

## Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

### Legislation Details (With Text)

File #: 02018-8020

Type: Ordinance Status: Passed

File created: 10/31/2018 In control: City Council

**Final action:** 1/23/2019

Title: Zoning Reclassification Map No. 11-J at 4314-4318 N Kimball Ave - App No. 19833

**Sponsors:** Misc. Transmittal

Indexes: Map No. 11-J

**Attachments:** 1. O2018-8020.pdf

Date	Ver.	Action By	Action	Result
1/23/2019	1	City Council	Passed	Pass
1/17/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/31/2018	1	City Council	Referred	

#### **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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.l 1-J in the area bounded by

a line 213.72 feet north of and parallel to West Cullom Avenue; North Kimball Avenue; a line 163.72 feet north of and parallel to West Cullom Avenue; the alley next west of and parallel to North Kimball Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

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Common address of property: 4314-4318 North Kimball Avenue

## FINAL FOR FUBUCATION

#### ZONING AMENDEMENT NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 AT 4314-18 N KIMBALL AVE

The Applicant intends to change the zoning from the existing RS3 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District to construct a new 3 story brick building with 6 residential dwelling units. There will be 6 parking spaces. No commercial space.

ZONING: RM-4.5

LOT AREA: 6,275 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 1, 045 square feet

**FLOOR AREA RATIO: 1, 45** 

BUILDING AREA: 9,080 square feet OFF-STREET PARKING: 6 spaces FRONT SETBACK: 15 feet 0 inches REAR SETBACK: 38 feet 6 inches

SIDE SETBACK: 3 foot 0 inches on East and 3 foot 0 inches on west = TOTAL 6 feet 0 inches

BUILDING HEIGHT: 37 feet 9 inches

Building material will be primarily face brick. Set of plans are attached.

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# FINAL FOR PUBLICATION

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