



City of Chicago



SO2014-8802

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-J at 2722-2724 N Kimball Ave - App No. 18216T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18216 T1

INTRO DATE:

11-05-2014

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 RS3, Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-J in area bound by

The alley next West of and parallel to North Kimball Avenue, West Parker Avenue, North Kimball Avenue, a line 64.50 feet South of and parallel to West Parker Avenue

to those of a RM 5.5, Residential Multi-Unit District.

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

Common Address of Property: 2722-24 N Kimball Avenue

SUBSTITUTE NARRATIVE AND PLANS
2722-24 N Kimball -Application No. 18216T-1
RS3 to RM5.5

Applicant proposes to add 4 residential dwelling units to be used for special needs/handicapped population at grade level to the existing 12 residential dwelling unit building with 1 standard parking space and 1 handicapped accessible parking space for a total of 16 residential dwelling units.

	Zoning
	RM5.5
FAR	1.84
Lot Area	8062.5 sq. ft. or 504 sq. ft. per unit
Building Area	32,250 sq. ft.-existing
No. Dwelling Units	16
Bldg Height	4 Stories 30 feet--existing
Front Setback	Zero-existing
Rear Setback	3 feet-existing
North Side Setback	Zero-existing
South Side Setback	Zero-existing
Minimum Parking*	1 standard parking space and 1 handicapped parking space
Rear Open Space*	none

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*Applicant is providing one standard parking space and one handicapped parking space and will seek a variation/special use to reduce or waive the parking requirement and will also seek a variation for the rear open space if necessary.

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W. PARKER AVE

N. KIMBALL AVE

125.0'

64.50'

THREE STORY BRICK BUILDING
W/ BASEMENT 2722 -2724

EXIST. 3 STY.
OPEN WOOD
PORCH

EXIST. 3 STY.
OPEN WOOD
PORCH

REAR YARD SETBACK LINE (37.5')

EXIST. 3 STY. OPEN
WOOD PORCH

125.0'

NEW BOUNDARY
OF WOOD PORCH

13.5'

13.5'

PARKING SPACE 1
ADA
16' X 18'

PARKING SPACE 2
8' X 18'

64.50'

24.5'

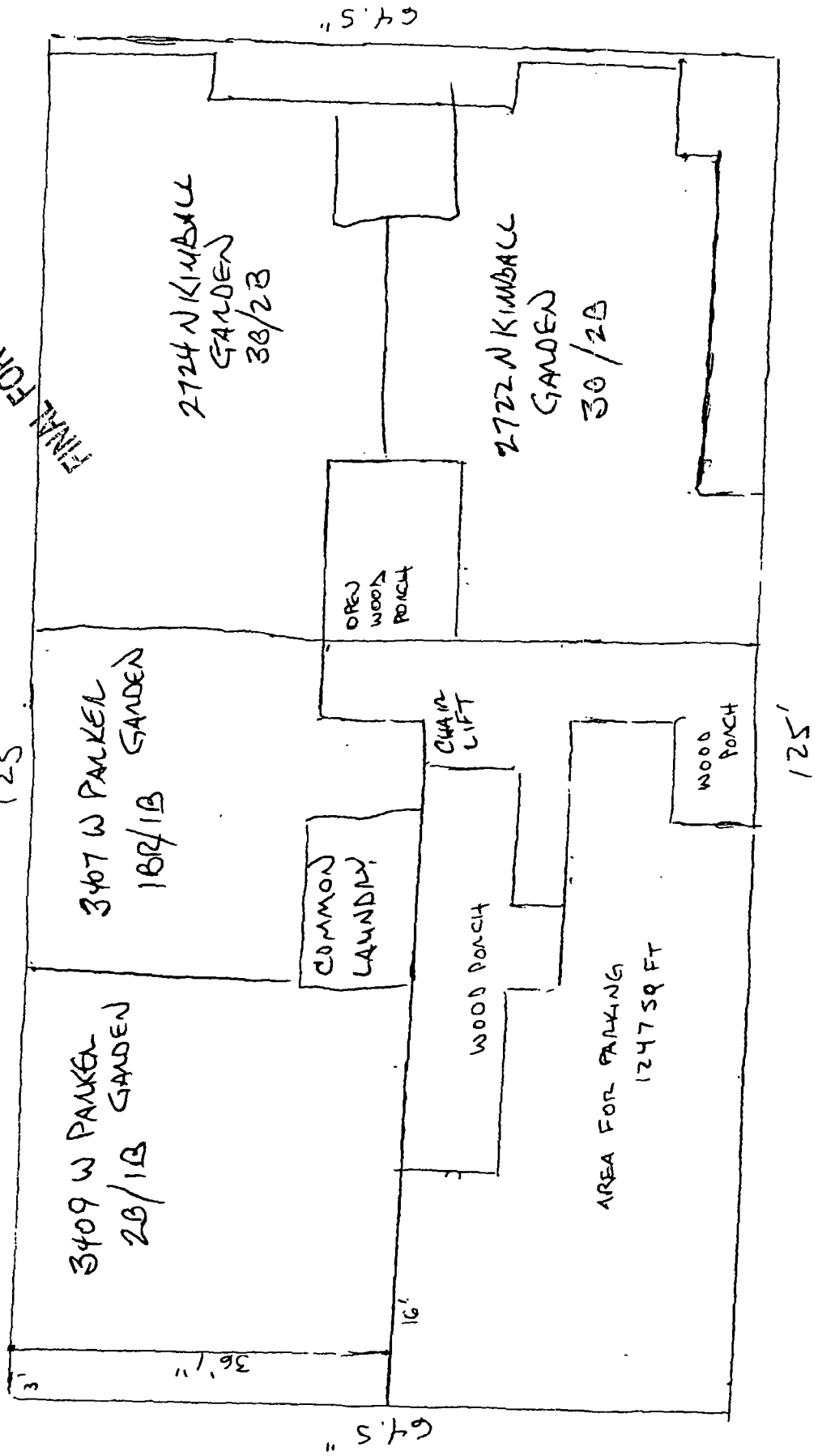
14' ALLEY



PROPOSED
SITE PLAN: 2 SPACES VIA SIZE REDUCTION OF WEST PORCH
MS

SITE PLAN:
APPROXIMATE FLOOR PLANS (1 of 5)

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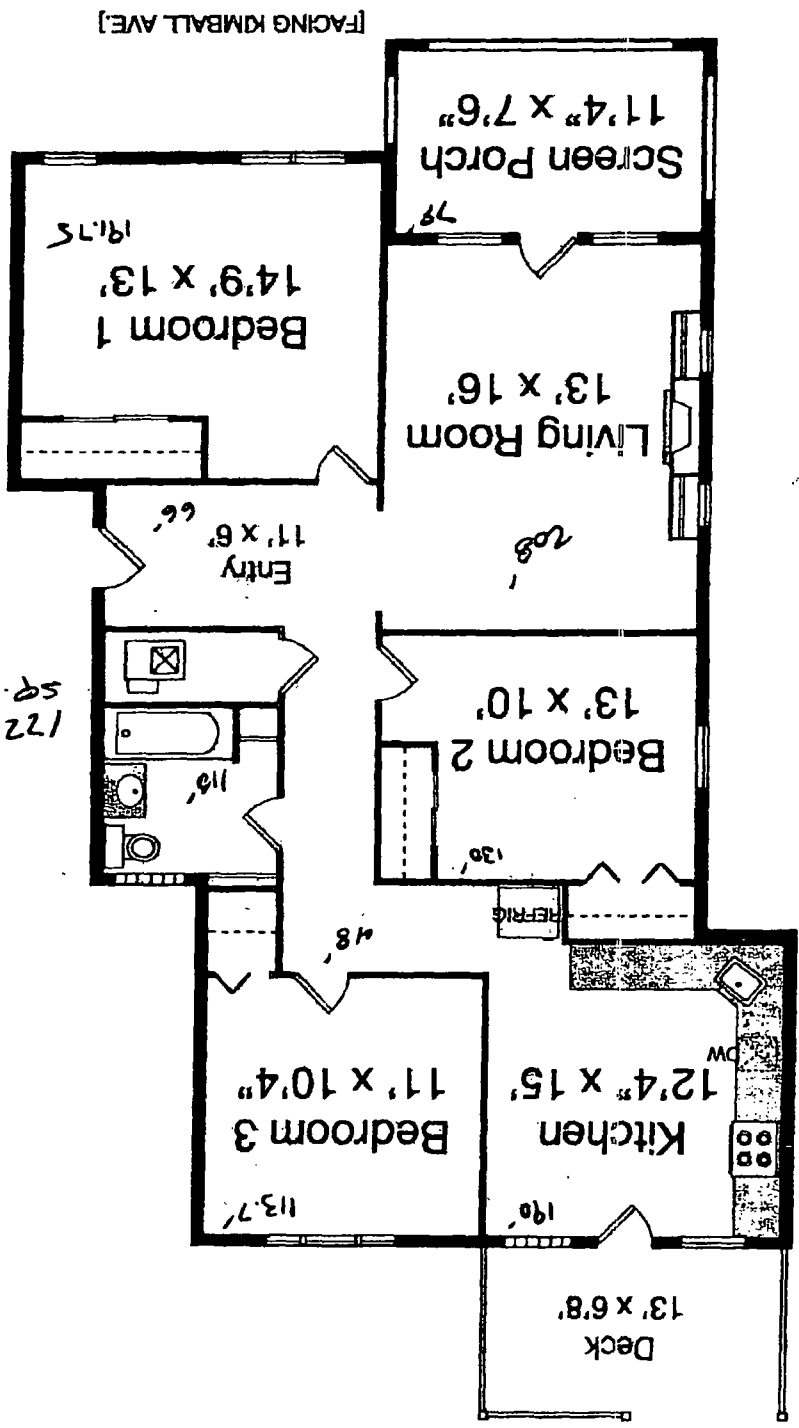
2722-24 N. KIMBALL



2722; UNIT 15, 25
1188#

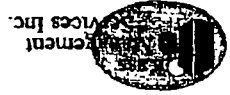
fineLine floorplans
fineLineFloorplans.com

Projections are for marketing purposes only. Actual measurements may vary slightly. Contact the agent for a floor to a contract.



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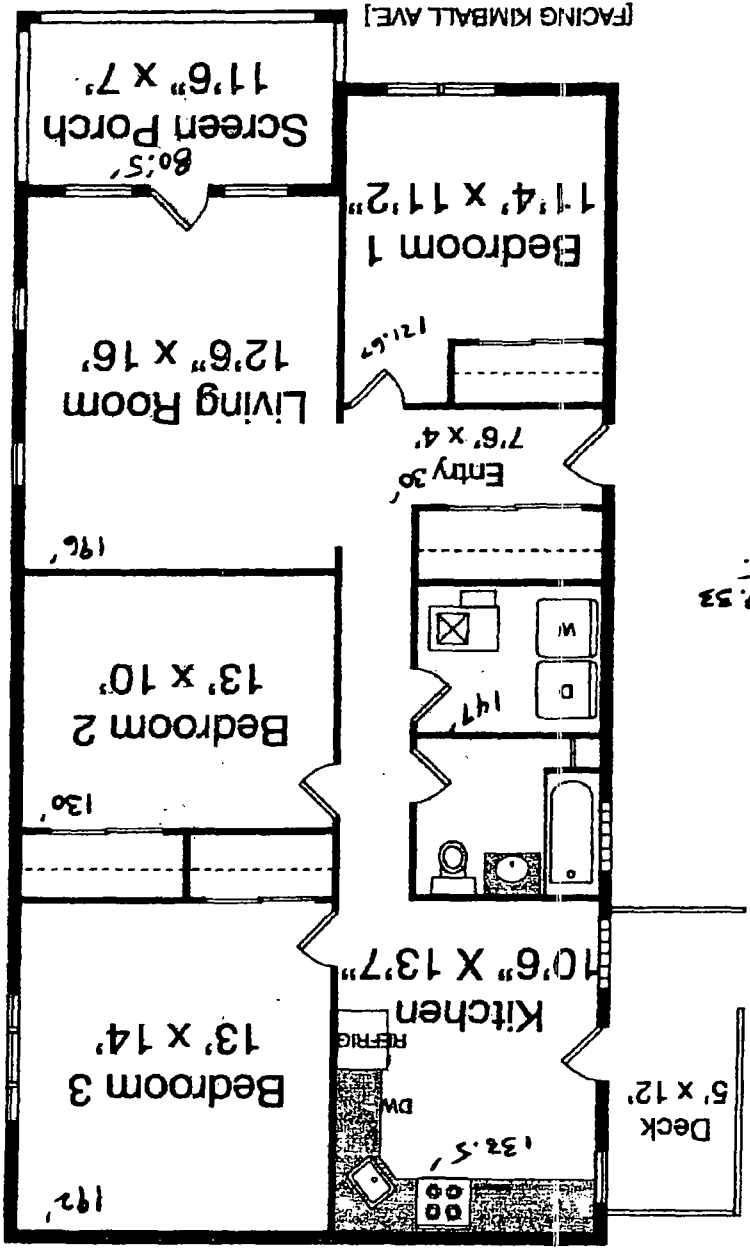
2722-24 N. KIMBALL



2724: UNIT 1N, 3N
1140sf

Online floorplans
Floorplans@cr.com

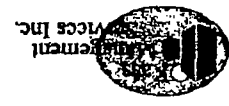
Floorplans are for marketing purposes only - actual measurements may vary slightly. Ground to be used as a reference to a contract.



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1029.53
sq ft.

3407-09 W. PARKER

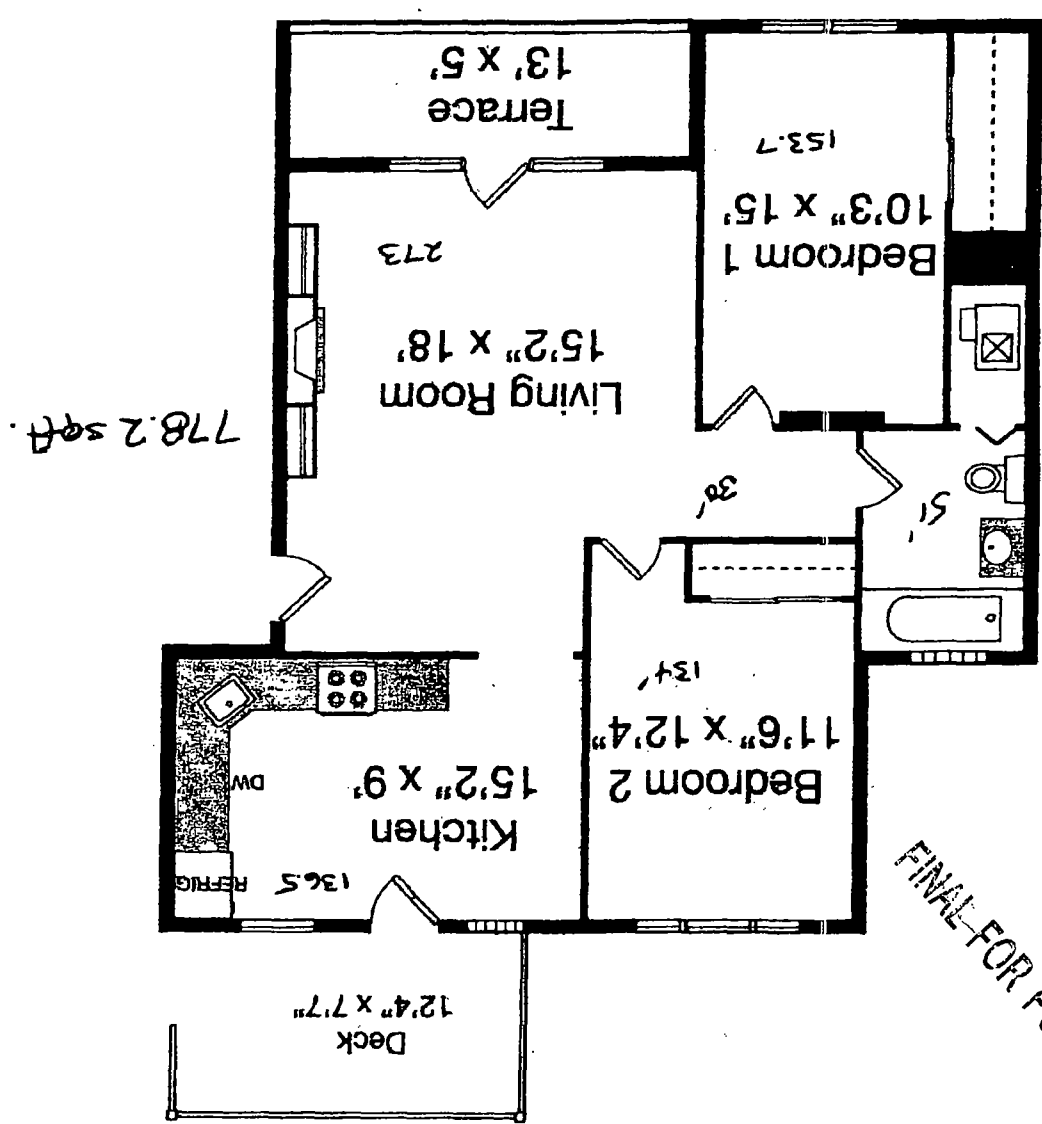


3407; UNIT 1E, 2E
940sf

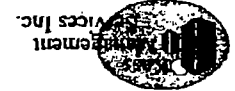
ineline floorplans
ineline@ineline.com

Measurements are for marketing purposes only - actual measurements may vary slightly. Contact the seller for a floor plan.

[FACING PARKER AVE.]



3407-09 W. PARKER

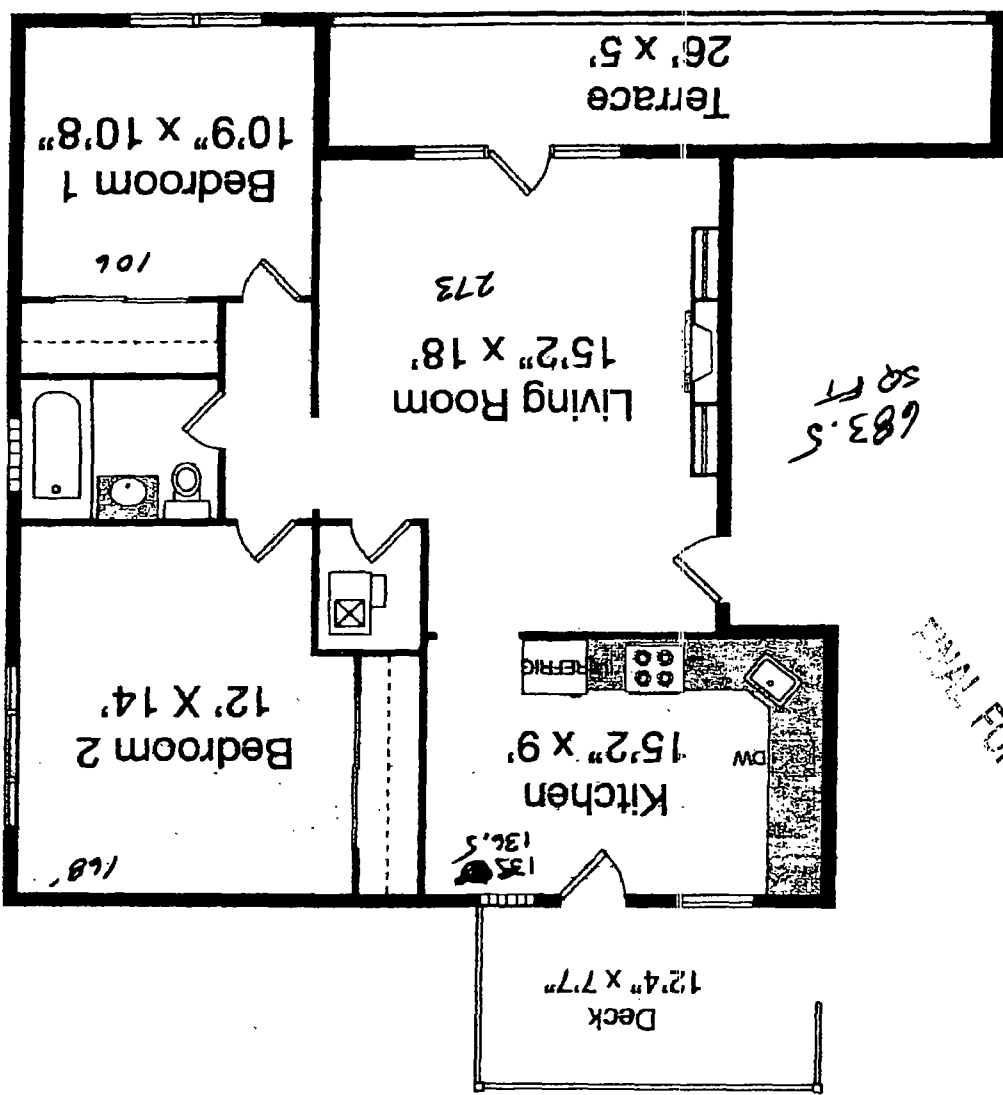


3409, UNIT 1W
88561

finehomefloorplans
finehome@rcs.com

Figures are for marketing purposes only - actual measurements may vary slightly. Cannot be used as a floor to a contract.

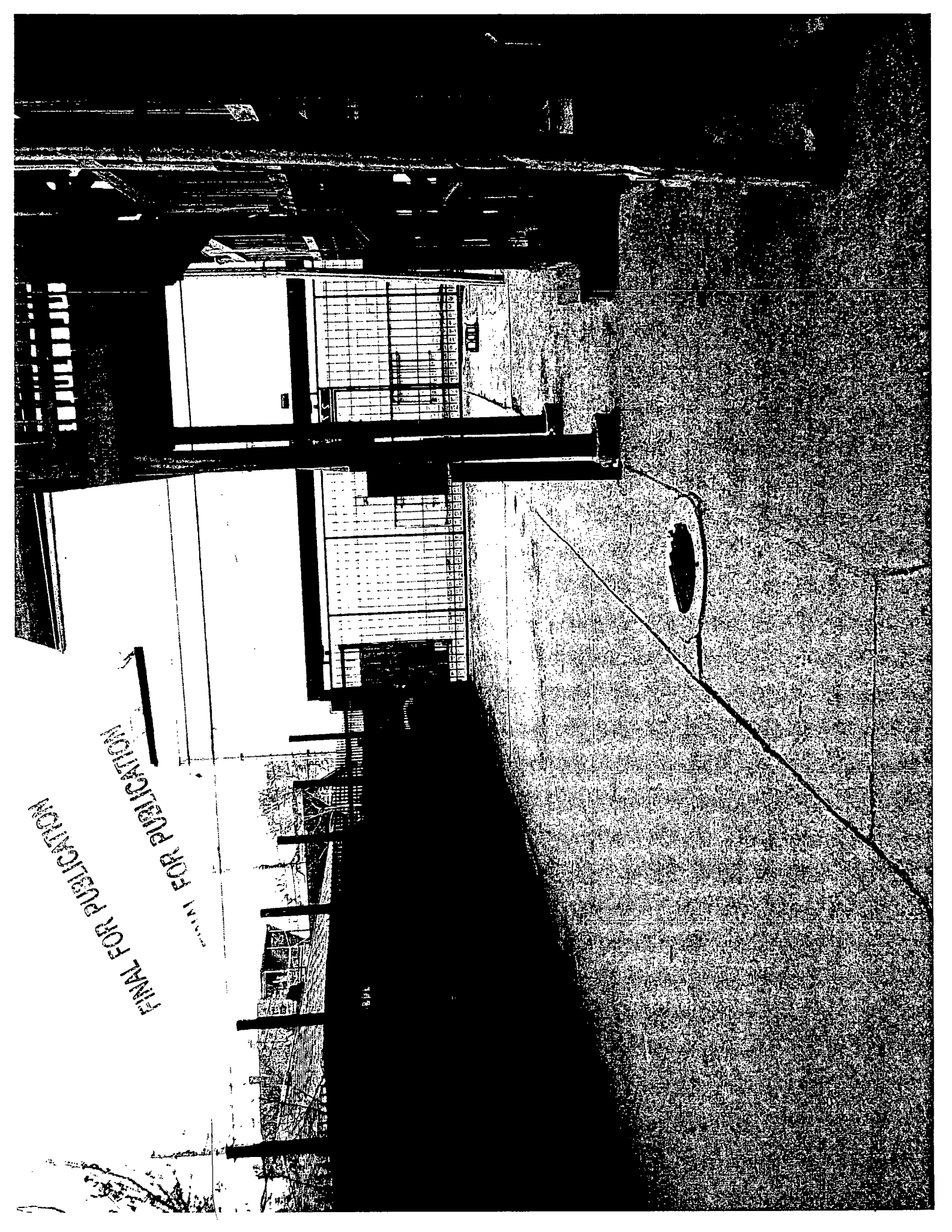
[FACING PARKER AVE.]



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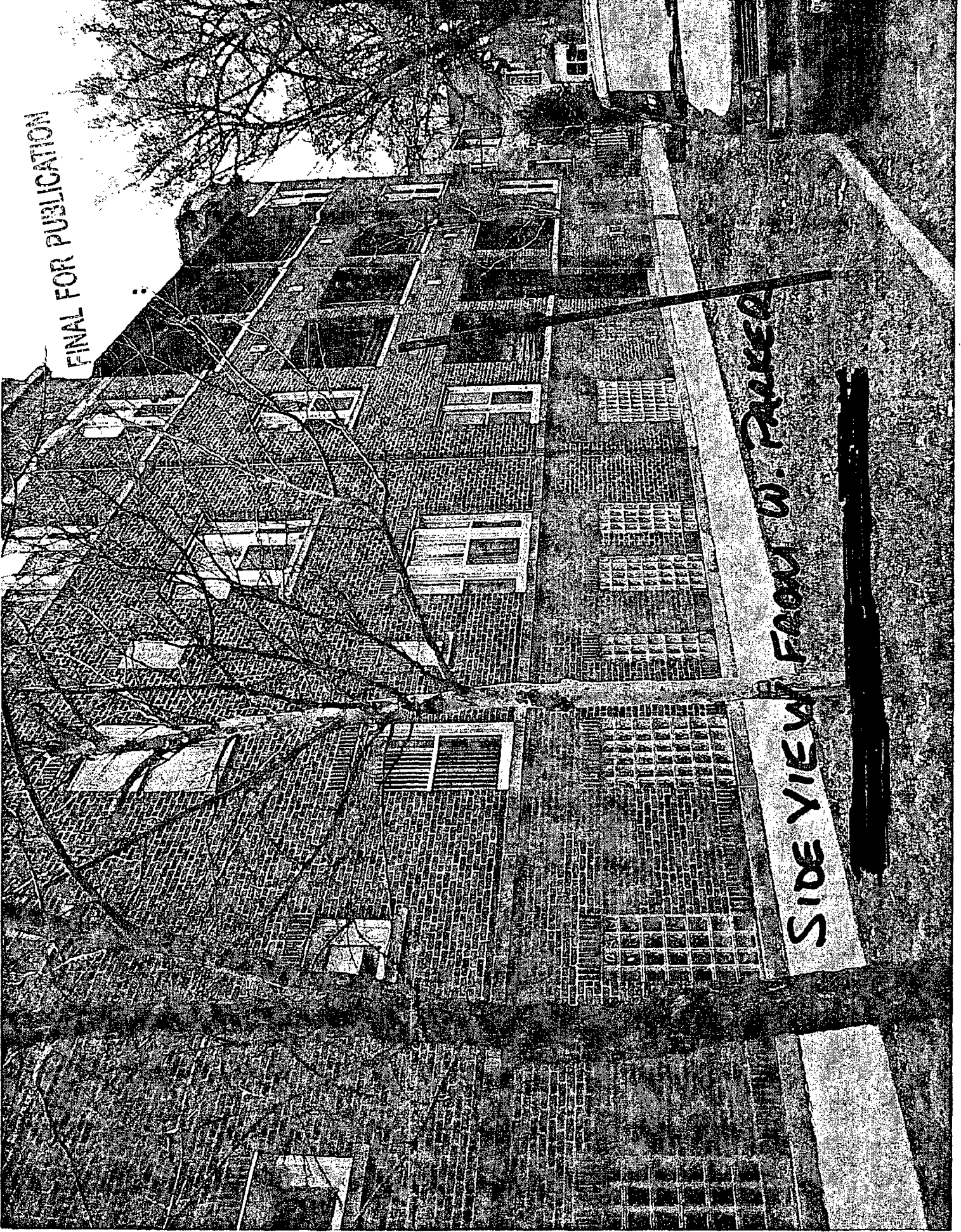
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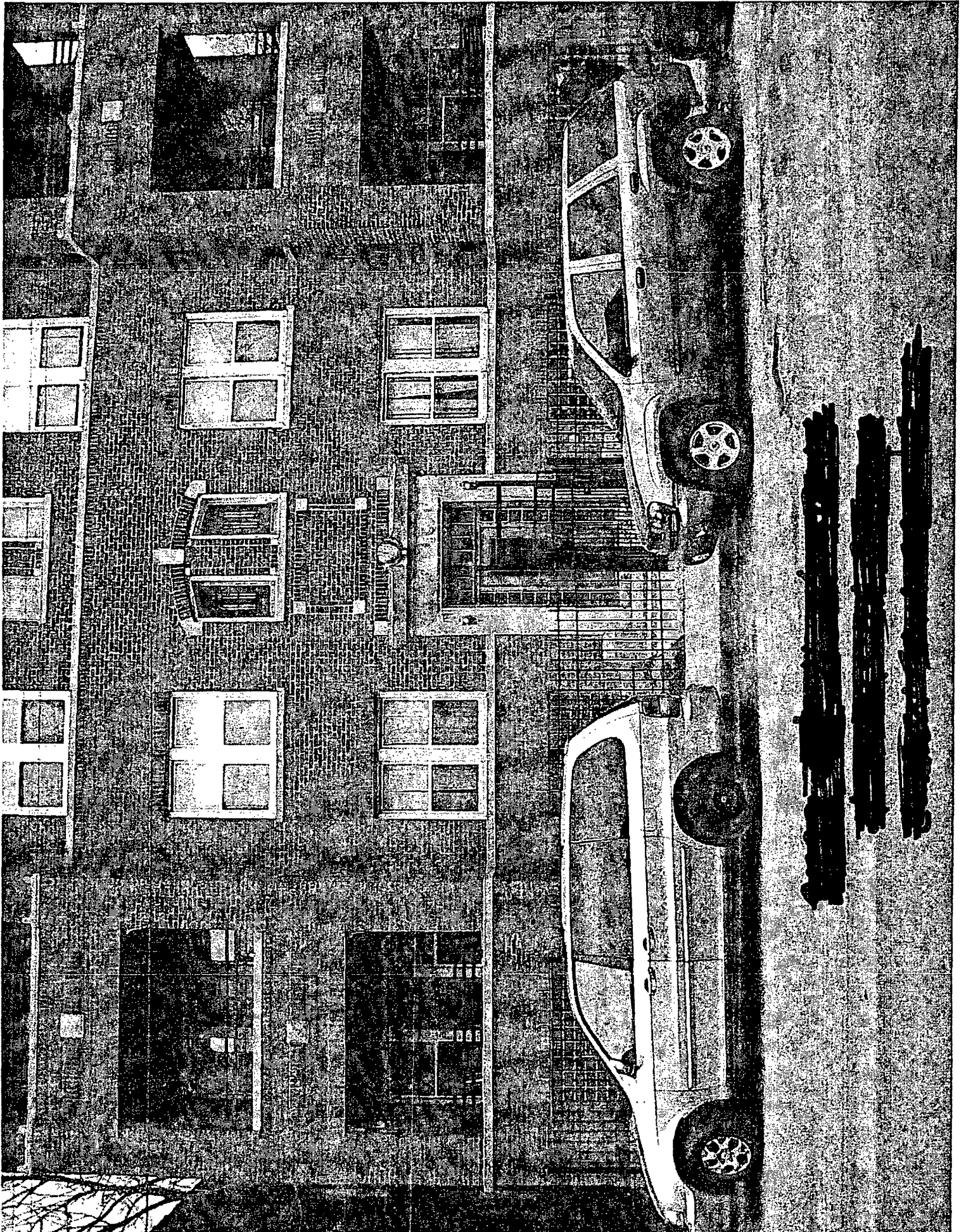
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SIDE VIEW FROM W. PARK



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