Final for Publication

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.

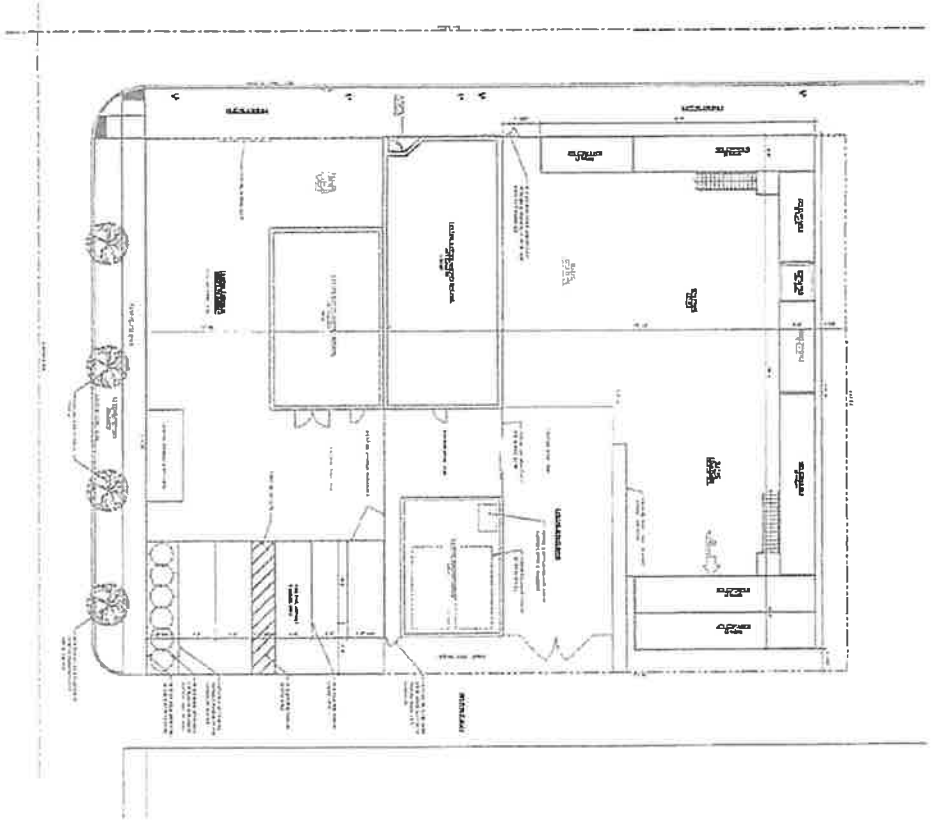
The property is located on the on the northeast corner of North Kedzie and West Carroll Avenue in an area that is comprised of various zoning districts including C1-2, M1-2, B3-1, and RT-4. The area is improved buildings ranging in height from one to four stories containing residential and commercial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

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ARCHITECTURAL SITE PLAN

SA-1.1

SITE PLAN

OUTDOOR COURTYARD
FOR ART GALLERY
355-356 N. RIDZIE AVE.
CHICAGO, IL 60612

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Darien, IL
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PERMIT SET
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