



# City of Chicago



O2015-7362

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 10/14/2015

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 7-J at 3324-3328 W  
Wrightwood Ave and 2601-2611 N Kimball Ave - App No.  
18555T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

#18555 T1  
INTRO DATE  
OCT-14, 2015

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-J in the area bounded by:

the alley next north of West Wrightwood Avenue; a line 61.94 feet east of North Kimball Avenue; West Wrightwood Avenue; and North Kimball Avenue

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address: 3324-28 West Wrightwood Avenue/2601-11 North Kimball Avenue

## NARRATIVE

3324 – 28 W. Wrightwood Avenue/2601 – 11 N. Kimball Avenue  
TYPE I REGULATIONS

Narrative: The subject property contains approximately 7,743 square feet and is improved with two buildings, a southern building and a northern building. The southern building is a tall one-story (50 ft.) in height and the southern building is two-stories (25 ft.) in height. The Applicant proposes to use the existing southern building for Personal Service, specifically a circus arts education and training facility, and for a venue space with a capacity not to exceed 149 occupants. The Applicant proposes to use the existing northern building for three residential dwelling units. No exterior alterations to the existing structures are proposed. The subject property contains no parking spaces or loading berths and none are proposed. The Applicant acknowledges that in order to establish its intended residential use in the northern building, a division of the Lot will be required and agrees to pursue such division, as well as any variations or administrative adjustments required to accomplish such Zoning Lot division pursuant to the provisions of the Chicago Zoning Ordinance.

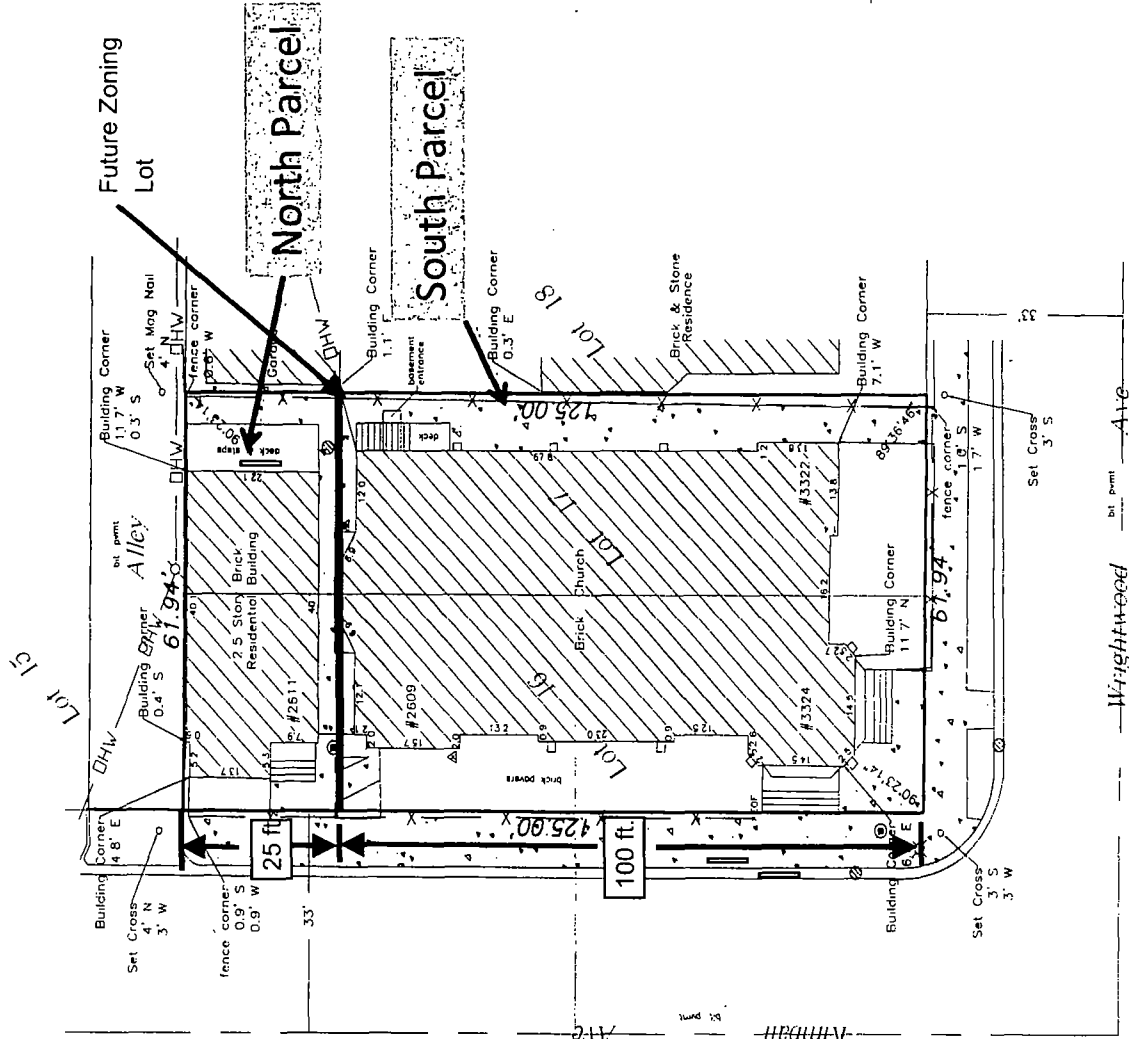
	<u>South Parcel</u>	<u>North Parcel</u>
Dimension:	61.94' x 100'	61.94' x 25'
Lot Area:	6,194.50 sf	1,548.50 sf
FAR:	1.00	1.7
FLOOR AREA:	6,194.50 sf	2,632.45 sf
Residential Dwelling Units:	None	3
MLA:	0	516 sf
Height:	50 feet (existing no change)	25 feet (existing no change)
Bicycle Parking:	None	3
Automobile Parking:	None (pursuant to TOD)	None (pursuant to TOD)
Loading:	None	None
Setbacks:		
North Kimball Avenue:	4.8 ft.	4.8 ft.
North Property Line:	None	None
East Property Line:	7.1 ft.	11.7 ft.
South Property Line:	11.7 ft.	2.5 ft.

**FINAL FOR PUBLICATION**



1" = 20'

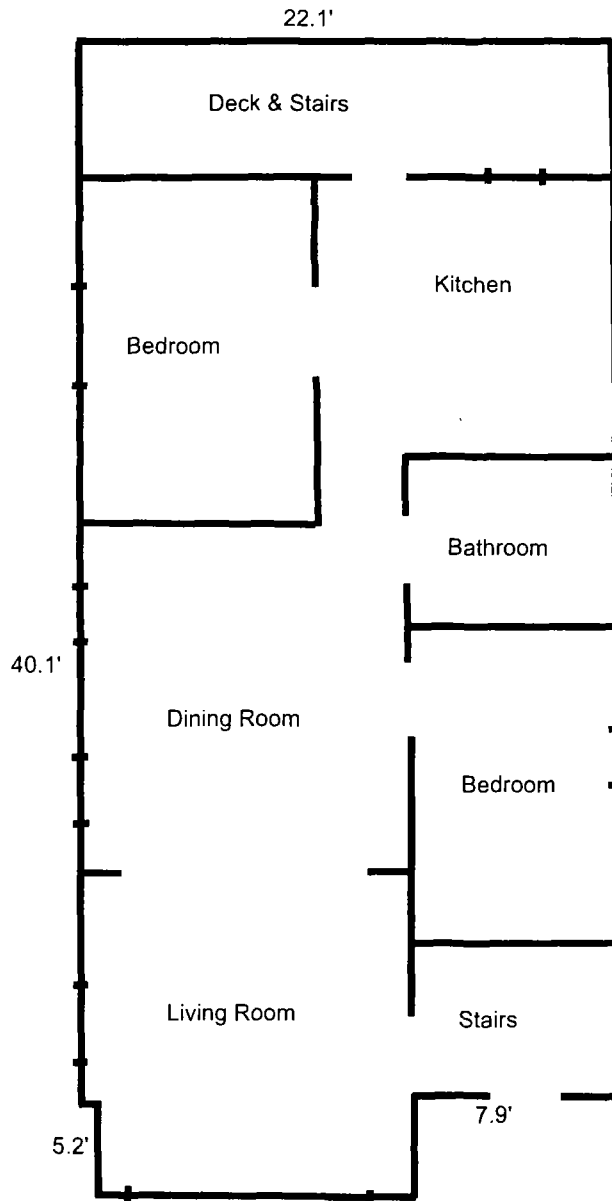
- LEGEND**
- Boundary of property
  - - - Lot lines
  - Set Survey Marker
  - ⊗ Sewer Inlet or Drain
  - ⊕ Manhole
  - ⊙ Light Pole
  - ⊕ Gas Meter
  - ⊕ Electric Meter
  - ⊕ Utility Pole
  - ⊕ Overhead Wire



Aloft Dance, LLC  
 3324 – 28 W. Wrightwood Ave./  
 2601 – 11 N. Kimball Ave

**SITE PLAN**

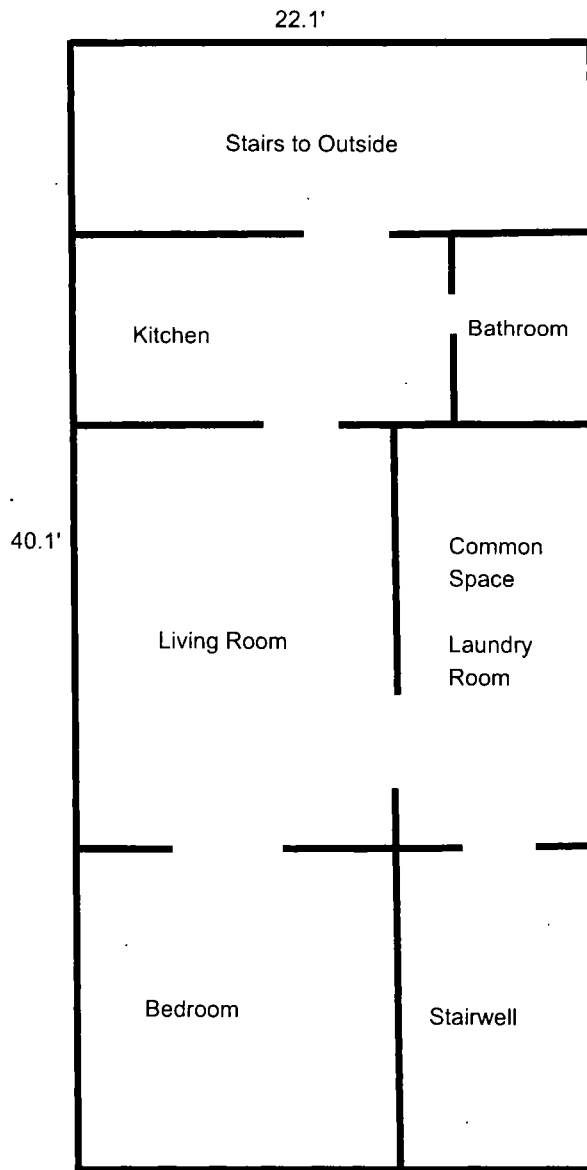
**FINAL FOR PUBLICATION**



FIRST AND SECOND FLOOR PLANS

Aloft Dance, LLC  
3324 – 28 W. Wrightwood Ave./  
2601 – 11 N. Kimball Ave

FINAL FOR PUBLICATION



BASEMENT FLOOR PLAN

Aloft Dance, LLC  
3324 – 28 W. Wrightwood Ave./  
2601 – 11 N. Kimball Ave

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Aloft Dance, LLC  
3324 – 28 W. Wrightwood Ave./  
2601 – 11 N. Kimball Ave

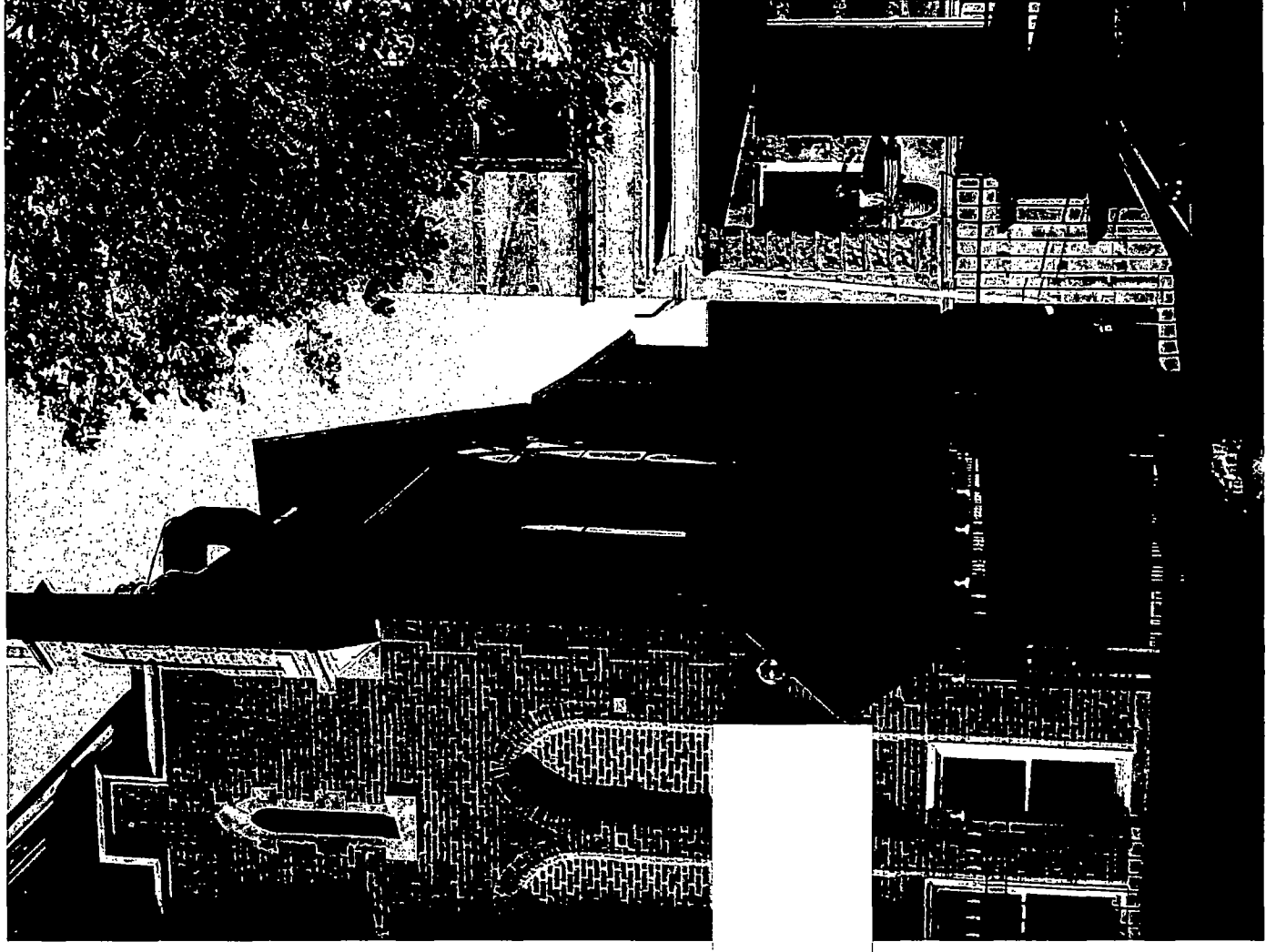
South Elevation of South Bldg

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Aloft Dance, LLC  
3324 – 28 W. Wrightwood  
Ave./2601 – 11 N. Kimball Ave

East Elevation



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3324 – 28 W. Wrightwood Ave./

2601 – 11 N. Kimball Ave

West Elevation

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Aloft Dance, LLC

3324 – 28 W. Wrightwood Ave./

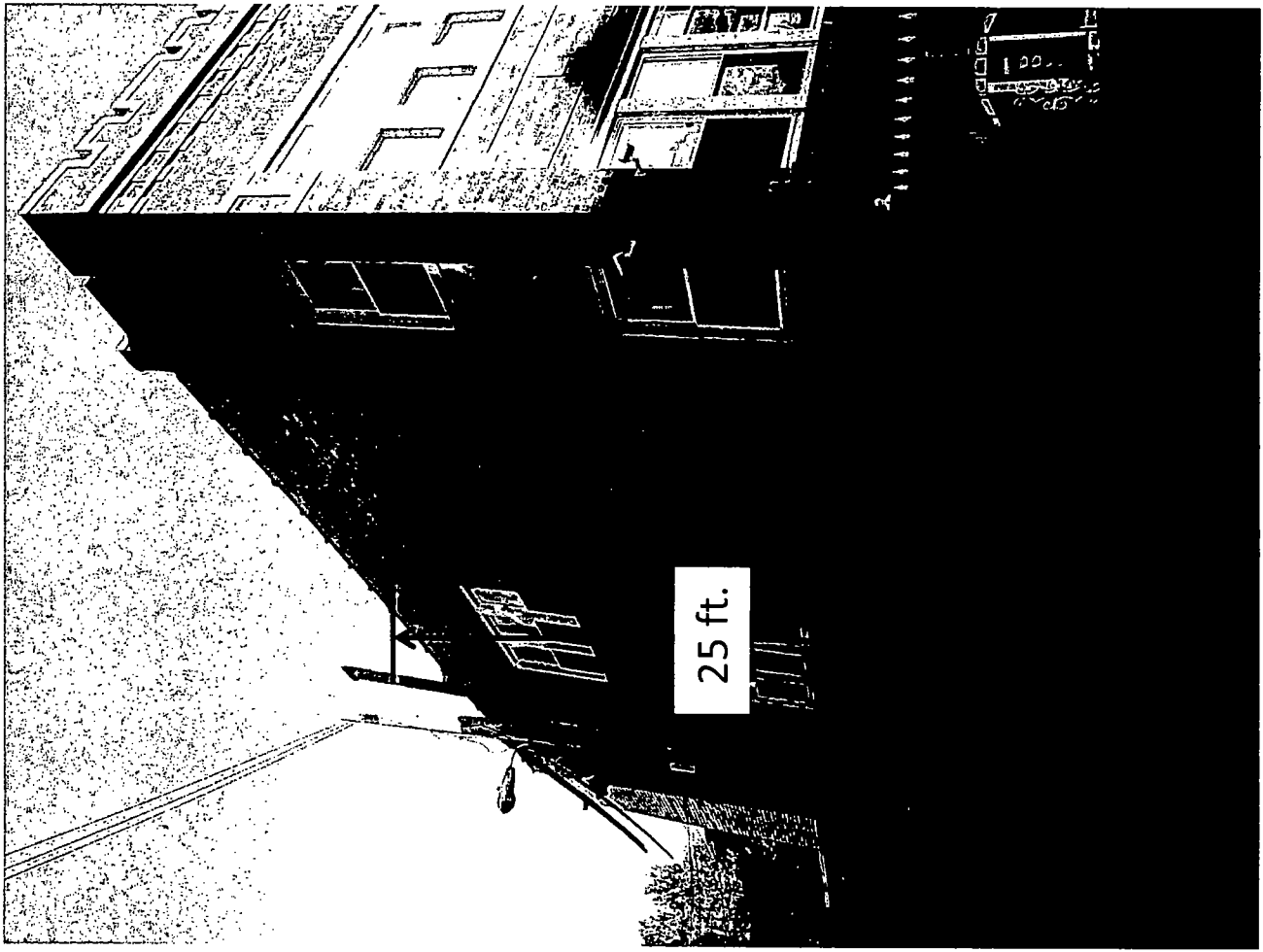
2601 – 11 N. Kimball Ave

West Elevation

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Aloft Dance, LLC  
3324 – 28 W. Wrightwood Ave./  
2601 – 11 N. Kimball Ave

North Elevation of North Building



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Aloft Dance, LLC

3324 – 28 W. Wrightwood Ave./

2601 – 11 N. Kimball Ave

West Elevation

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