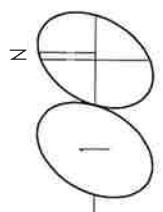
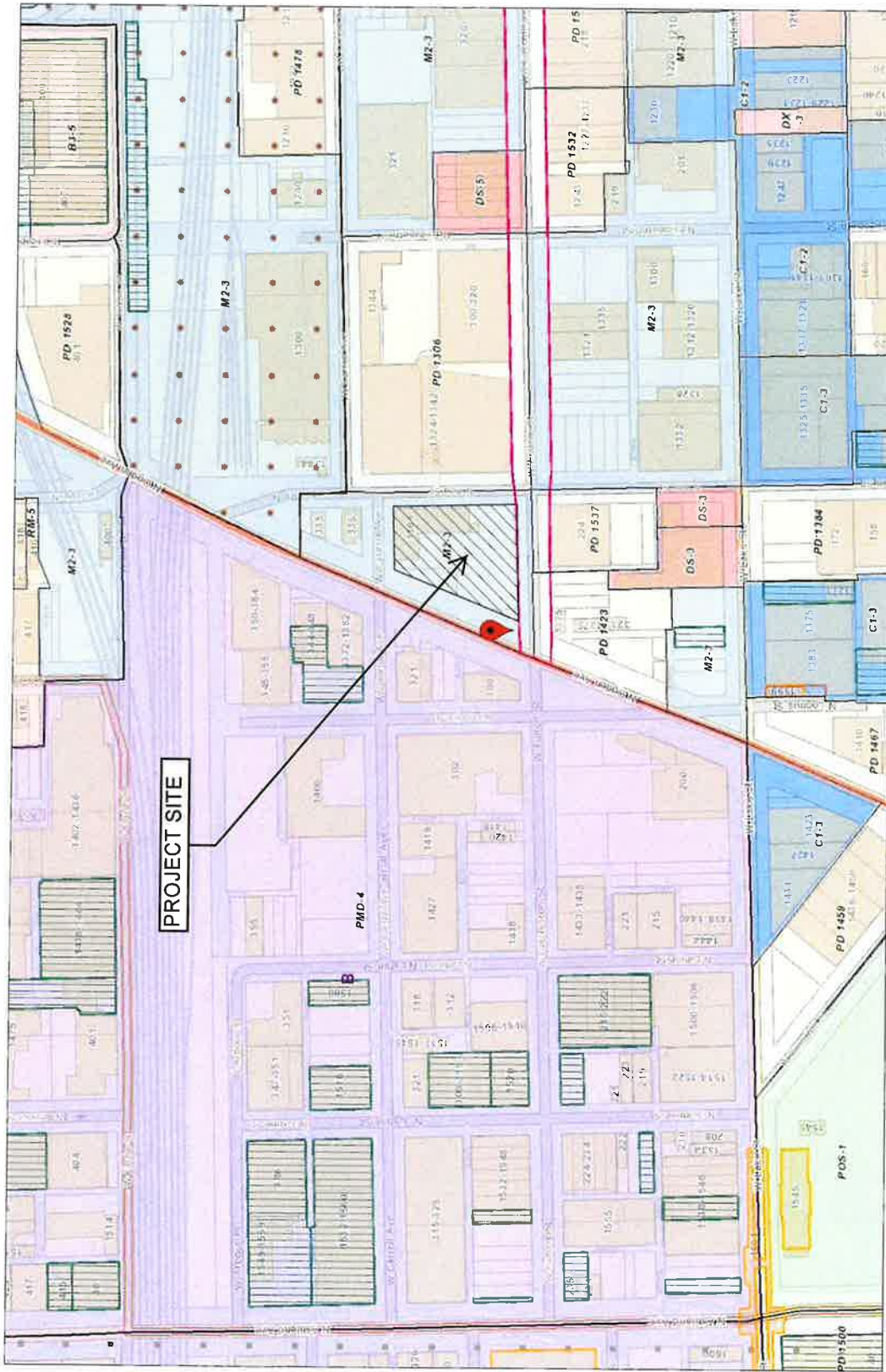


305 North Ogden  
Kinzie Industrial Corridor  
Proposed Zoning Amendment

The subject property (“Property”) is located at 305 N. Ogden, the northeast corner of North Ogden and West Fulton Street. The existing building is 3-story commercial building with a basement. The existing user is Blue Plate Catering, which operates its catering business in addition to accessory office, retail uses, and low hazard industrial uses. There are 25 existing outdoor parking spaces. The site is 45,511 SF, and is currently zoned M2-3, and is located in the Kinzie Industrial Corridor. Because of its location in an Industrial Corridor, the proposed rezoning is subject to a hearing before the Chicago Plan Commission and the City Council Committee on Zoning.

The proposed rezoning to a DS district will alleviate any license restrictions for the amount of office, retail and the building’s use as a prospective meeting/event venue, including a rooftop space. This rezoning will allow for future expansion of retail uses, and food and beverage service. The rezoning to the DS-5 is consistent with other rezonings in the area.



**EXISTING ZONING MAP**



















1/16" = 1'-0"

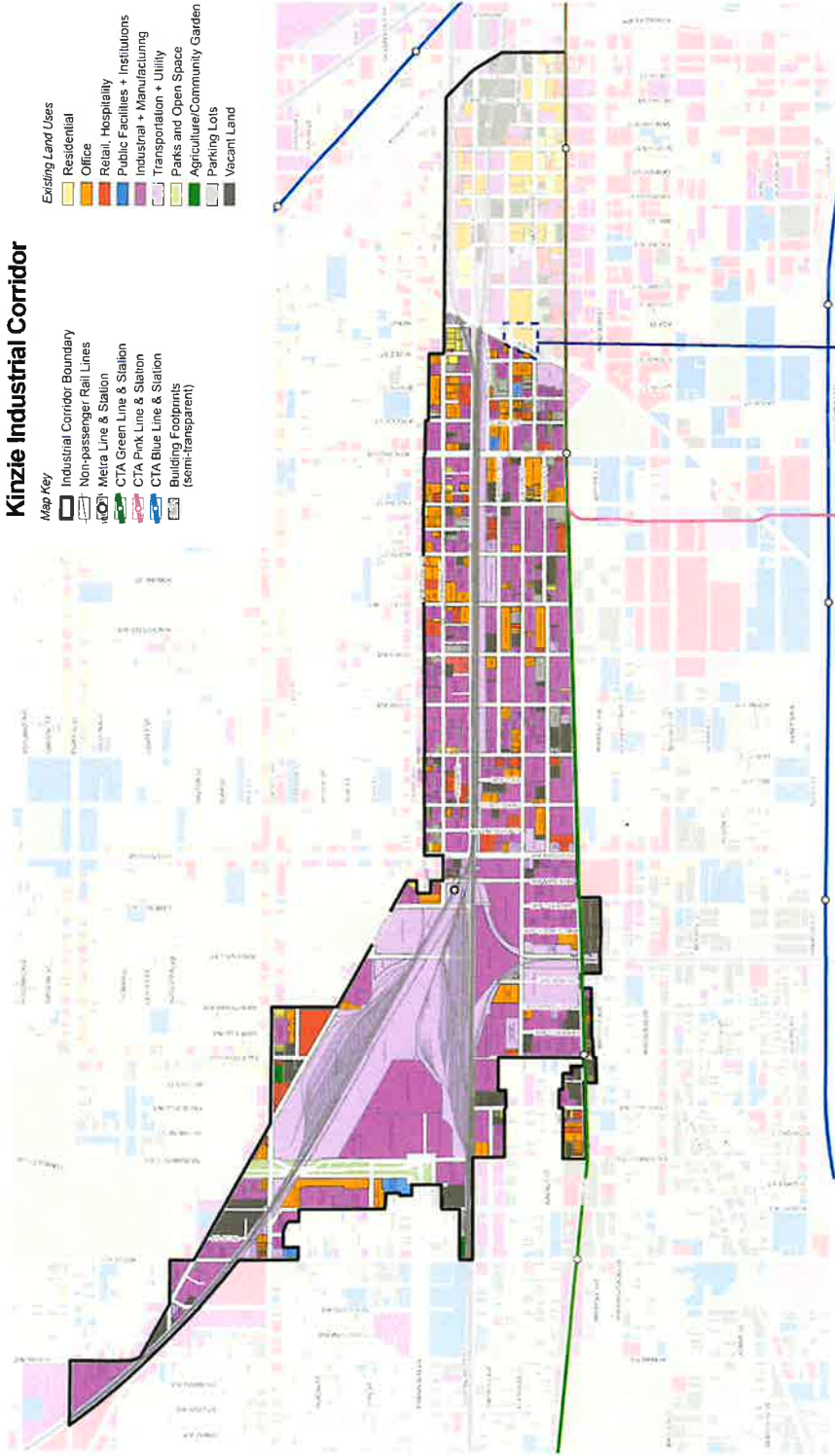
**jSa**  
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**proj. #** 2343  
**proj.** LARKIN HALL - BLUE PLATE CATERING  
3RD FLOOR RENOVATION  
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# Kinzie Industrial Corridor

## Map Key

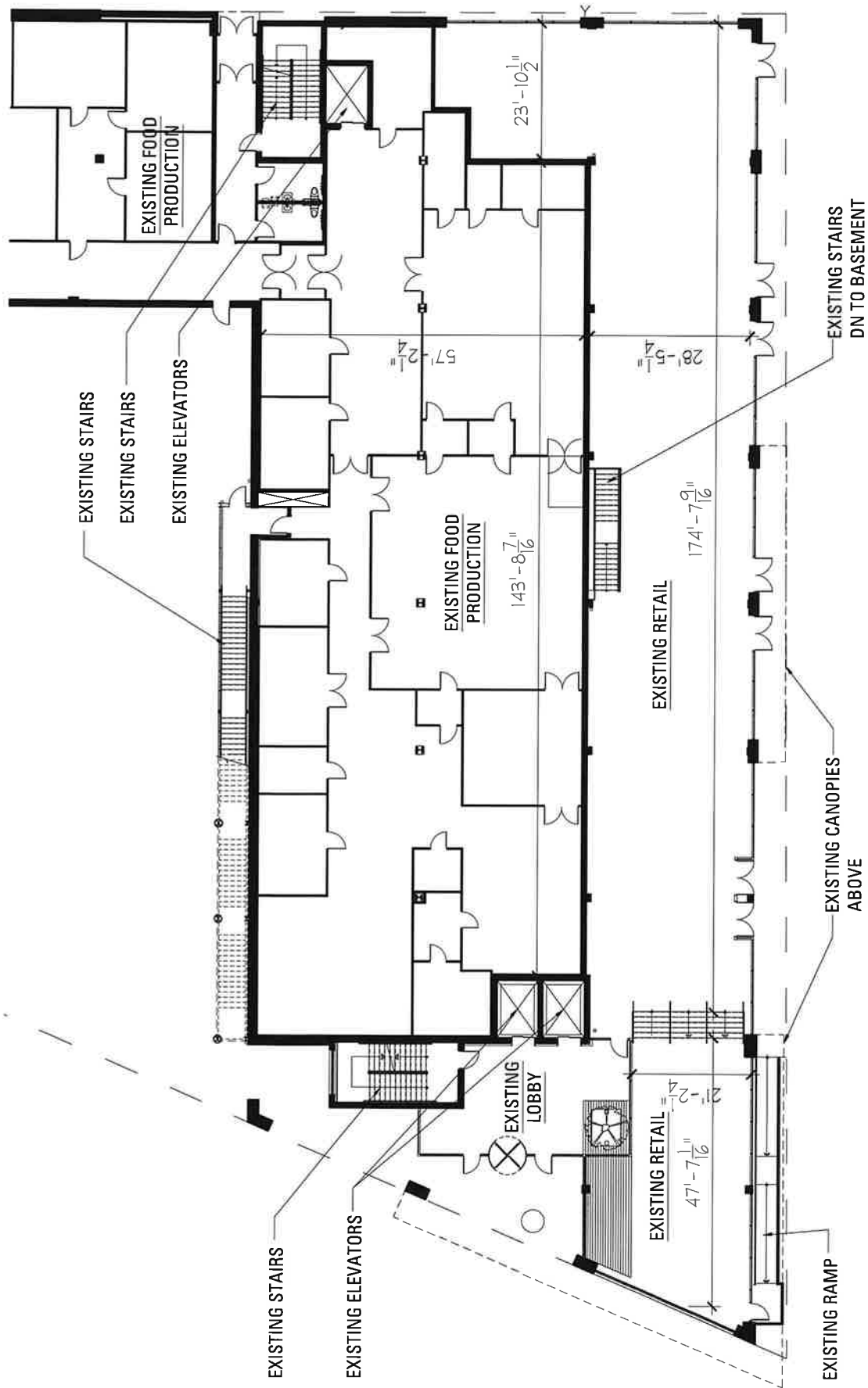
- |   |  |   |                                  |
|---|--|---|----------------------------------|
|  | Industrial Corridor Boundary           |  | Residential                      |
|  | Non-passenger Rail Lines               |  | Office                           |
|  | Metra Line & Station                   |  | Retail, Hospitality              |
|  | CTA Green Line & Station               |  | Public Facilities + Institutions |
|  | CTA Pink Line & Station                |  | Industrial + Manufacturing       |
|  | CTA Blue Line & Station                |  | Transportation + Utility         |
|  | Building Footprints (Semi-transparent) |  | Parks and Open Space             |
|  | Agriculture/Community Garden           |  | Parking Lots                     |
|  | Vacant Land                            |  | Vacant Land                      |



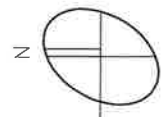
Project Site







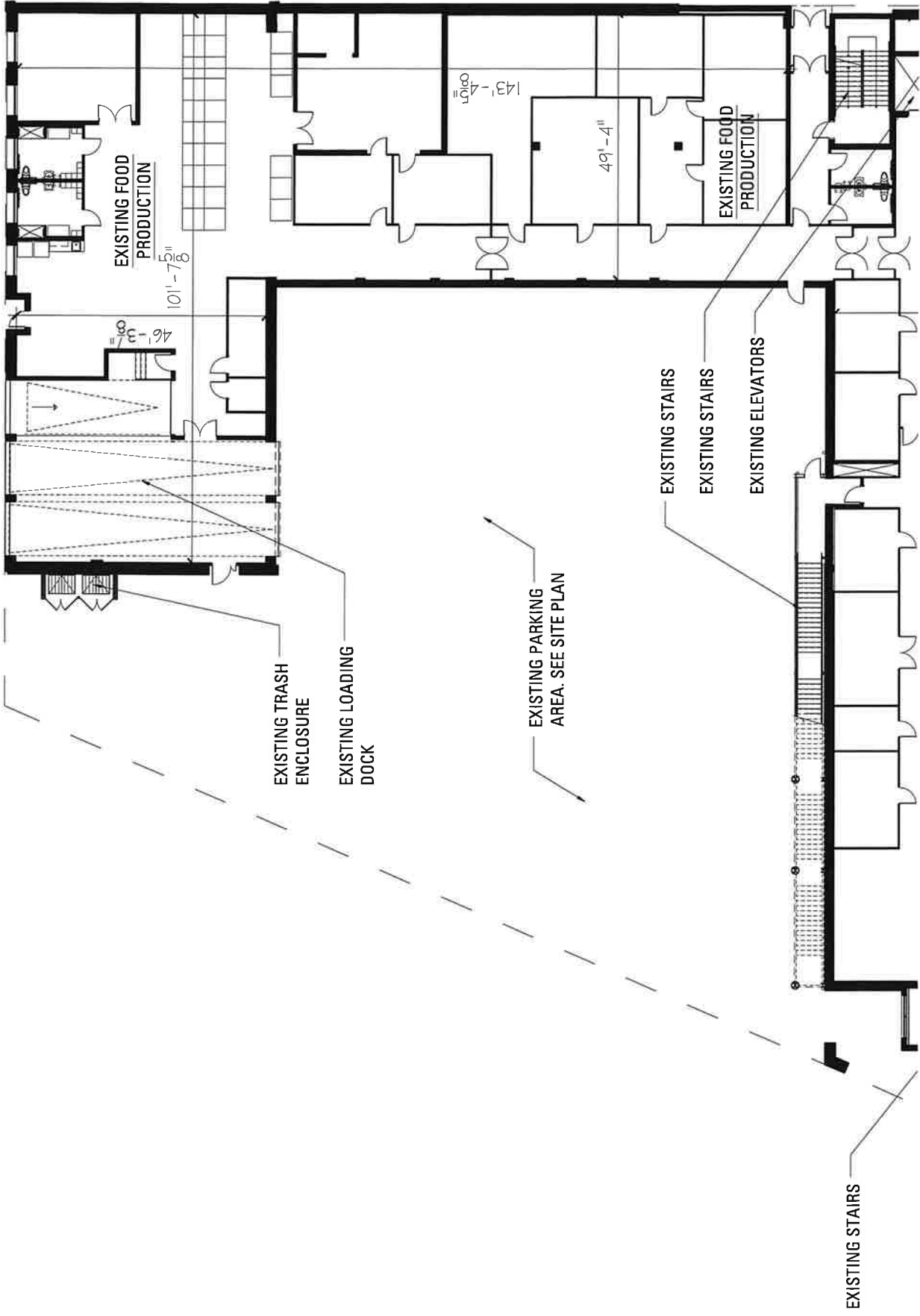
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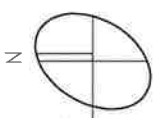
**EXISTING FIRST FLOOR PLAN (SOUTH HALF)**

1" = 25'-0"

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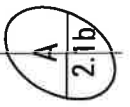
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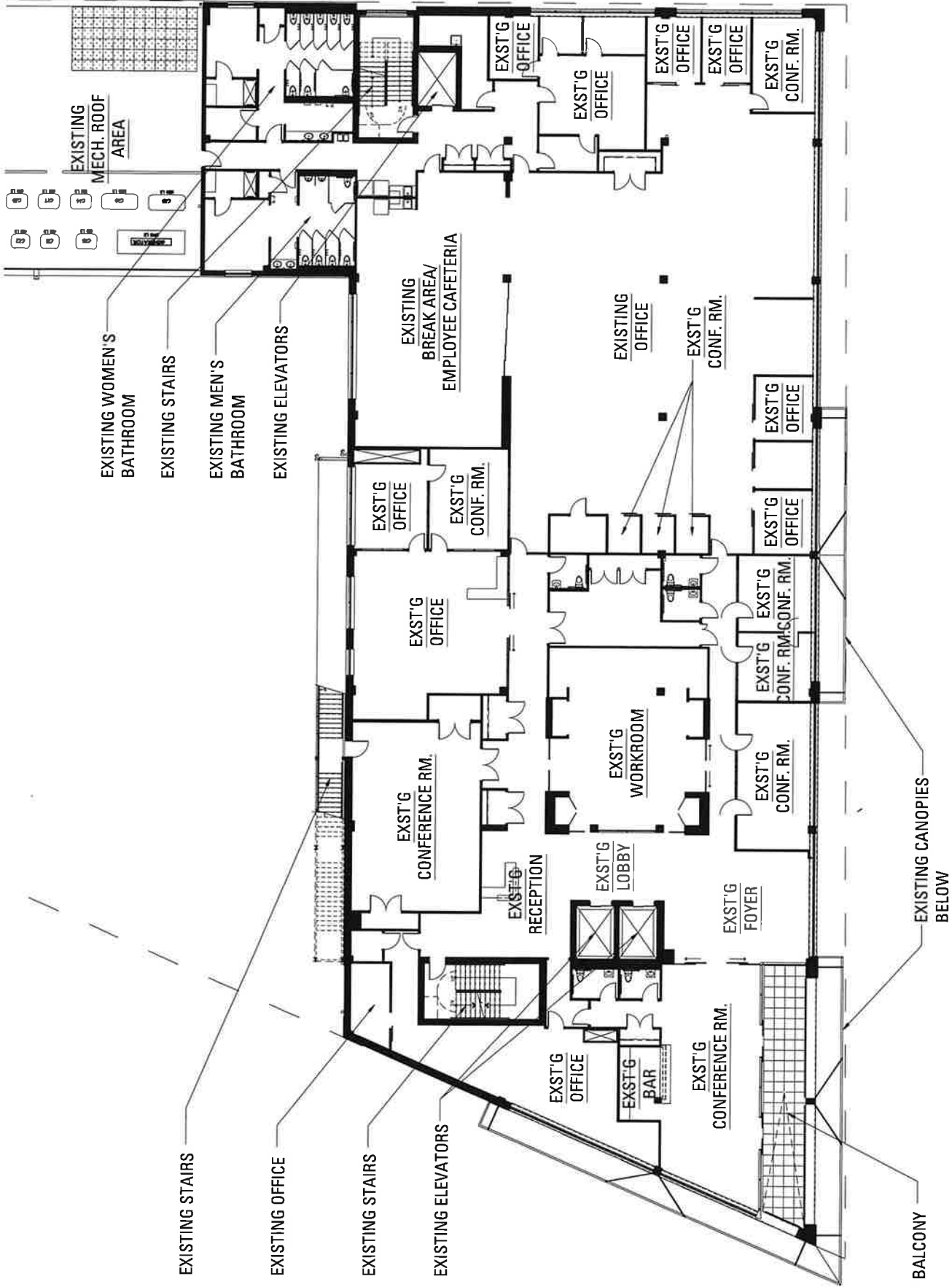


**EXISTING FIRST FLOOR PLAN (NORTH HALF)**

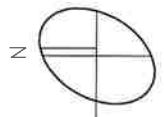
1" = 25'-0"

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EXISTING SECOND FLOOR PLAN

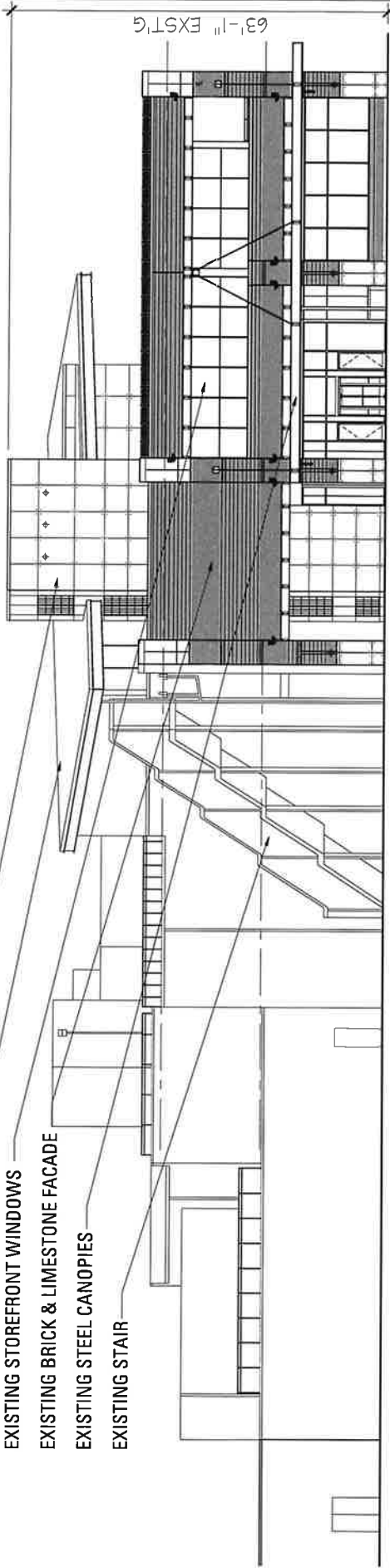
1" = 25'-0"

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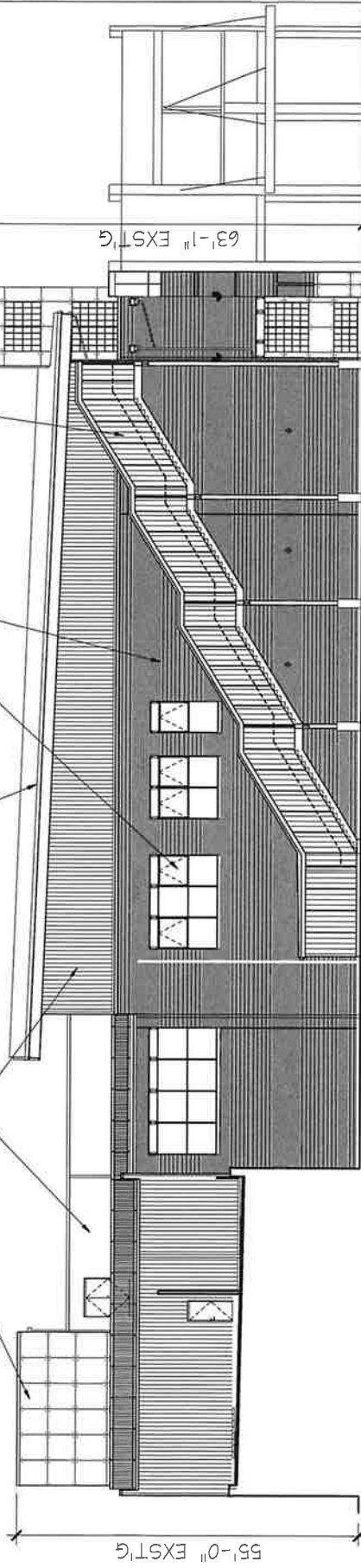
EXISTING CONCRETE STAIR CORE  
 EXISTING SLOPED ROOF  
 EXISTING STOREFRONT WINDOWS  
 EXISTING BRICK & LIMESTONE FACADE  
 EXISTING STEEL CANOPIES  
 EXISTING STAIR



**EXISTING WEST ELEVATION**

1" = 25'-0"

EXISTING CONCRETE STAIR CORE  
 EXISTING SLOPED ROOF  
 EXISTING CORRUGATED METAL  
 EXISTING STOREFRONT WINDOWS  
 EXISTING BRICK & LIMESTONE FACADE  
 EXISTING STAIR



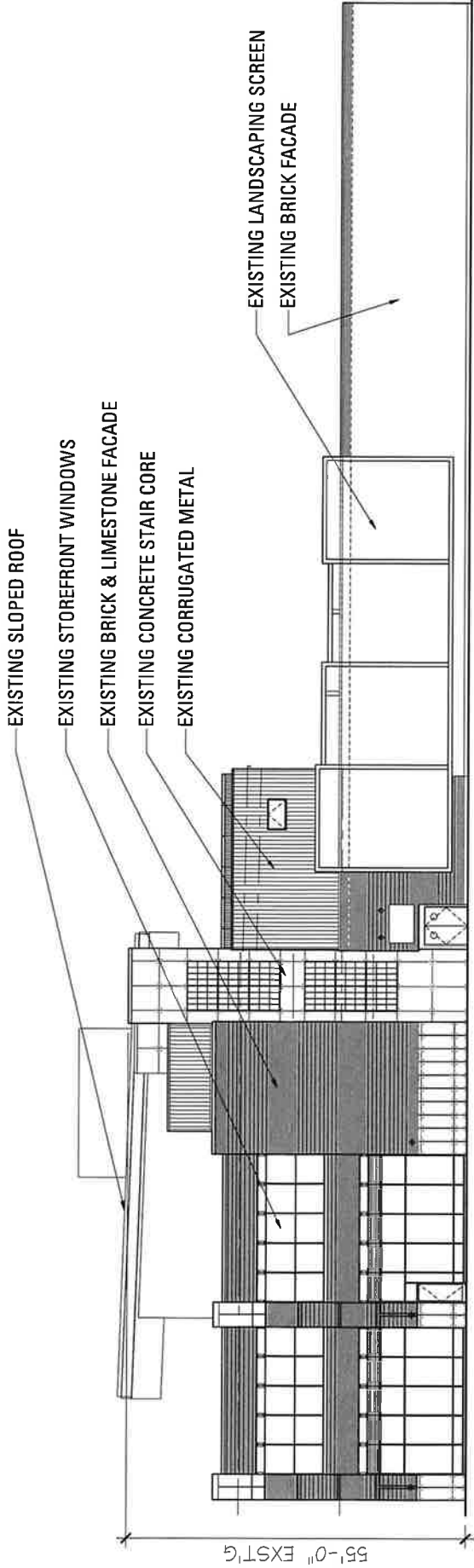
**EXISTING NORTH ELEVATION**

1" = 25'-0"

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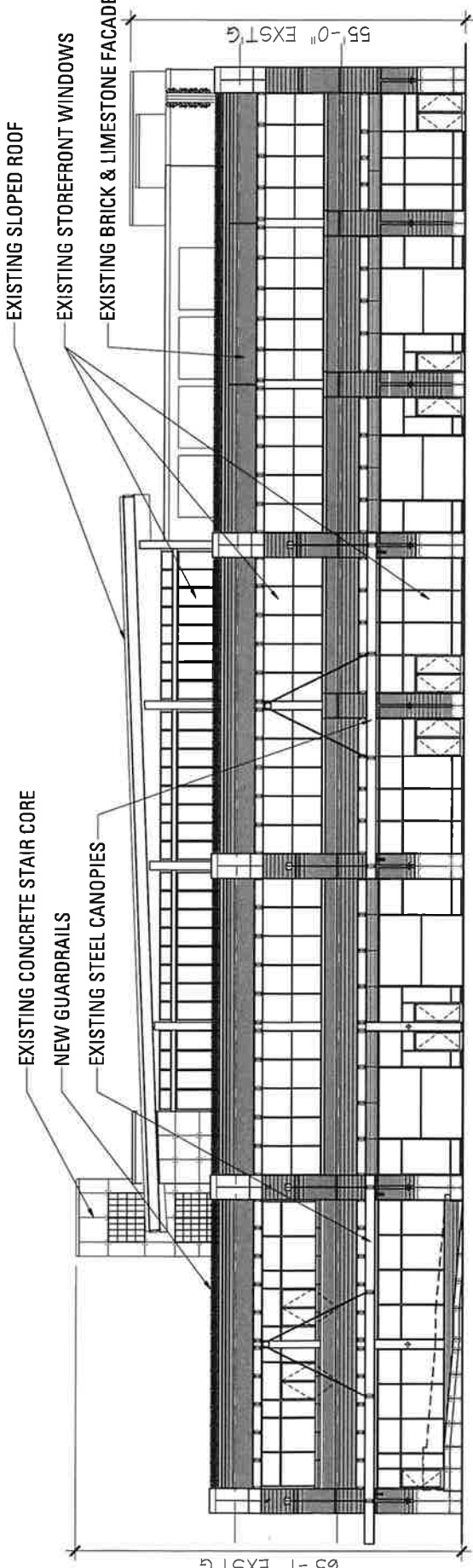
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EXISTING EAST ELEVATION

1" = 25'-0"

2



EXISTING SOUTH ELEVATION

1" = 25'-0"

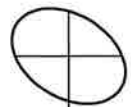
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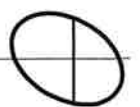


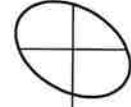
### 3D NEIGHBORHOOD CONTEXT

N.T.S.

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**3D NEIGHBORHOOD CONTEXT**

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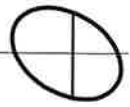
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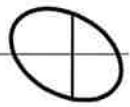
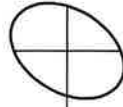
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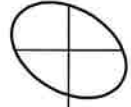
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## NEIGHBORHOOD CONTEXT PHOTO

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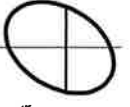
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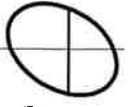
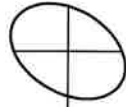
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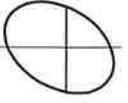
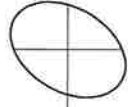
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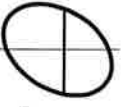
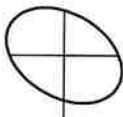
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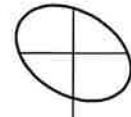
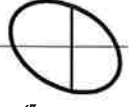
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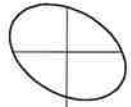
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**BUILDING RENDERING**

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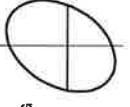
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