



Project Narrative

FINAL FOR PUBLICATION

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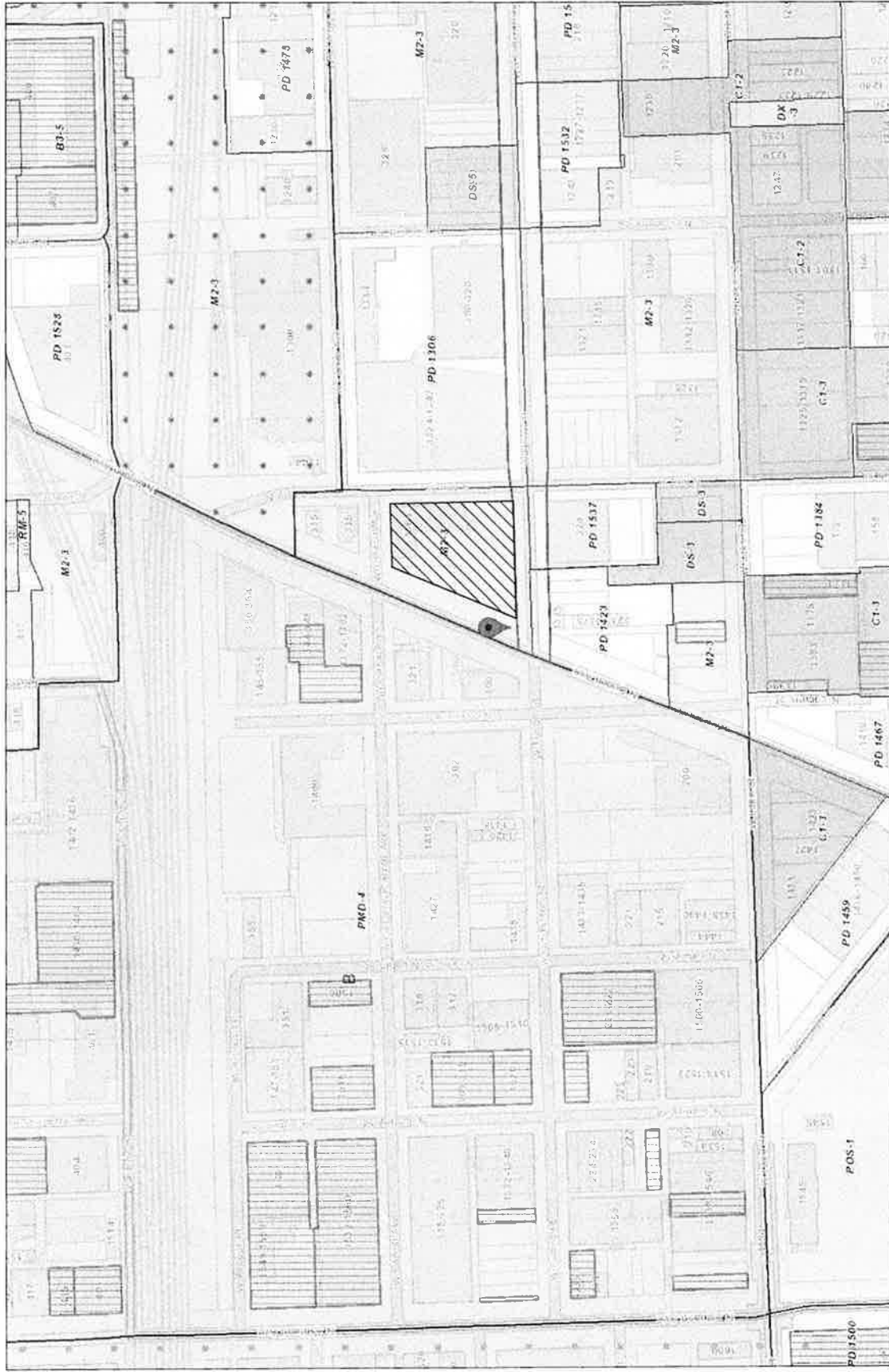
Date: January 2, 2024

Re: Zoning Change from M2-3 to DS-5  
Existing Mixed Use Commercial building  
305 N. Ogden Ave.  
Chicago, IL  
Industrial Corridor Map Amendment

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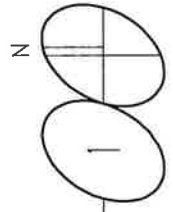
The subject property ("Property") is located at 305 N. Ogden, the northeast corner of North Ogden and West Fulton Street. The existing building is 3-story commercial building with a basement. The existing user is Blue Plate Catering, which operates its catering business in addition to accessory office, 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 to DS-5 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 on the amount of office, retail and the building's use as a prospective event venue, including a rooftop space, as the property owners originally planned when the building was designed and built in 2015-16. The project is privately funded.



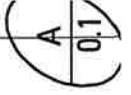
EXISTING ZONING MAP

1/16" = 1'-0"

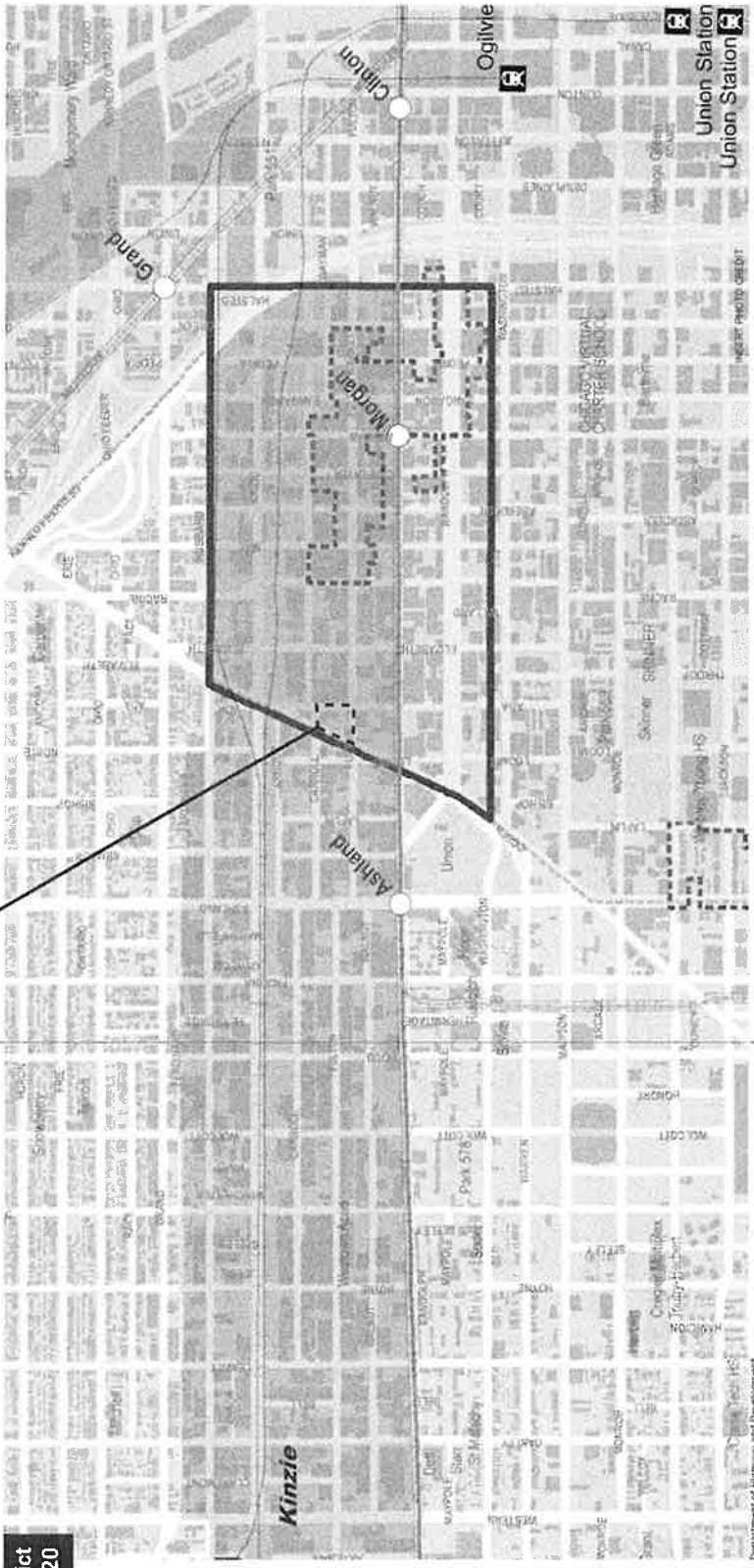


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proj.# 2343  
 proj. LARKIN HALL - BLUE PLATE CATERING  
 3RD FLOOR RENOVATION  
 305 N. OGDEN AVE.  
 CHICAGO, IL 60607



Project Site

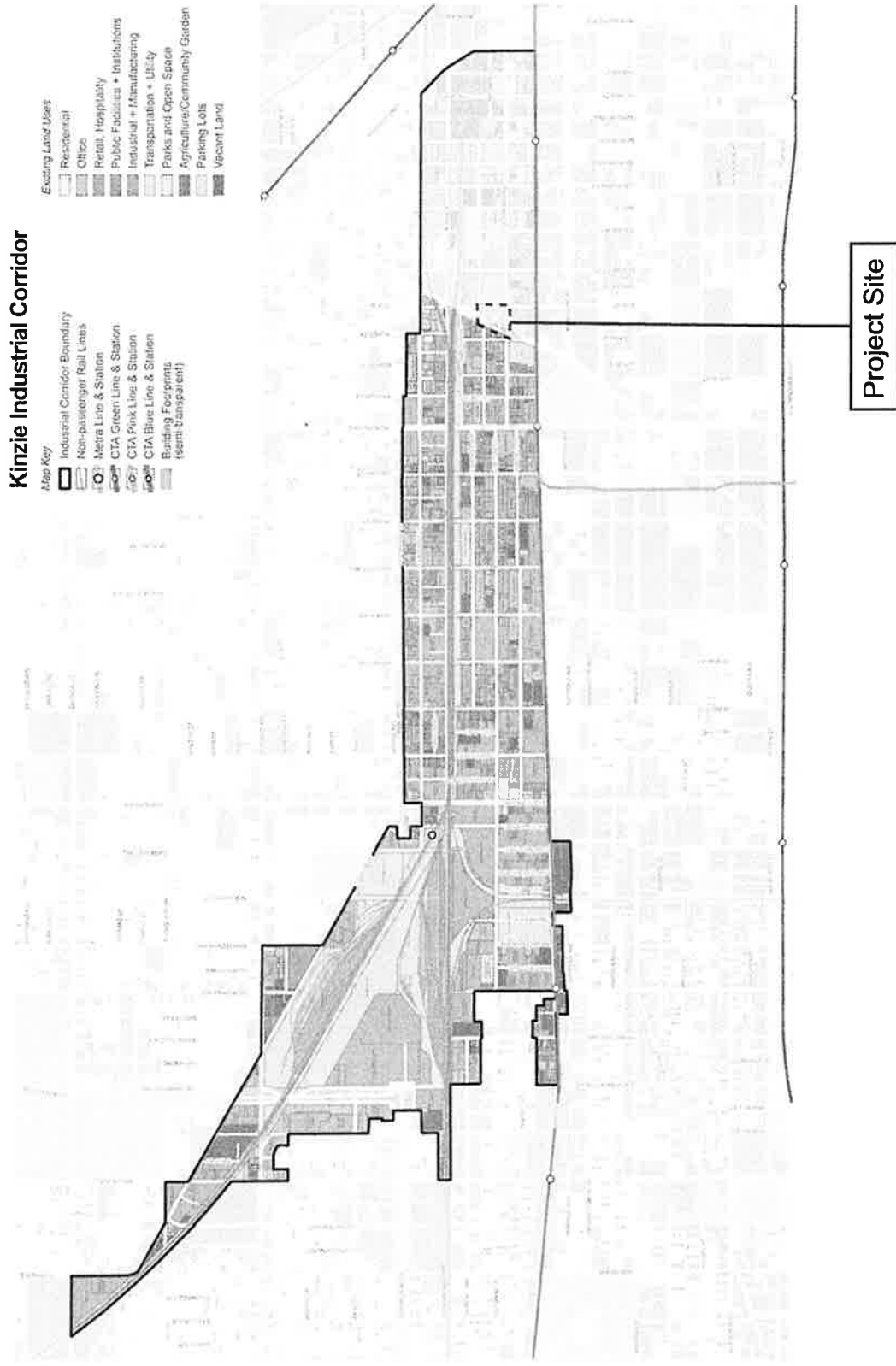


**Fulton Market Innovation District Study Area, 2020**

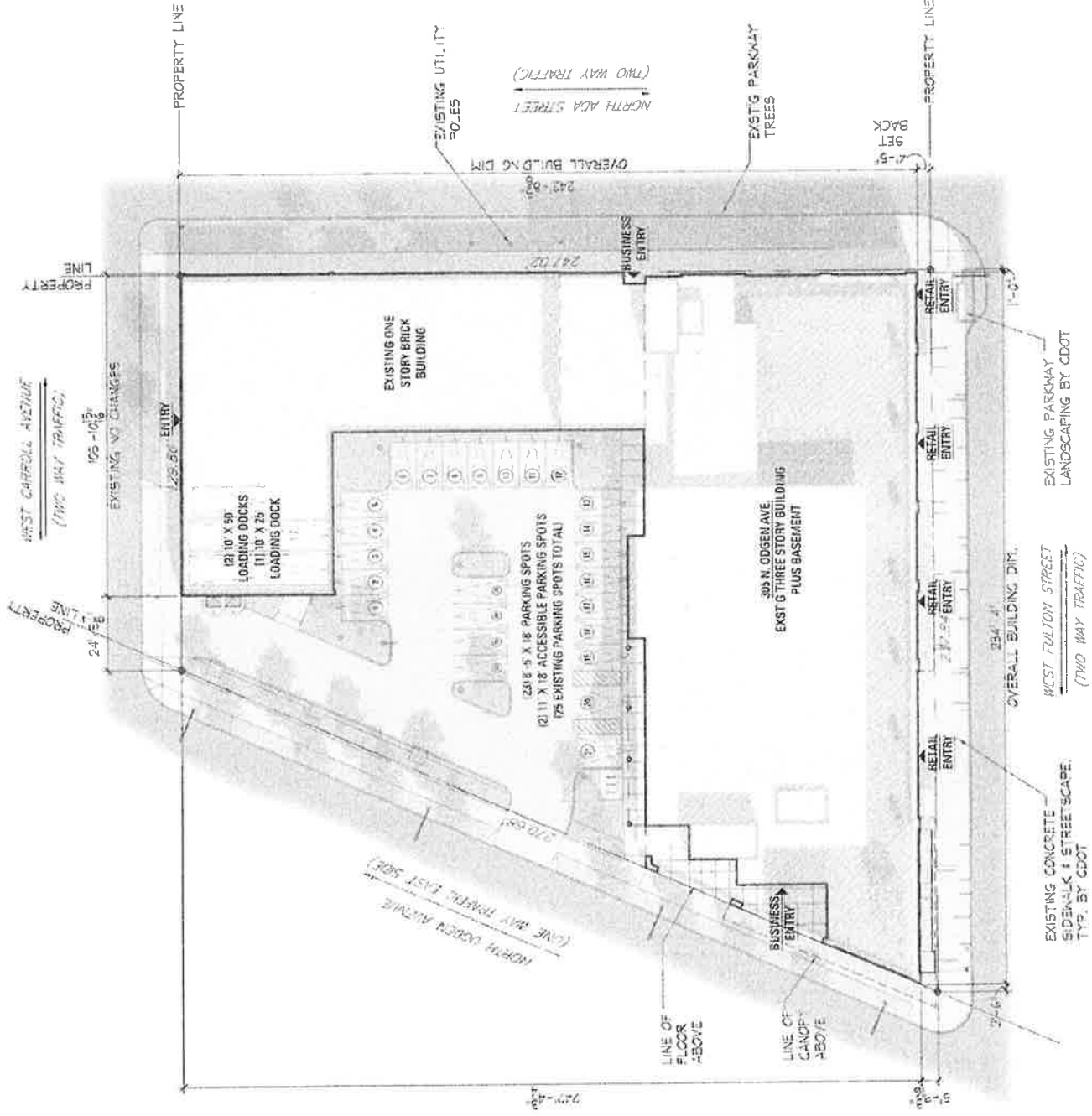
- Legend**
- Downtown Zoning
  - FIMD Boundary
  - Historic Districts
  - Parks
  - Industrial Corridors
  - School Grounds
  - Metra Station
  - CTA Station

...d by Hubbard Street from the north, Randolph Street to the south, and Ogden Avenue to the east. The plan update retains the same context of the existing map, west of Ogden Avenue, of its proximity to United Center and East Garfield (page 7).

...developed in seven months, with more than 100 public meetings and seven neighborhood meetings. The plan update was developed as taken a similar approach, with revised plans developed based on feedback from residents, developers, and representatives from City and County. The draft plan update will be posted to the City website and open for public comment. Several community meetings will be held to gather input from the community. The Chicago Plan Commission will review the plan update and the public feedback will be posted to the website.

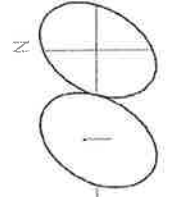


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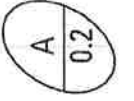
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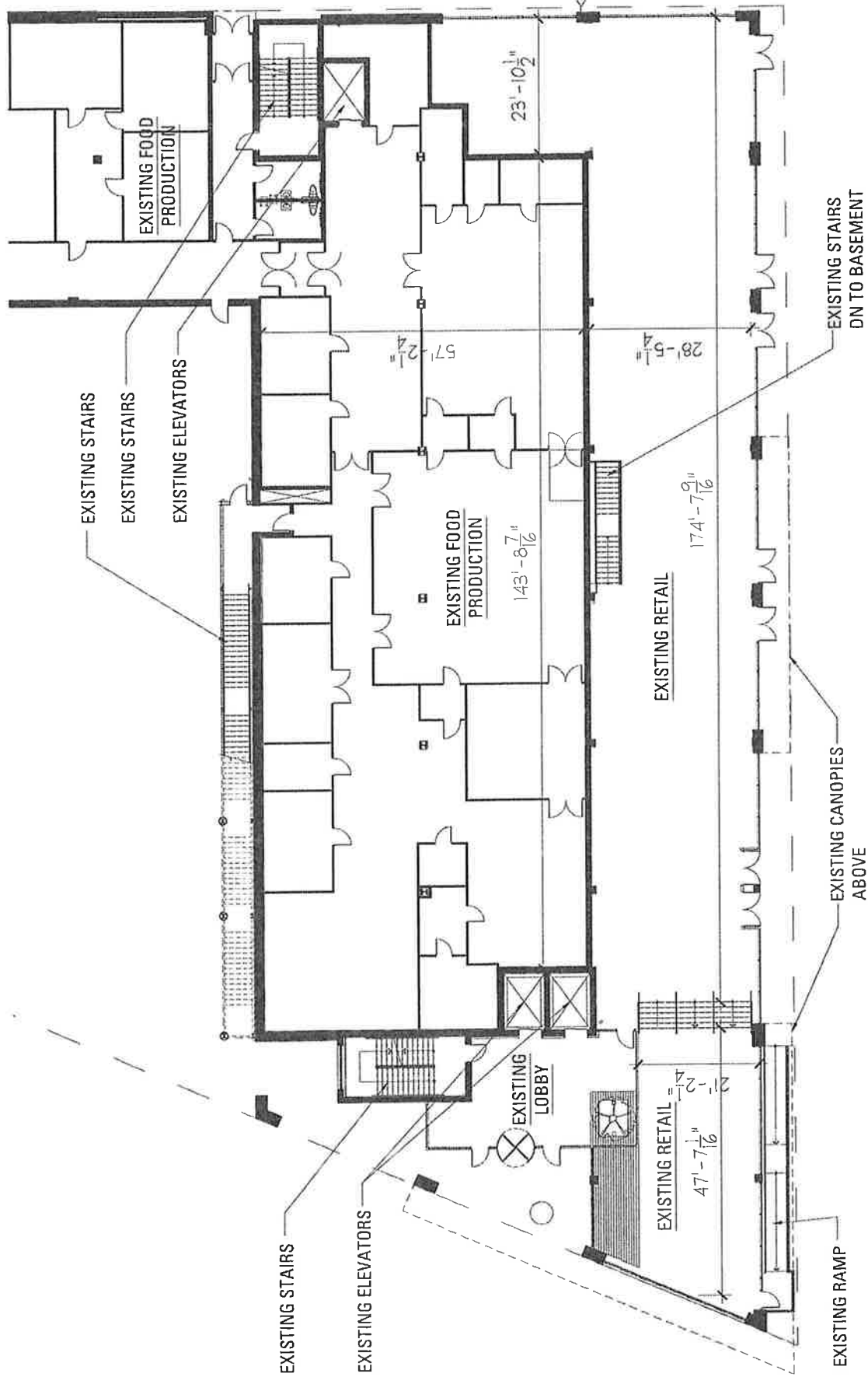
**SITE PLAN**  
 1" = 50'-0"



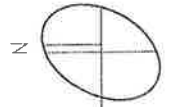
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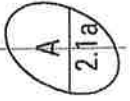
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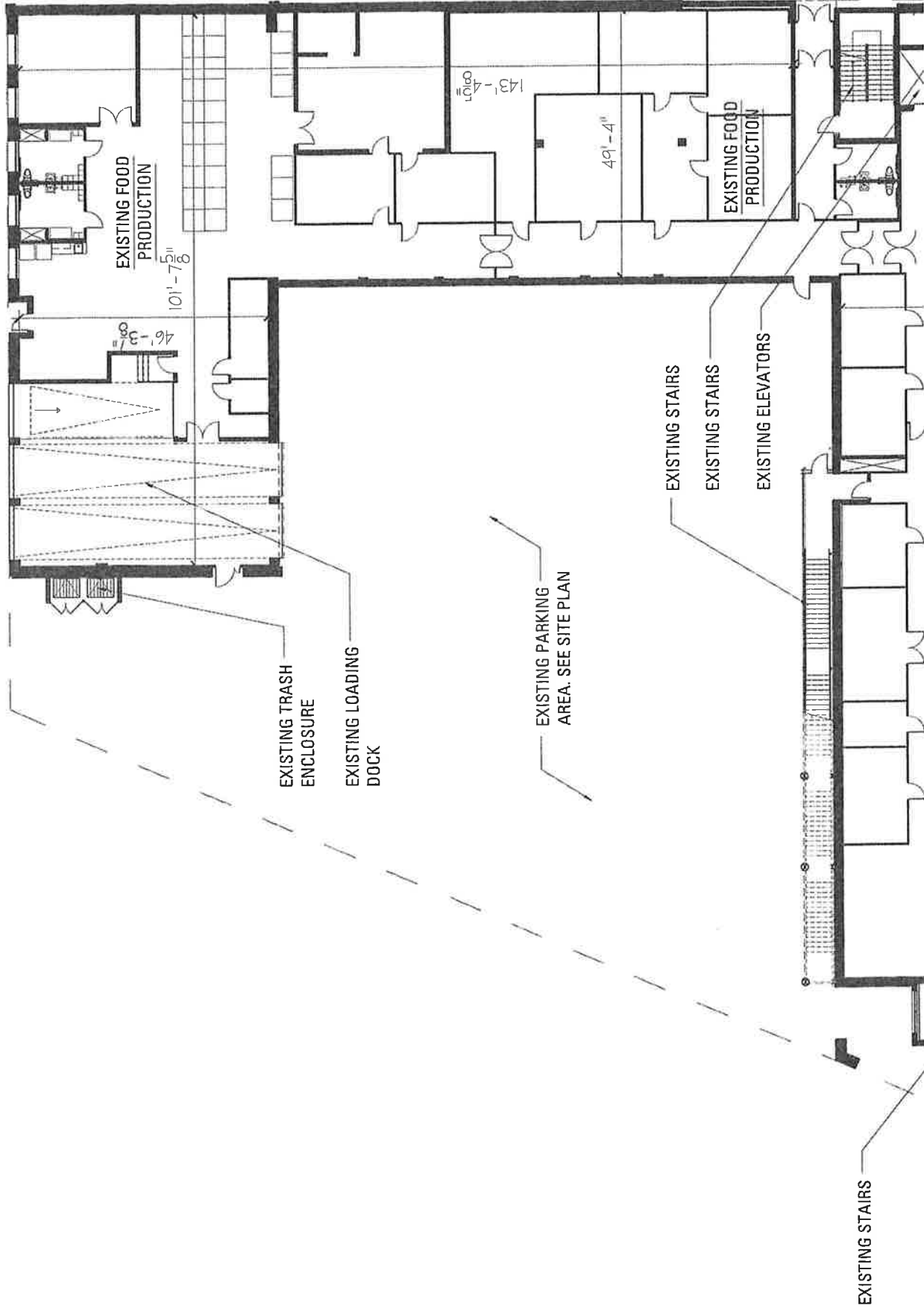


EXISTING FIRST FLOOR PLAN (SOUTH HALF)

1" = 25'-0"

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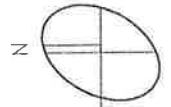




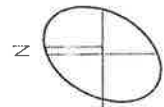
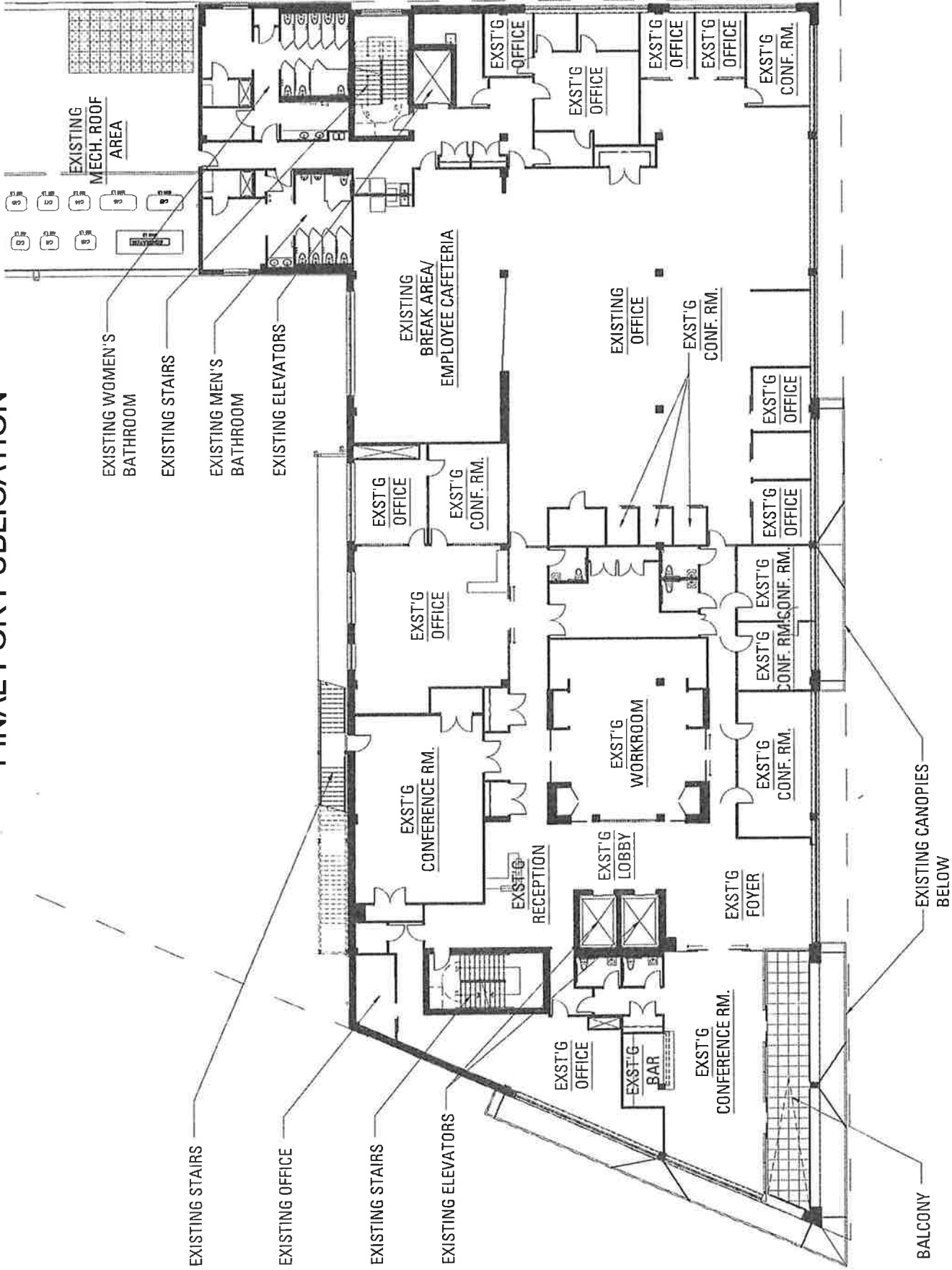
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EXISTING FIRST FLOOR PLAN (NORTH HALF)

1" = 25'-0"



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EXISTING SECOND FLOOR PLAN

1" = 25'-0"

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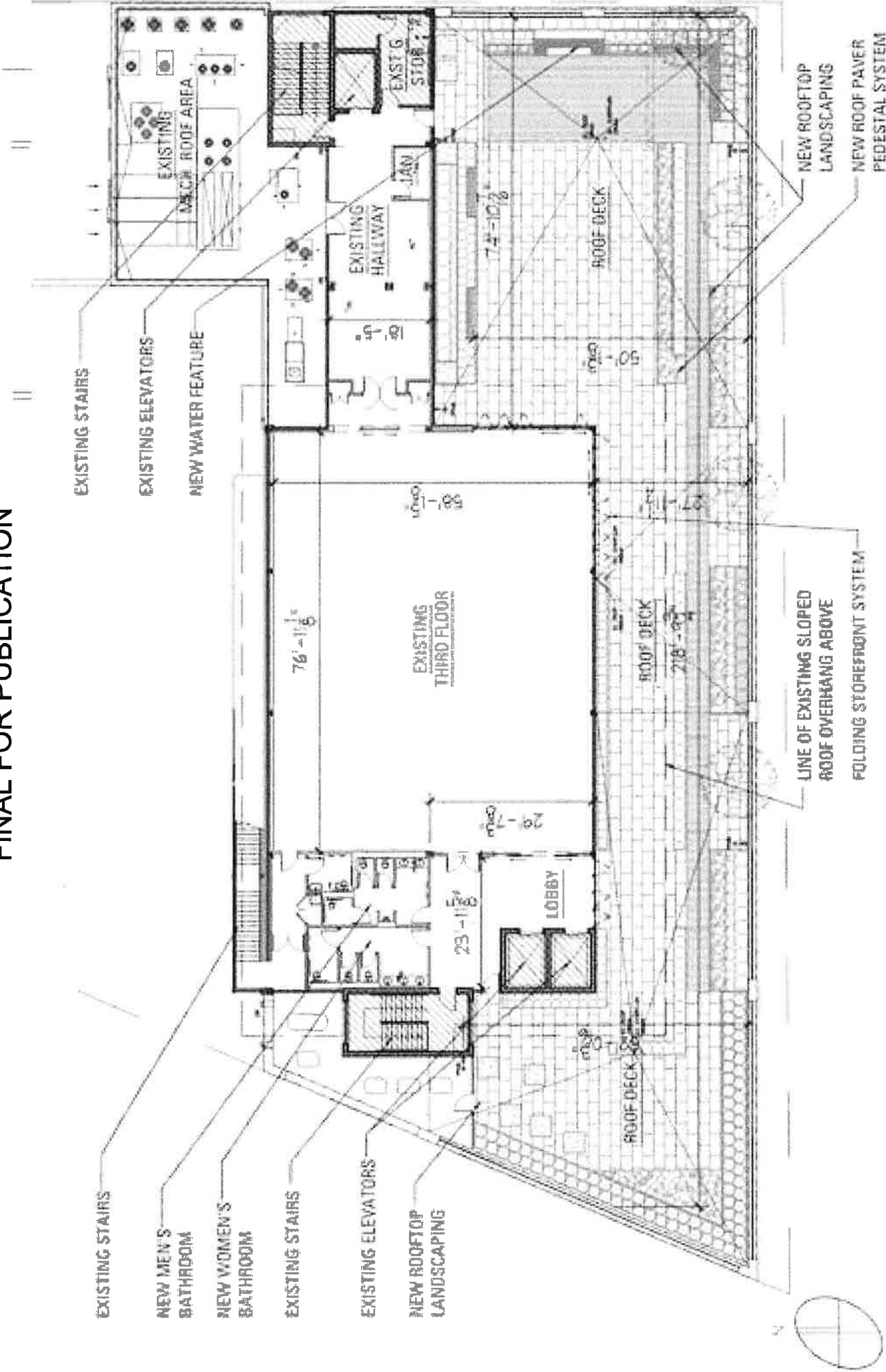
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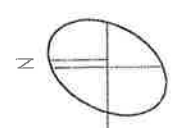




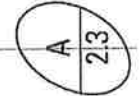
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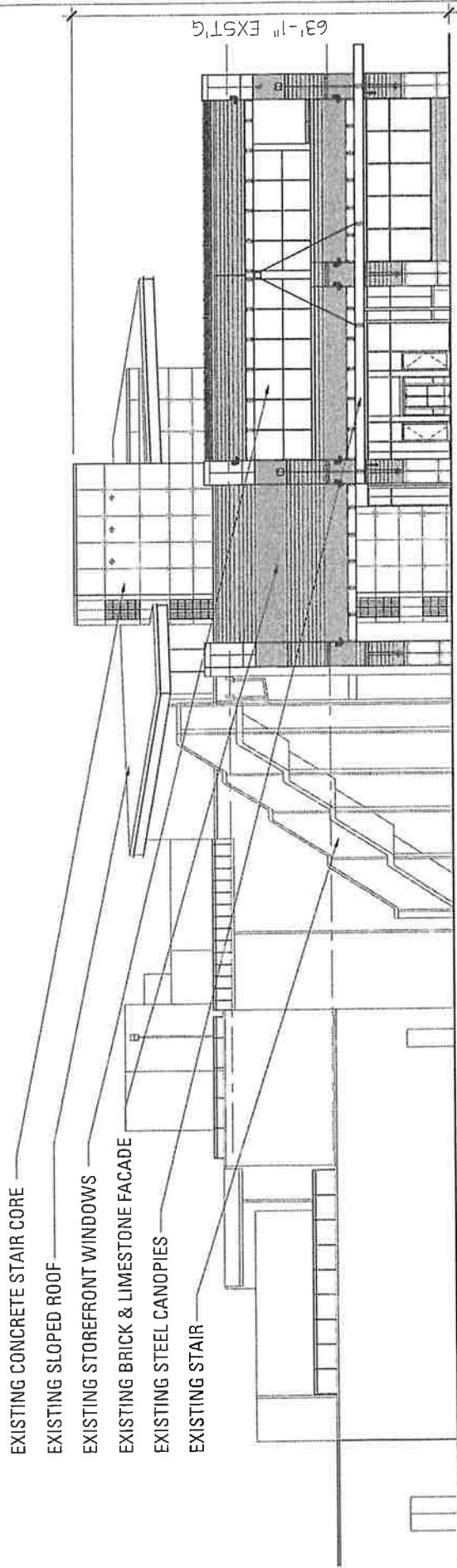
**THIRD FLOOR / ROOF PLAN**

1" = 25'-0"



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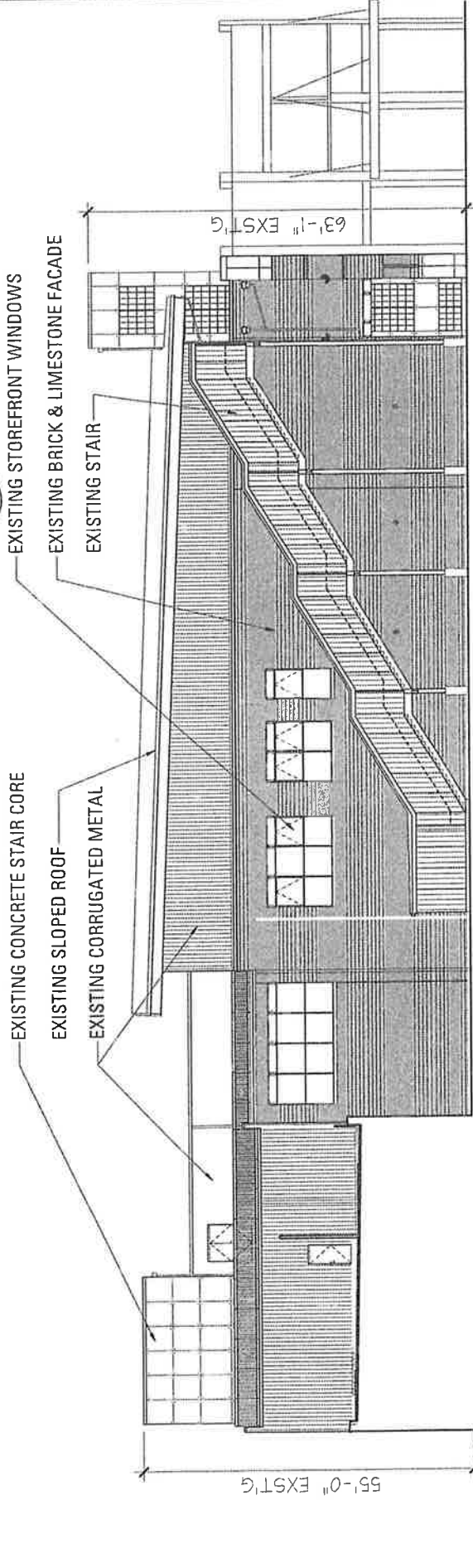




- EXISTING CONCRETE STAIR CORE
- EXISTING SLOPED ROOF
- EXISTING STOREFRONT WINDOWS
- EXISTING BRICK & LIMESTONE FACADE
- EXISTING STEEL CANOPIES
- EXISTING STAIR

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

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EXISTING NORTH ELEVATION

1" = 25'-0"

proj. #

proj.

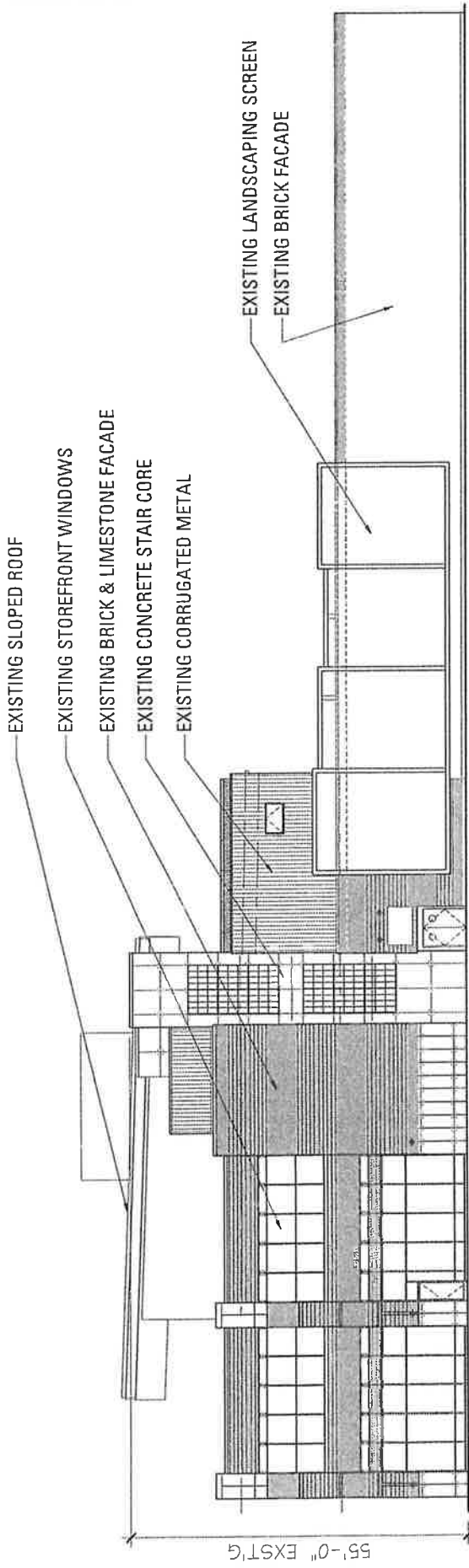
2343

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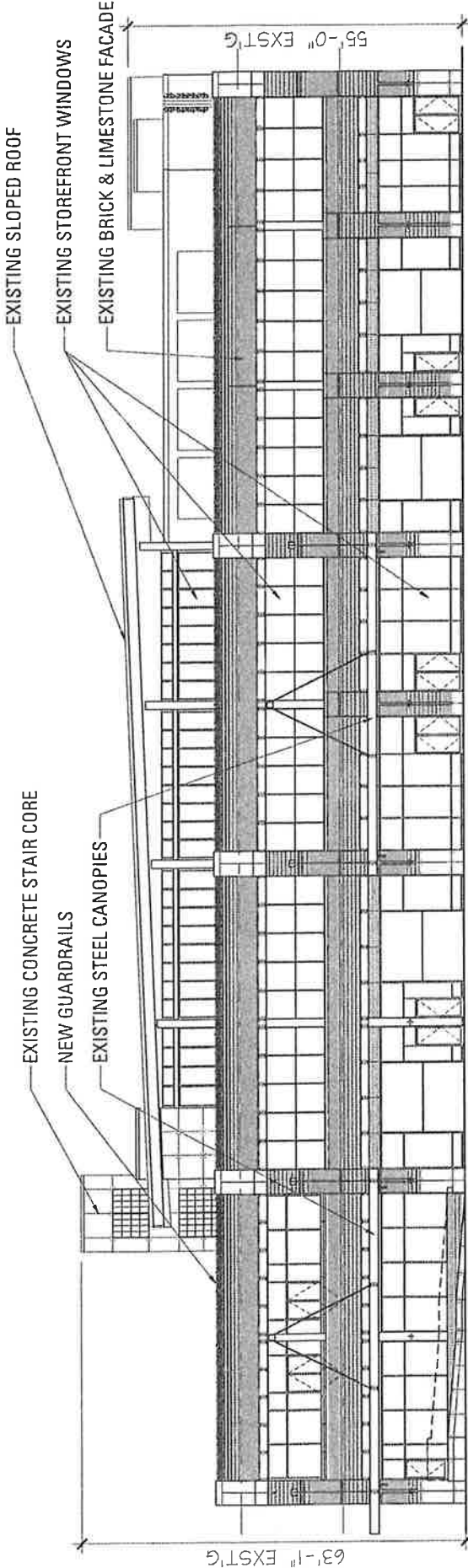
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EXISTING EAST ELEVATION

1" = 25'-0"

2



EXISTING SOUTH ELEVATION

1" = 25'-0"

1

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A  
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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

**(Application 22329)**

To: Alderman Bennet Lawson  
Vice Chairman,  
City Council Committee on Zoning

From:   
Cieré Boatright  
Chicago Plan Commission

Date: February 15, 2024

Re: Proposed Map Amendment within the Kinzie Industrial Corridor for the property generally located at 305 N Ogden Avenue

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On Thursday, February 15, 2024, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by 333 Holding Company LLC. A copy of the proposed map amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact James Gwinner at 312-744-1938 or via email @ [james.gwinner@cityofchicago.org](mailto:james.gwinner@cityofchicago.org).

Cc: PD Master File (Original PD, copy of memo)