



# Office of the City Clerk

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## Legislation Details (With Text)

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**File #:** SO2014-8802  
**Type:** Ordinance  
**File created:** 11/5/2014  
**Status:** Passed  
**In control:** City Council  
**Final action:** 12/10/2014  
**Title:** Zoning Reclassification Map No. 7-J at 2722-2724 N Kimball Ave - App No. 18216T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 7-J  
**Attachments:** 1. O2014-8802.pdf, 2. SO2014-8802.pdf

Date	Ver.	Action By	Action	Result
12/10/2014		City Council	Passed as Substitute	Pass
12/9/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
11/5/2014	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, 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

\*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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