spaces.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	17,957.61 sf	
Floor Area:	4,358 sf	
Maximum FAR:	0.24	
Residential Dwelling Units:	0	
MLA Density:	N/A	
Height:	13 feet (existing)	
Bicycle Parking:	0 spaces (existing)	
Automobile Parking:	8 spaces (existing)	
Setbacks:	Front (N. Kedzie):	None (Existing)
	North Side	6 feet 8.25 inches
	South Side(Berwyn Ave):	None (Existing)
	Rear:	4 feet 10.5 inches



ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

NORTH

GRAPHIC SCALE: 3/32" = 1'-0"
0 4' 8' 16'

CITY STAMP:

PROFESSIONAL SEAL:
PRELIMINARY NOT FOR CONSTRUCTION

SUBMITTAL HISTORY:
6.30.2024
INTERNAL REVIEW

ARCHITECT:
cj architects, inc.
Darien, IL
773.383.6556
DESIGN FIRM REG #: 184.005807

OUTDOOR COURTYARD FOR ART GALLERY

355-356 N. KEDZIE AVE.
CHICAGO, IL 60612

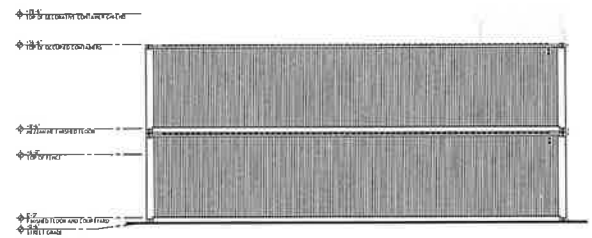
PROJECT CODE: CWP 23.05

SHEET NAME:
ARCHITECTURAL SITE PLAN

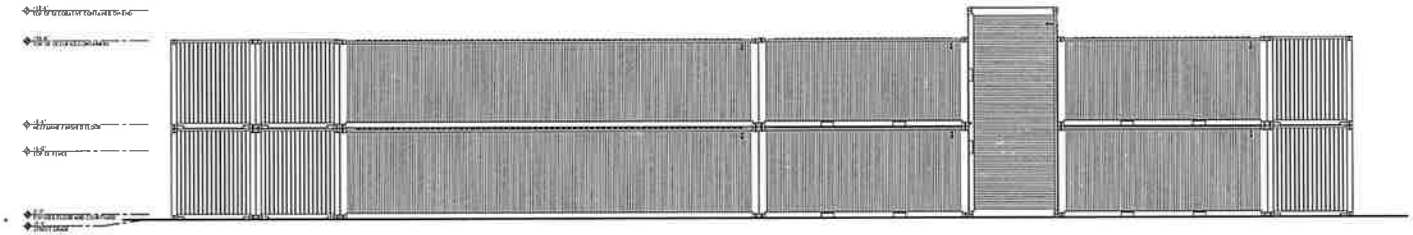
NOT FOR CONSTRUCTION

SA-1.1

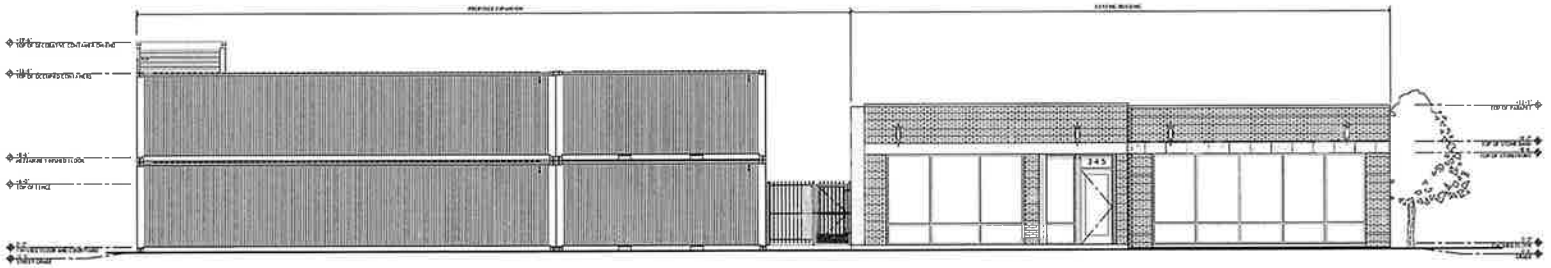
6.30.2024



EXTERIOR ELEVATION - ALLEY-FACING (EAST) ③
SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION - NORTH ②
SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION - STREET-FACING (WEST) ①
SCALE: 3/16" = 1'-0"

GRAPHIC SCALE: 3/16" = 1'-0"

CITY STAMP:

PROFESSIONAL SEAL:
PRELIMINARY NOT FOR CONSTRUCTION

SUBMITTAL HISTORY:
6.30.2024
INTERNAL REVIEW

ARCHITECT:
cj architects, inc.
Darien, IL
773.383.6556
DESIGN FIRM REG #: 184.005897

OUTDOOR COURTYARD FOR ART GALLERY

355-356 N. KEDZIE AVE.
CHICAGO, IL 60612

PROJECT CODE: CHP 23.01

SHEET NAME:
EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

A-2.1

6.30.2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

341-55 North Kedzie Avenue/3148-58 West Carroll Avenue

2. Ward Number that property is located in: 27

3. APPLICANT 345 Art Gallery LLC

ADDRESS 345 N Kedzie Ave CITY Chicago

STATE IL ZIP CODE 60612 PHONE 312-636-6937

EMAIL Rolando@acostaezgur.com CONTACT PERSON Rolando Acosta

4. Is the applicant the owner of the property? YES ☐ NO ☒
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Corry Williams / City of Chicago

ADDRESS 345 N Kedzie Ave / 121 N LaSalle St CITY Chicago / Chicago

STATE IL / IL ZIP CODE 60612 / 60602 PHONE 312-636-6937 / 312-744-5756

EMAIL rolando@acostaezgur.com / taylor.thompson@cityofchicago.org CONTACT PERSON Rolando Acosta/Taylor Thompson

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Rolando Acosta

ADDRESS 1030 W Chicago Ave, 3rd Floor

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX _____ EMAIL rolando@acostaezgur.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Corry Williams and Linda Williams

7. On what date did the owner acquire legal title to the subject property? Lots 25 & 26: 2015 Lots 27 & 28: 2019

8. Has the present owner previously rezoned this property? If yes, when? 2016 and 2019

9. Present Zoning District: B3-2 and M1-2 Proposed Zoning District: C2-2

10. Lot size in square feet (or dimensions): 17,136.02 sf

11. Current Use of the Property: The subject property is comprised of six lots and is improved with two one-story buildings for Art Gallery, Artist Work and Sales Space and a Venue use, 13 feet 1 inch in height, that contain 2,537 sq. ft. and two parking spaces in a detached garage.

12. Reason for rezoning the property: To add property to the existing use and erect additional structures for the exisintg Art Gallery, Artist Work and Sales Space and a Venue uses and comply with the C2-2 zoning district standards to allow Art Gallery, Artist Work and Sales Space and a Venue use.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): The subject property is comprised of six lots and is improved with two one-story buildings , 13 feet, 1 inch in height, that contain 2,537 sq. ft. and two parking spaces in a detached garage. The buildings are used as an Art Gallery, Artist Work and Sales Space and a Venue. The Applicant proposes to expand the existing uses into the adjacent property to the north and erect containers, 19.5 feet in height, to display art and provide additional restrooms and outdoor seating to be used in connection with the Venue. Total floor area after the proposed addition will be 4,358 sq. ft. Seven on-site parking spaces will be provided including the two in the existing two-car garage.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003:** to reduce, under Section 17-13-1003-EE, the required parking from 38 spaces to seven spaces

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Corry Williams, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant
Corry Williams, Manager

Subscribed and Sworn to before me this
29th day of June, 2024.

Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

June 12, 2024

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall – Room 903
121 N LaSalle St
Chicago, IL 60602

Re: Zoning map amendment for the property located at 345 N Kedzie Avenue (the "Property")

Dear Vice Chair Lawson:

Corry Williams is the owner ("Owner") of parcel located 345 N Kedzie Ave, Chicago, IL 60612 ("Property"). Owner has authorized 345 Art Gallery LLC to file an application for a zoning map amendment for the Property and to take any necessary or desirable actions in connection with said application.

Sincerely,

Corry Williams

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

July 17, 2024

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about July 17, 2024, the undersigned will file an application for a change in zoning from a B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park District to a C2-2 Motor Vehicle-Related District on behalf of 345 Art Gallery LLC (the "Applicant") for the property located at 341-55 North Kedzie Avenue/3148-58 West Carroll Avenue, Chicago, Illinois 60612. The property is bounded by:

> a line 146.00 feet north of and parallel to West Carroll Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Carroll Avenue; and North Kedzie Avenue

The subject property is comprised of six lots and is improved with two one-story buildings, 13 feet, 1 inch in height, that contain 2,537 sq. ft. and two parking spaces in a detached garage. The buildings are used as an Art Gallery, Artist Work and Sales Space and a Venue. The Applicant proposes to expand the existing uses into the adjacent property to the north and erect containers, 19.5 feet in height, to display art and provide additional restrooms and outdoor seating to be used in connection with the Venue. Total floor area after the proposed addition will be 4,358 sq. ft. Eight on-site parking spaces will be provided including the two in the existing two-car garage. The Applicant also seeks as part of the Type 1 Rezoning an Administrative Adjustment pursuant to Section 17-13-0303-D to reduce, under Section 17-13-1003-EE, he required parking from 38 spaces to eight spaces.

The Applicant is located at 345 North Kedzie Avenue, Chicago, Illinois 60612. Corry Williams is the owner of the property commonly known as 341 – 47 North Kedzie Avenue/3148-58 West Carroll Avenue. The City of Chicago, 121 N. LaSalle Street, Chicago, IL 60602, is the owner of the property commonly known as 349 – 51 North Kedzie Avenue. The contact person for this application is Rolando R. Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 or by email at rolando@acostaezgur.com.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

Rolando R. Acosta, Attorney for the Applicant

ACOSTA EZGUR, LLC
1030 West Chicago Avenue Third Floor ▪ Chicago Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

July 17, 2024

Honorable Bennett Lawson
Vice Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Rolando Acosta, being first duly sworn on oath, deposes and says the following

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application

The subject property is bounded by

> a line 146.00 feet north of and parallel to West Carroll Avenue, the public alley next east of and parallel to North Kedzie Avenue, West Carroll Avenue, and North Kedzie Avenue

and has the address of 341-51 North Kedzie Avenue/3148-58 West Carroll Avenue, Chicago, Illinois

The undersigned certifies that the notice contained the address and description of the property sought to be rezoned, a statement of the intended use of the property, the name and address of the applicant, the name and address of the owner, and a statement that the applicant intends to file the application for a change in zoning on approximately July 17, 2024

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject property is a complete list containing the names and addresses of the people required to be served.

By: Rolando Acosta

Subscribed and sworn to before me this July 17, 2024

Estela Richards
Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

PLAT OF SURVEY
FOR ZONING PURPOSES

Property located at: 341-343-345-347-355 N. KEDZIE AVENUE

North

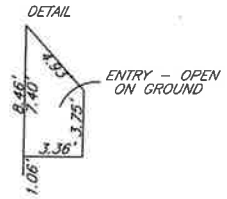
W E

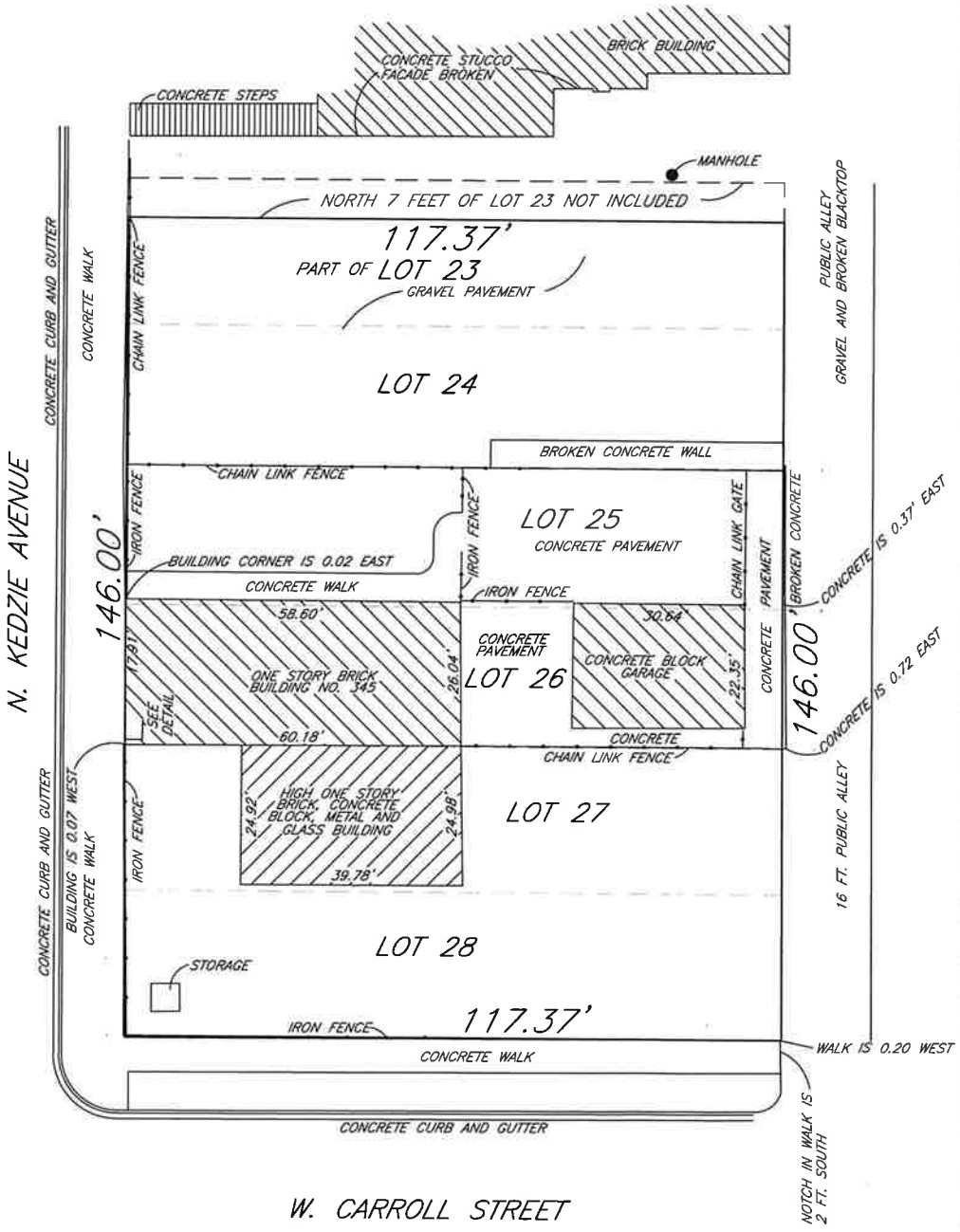
S

1 IN. = 20 FT.
VERIFY SCALE AGAINST THIS GRAPHIC
BASIS OF BEARINGS IS ASSUMED

Legally described as:

LOT 23 (EXCEPT THE NORTH 7 FEET THEREOF) AND ALL OF LOTS 24, 25, 26, 27 AND 28 IN HIND'S SUBDIVISION OF BLOCK 7 IN D.S. LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.





State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have prepared the Plat hereon drawn in accordance with the official records for the uses and purposes of Zoning and that said Plat correcly represents said property.
Dated this 12th. day of May, 2022

By: _____ **President**
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2024
Professional Design Firm Land Surveyor Corporation No. 184.004811

STATE OF ILLINOIS
MICHAEL J. EMMERT
No. 2499
PROFESSIONAL LAND SURVEYOR

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387