



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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**File #:** O2015-7362, **Version:** 1

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### 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**

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.

South Parcel  
6,194.50 sf

61.94' x 100' 6,194.50 sf 1.00

**FLOOR AREA:**

Residential Dwelling Units: None

61.94' x 25' 1,548.50 sf 1.7

2,632.45 sf 3

516 sf

Height:

Bicycle Parking:

None (pursuant to TOD)

Loading:

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.

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22.1'

Kitchen

Bedroom

Bathroom

40.1'

Dining Room

Bedroom

Living Room

## FIRST AND SECOND FLOOR PLANS

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

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**PUBLICATION**

22.1'

Stairs to Outside

■ Kitchen

■ Bathroom

Living Room

Common Space

Bedroom

Laundry Room

Stairwell

## BASEMENT FLOOR PLAN

Aloft Dance; LLC

3324 - 28 W. Wrightwood Ave./

2601 - 11 N. Kimball Ave

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