



City of Chicago



SO2015-2595

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/15/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1619-1627 N Campbell Ave - App No. 18343T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Application Number: 18343

SUBSTITUTE 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 Residential Single–Unit (Detached House) District symbols as shown on Map No. 5-I in the area bounded by:

A line 280 feet North of and parallel to West North Avenue; the public alley next East of and parallel to North Campbell Avenue; a line 184 feet North of and parallel to West North Avenue; North Campbell Avenue.

To those of an RM4.5 Residential Multi-Unit District

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

Common address of property: 1619-27 North Campbell Avenue, Chicago IL.

Application Number 18343 (initially filed as Type 2, amended to Type 1)

**NARRATIVE FOR TYPE 1 REZONING FOR
1619-27 NORTH CAMPBELL AVENUE, CHICAGO, IL**

The subject property is currently improved with a multi-family residential building. The Applicant proposes to divide the property into three zoning lots. The Applicant proposes to build one 2-flat at 1621 North Campbell and one 2-flat at 1627 North Campbell. The existing building at 1623-25 North Campbell Avenue will remain without change. The Applicant needs a zoning change to comply with the minimum lot area, the maximum floor area and height requirements of the Zoning Ordinance.

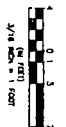
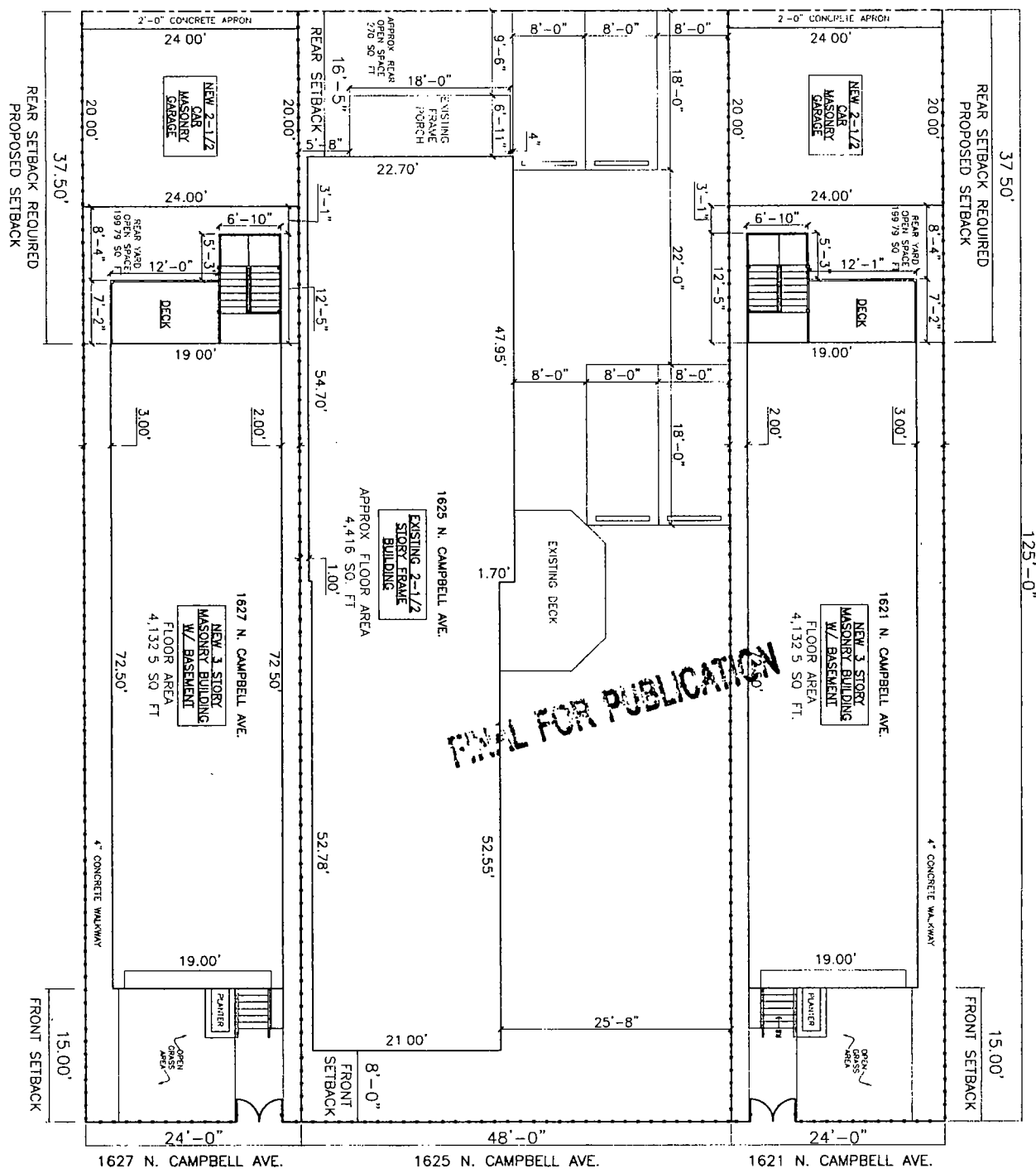
Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	1621 N. Campbell - 2-Flat 1623-25 N. Campbell – 4 DU (existing – no change proposed) 1627 N. Campbell – 2-Flat
Floor Area Ratio:	1621 N. Campbell – 1.378 1623-25 N. Campbell – 1.358 (existing / no change proposed to the existing building) 1627 N. Campbell – 1.378
Lot Area:	1621 N. Campbell – 3,000 SF 1623-25 N. Campbell – 6,000 SF 1627 N. Campbell – 3,000 SF
Floor Area:	1621 N. Campbell – 4,134 SF 1623-25 N. Campbell – 4,416 SF (existing no change proposed) 1627 N. Campbell – 4,134 SF
Density:	1621 N. Campbell – 1,500 SF per DU 1623-25 N. Campbell – 1,500 SF per DU 1627 N. Campbell – 1,500 SF per DU

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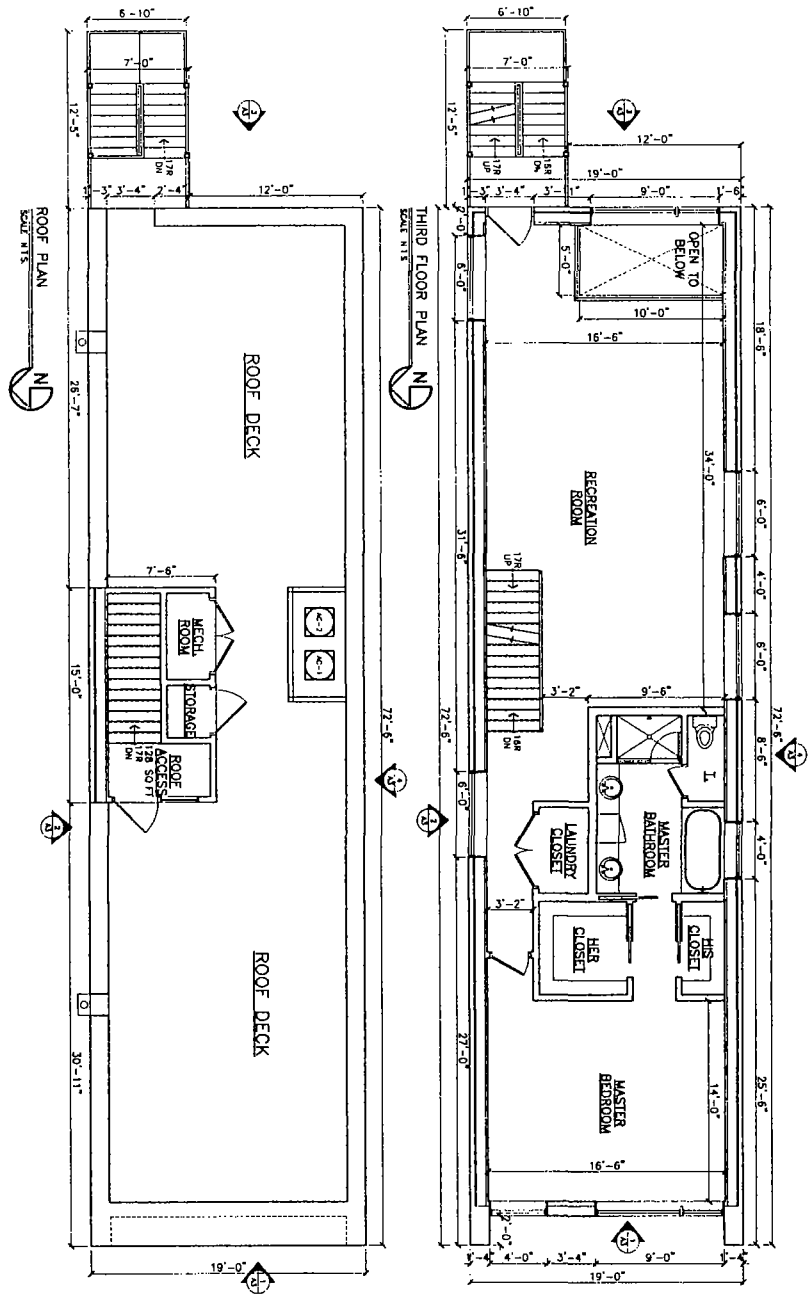
<p>Off- Street Parking:</p>	<p>1621 N. Campbell – 2 parking spaces 1623-25 N. Campbell – 4 parking spaces 1627 N. Campbell - 2 parking spaces</p>
<p>Set Backs:</p>	<p>1621 N. Campbell : Front: 15’ Side: 3’ south / 2’ north Rear: 37.50 Rear Yard Open space: 123 SF</p> <p>1623-25 N. Campbell: Existing Front: 8’ Side: 0’ south / 1’ north Existing Rear: 16’-5” Rear Yard Open space: 263 SF</p> <p>1627 N. Campbell : Front: 15’ Side: 2’ south / 3’ north Rear: 37.50’ Rear Yard Open space: 149 SF</p> <p>*Will apply for Variation or Administrative Adjustment for setbacks that do not comply to the code</p>
<p>Building height:</p>	<p>1621 N. Campbell – 36’-6” 1623-25 N. Campbell – 32’ (existing / no change proposed) 1627 N. Campbell – 32’-10”</p>

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16' PUBLIC ALLEY



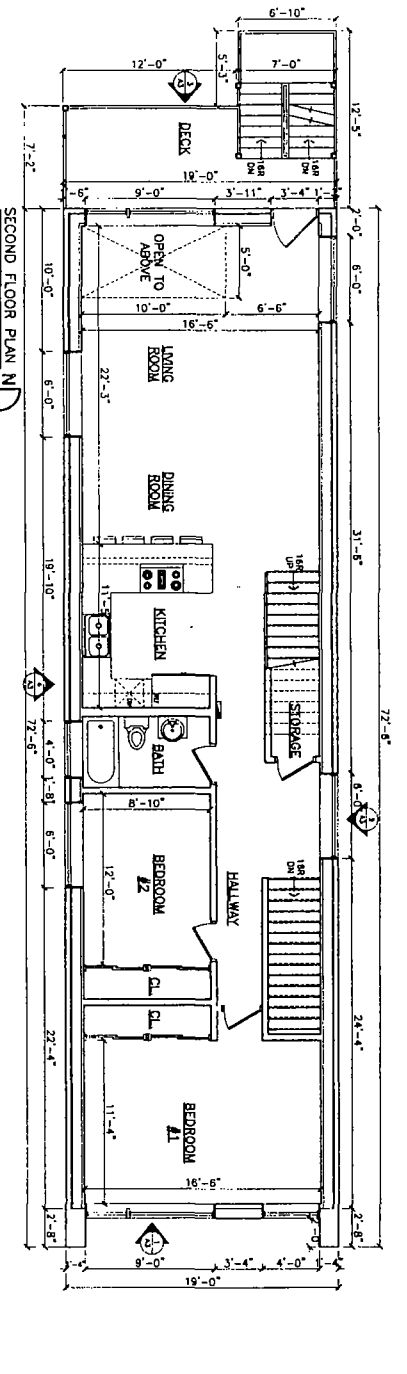
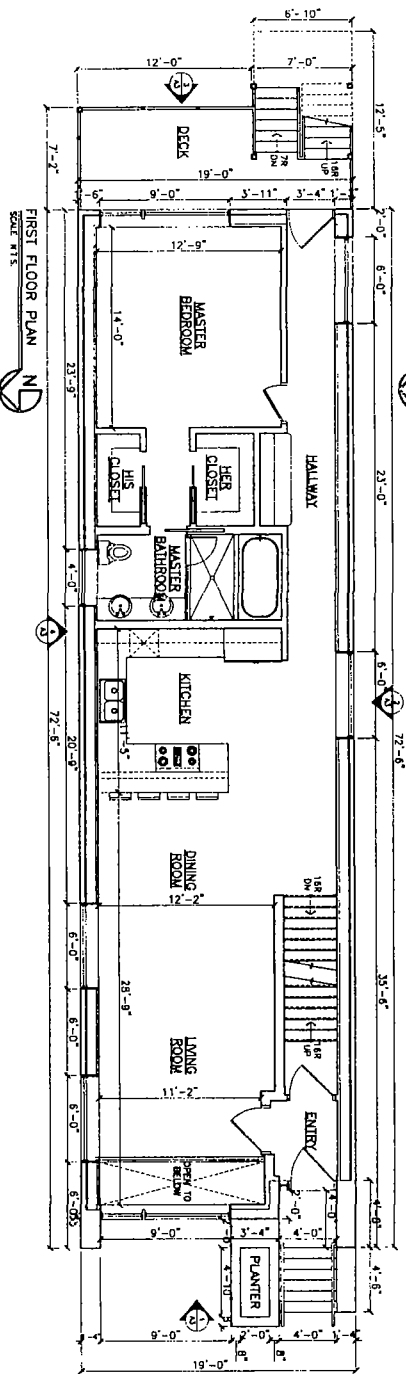
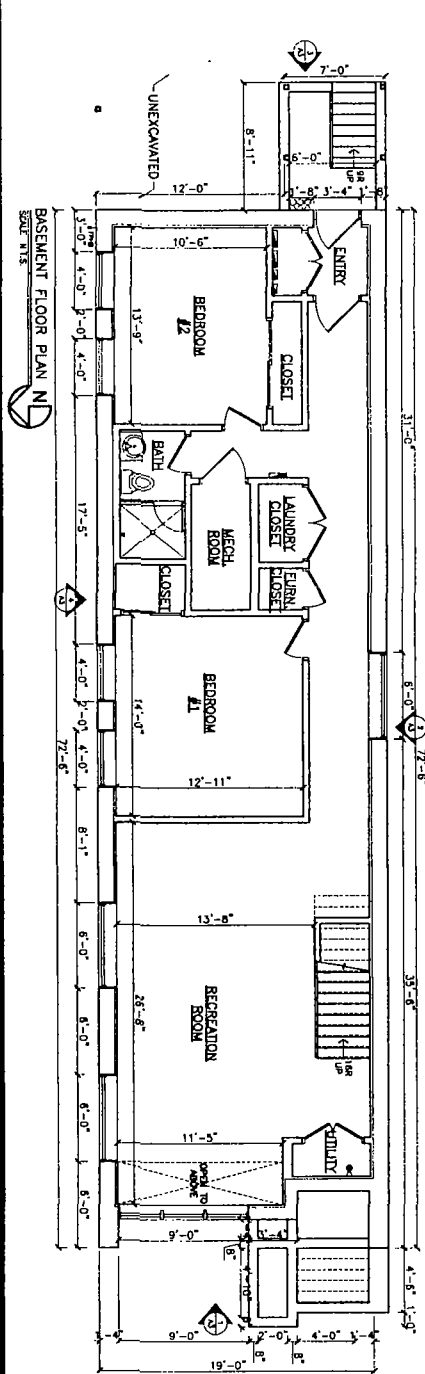
<p>A1</p>	<p>PROJECT: 1621-27 N. CAMPBELL</p> <p>SCALE: N.T.S.</p> <p>DATE: 01-18-2018</p>	<p>ARCHITECTURE: ARCHITECTS</p> <p>PLANNING: ARCHITECTS</p> <p>ARCHITECTURAL ENGINEERING: ARCHITECTS</p>	<p>929 N. Dearan Ave. Chicago, IL 60622</p> <p>773.772.2736 office 773.772.2854 fax</p>	<p>1621-27 N. CAMPBELL AVE. CHICAGO, IL</p>	<p>PROPOSED SITE PLAN</p>	<p>DATE: 01-18-2018</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p>
	<p>1621-27 N. CAMPBELL AVE. CHICAGO, IL</p>					



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A3 1.007	PROJECT: REHAY & CAMPBELL	ARCHITECTURE: ARCHIT. RECTS	828 N. Dearborn Ave. Chicago 6, ILL.	1621 N. CAMPBELL AVE. CHICAGO, IL	PROPOSED PLANS
	SCALE: N.Y.A. DATE:	PLANNING: ARCHITECTURAL ENGINEERING	773 772 2738 office 773 772 2854 fax		

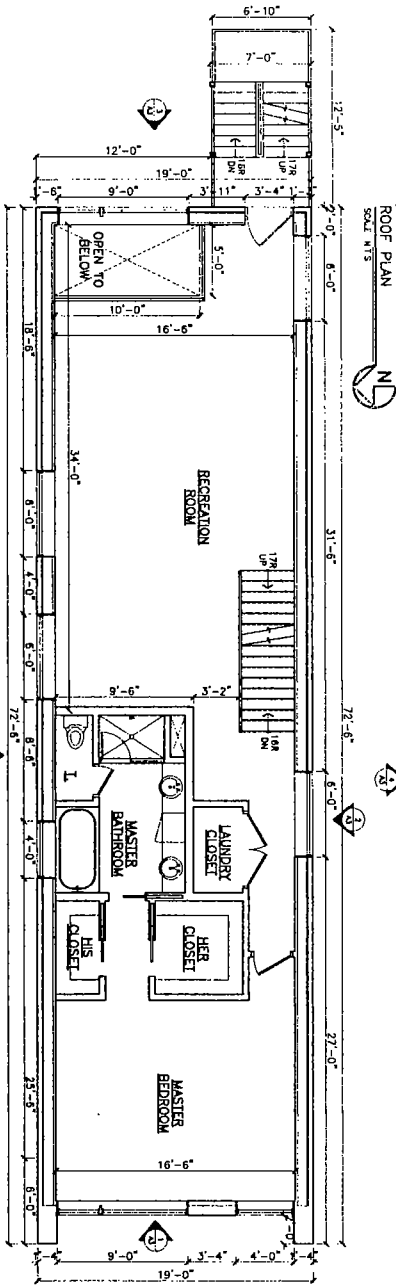


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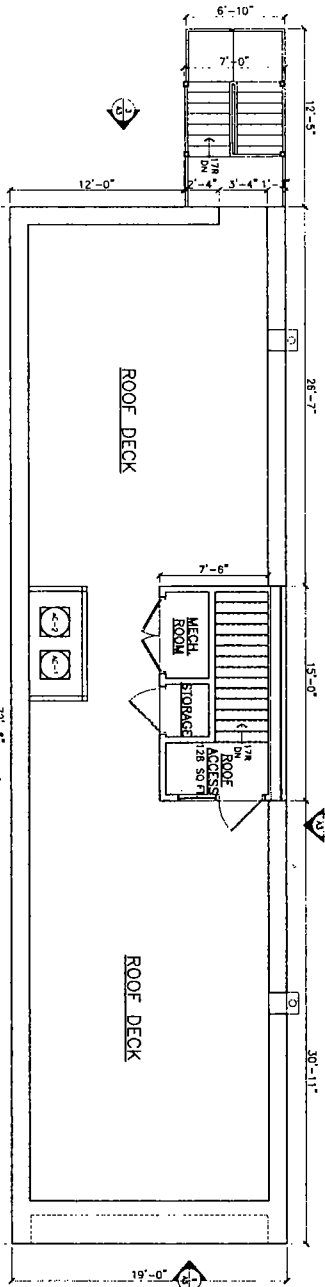


A4 <small>1/8" = 1'-0"</small>	PROJECT: 161-47 & CAMPBELL ARCHITECTURE: ARCHITECTS PLANNING: ARCHITECTURAL ENGINEERING	829 N. Diverse Ave. Chicago, IL 60610 773 772 2756 office 773 772 2254 fax	1627 N. CAMPBELL AVE. -CHICAGO, IL	PROPOSED PLANS	CHECKED BY: J. J. JAK DRAWN BY: J. J. JAK
	DATE: 01-18-2013	ARCHITECTURAL ENGINEERING	773 772 2756 office 773 772 2254 fax	ARCHITECTURAL ENGINEERING	ARCHITECTURAL ENGINEERING

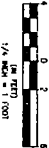
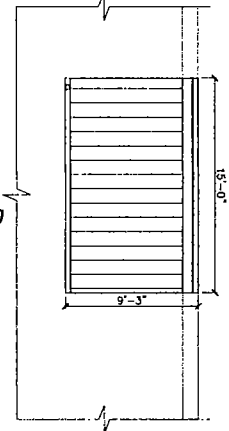
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

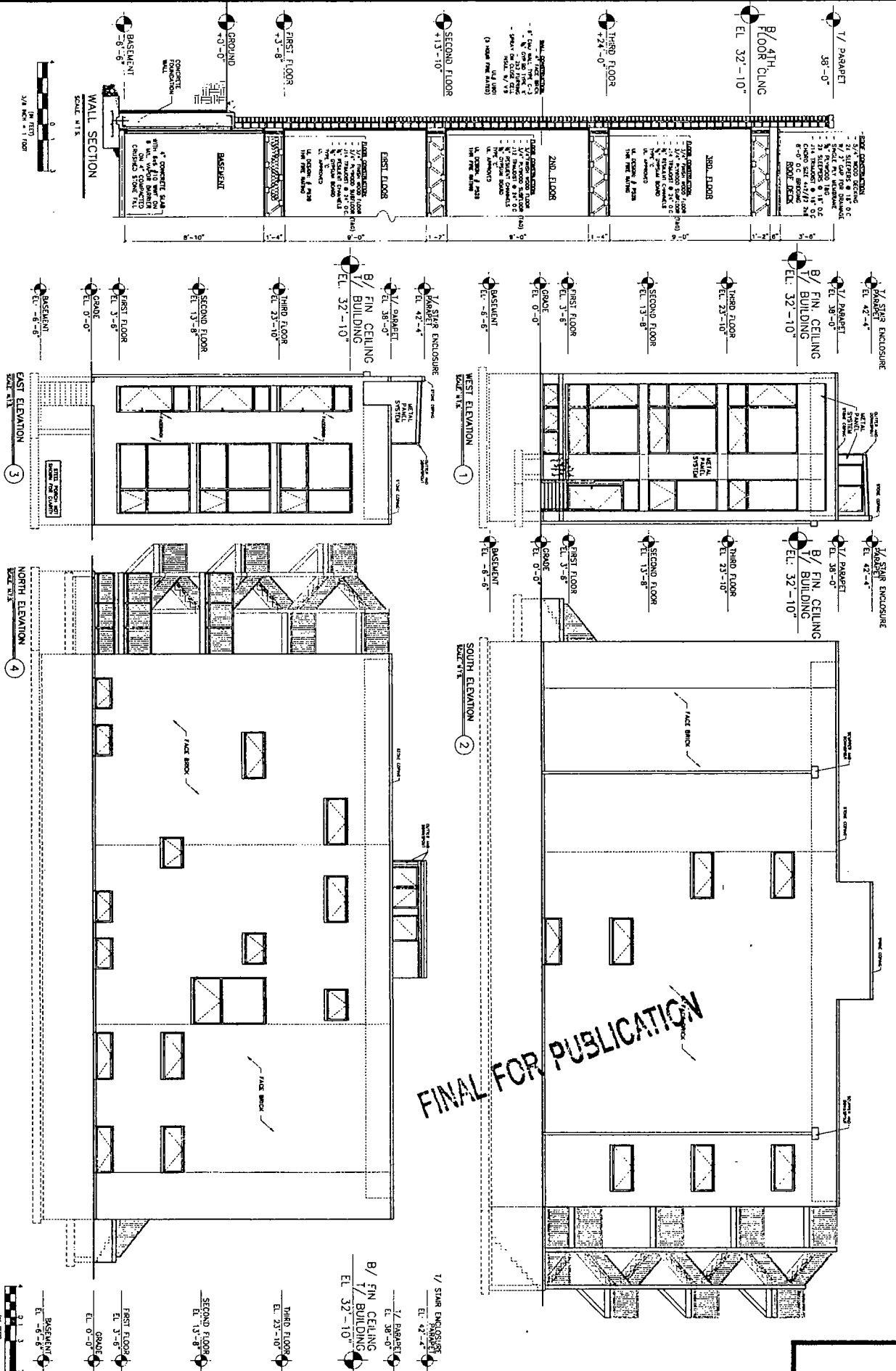


PENTHOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"



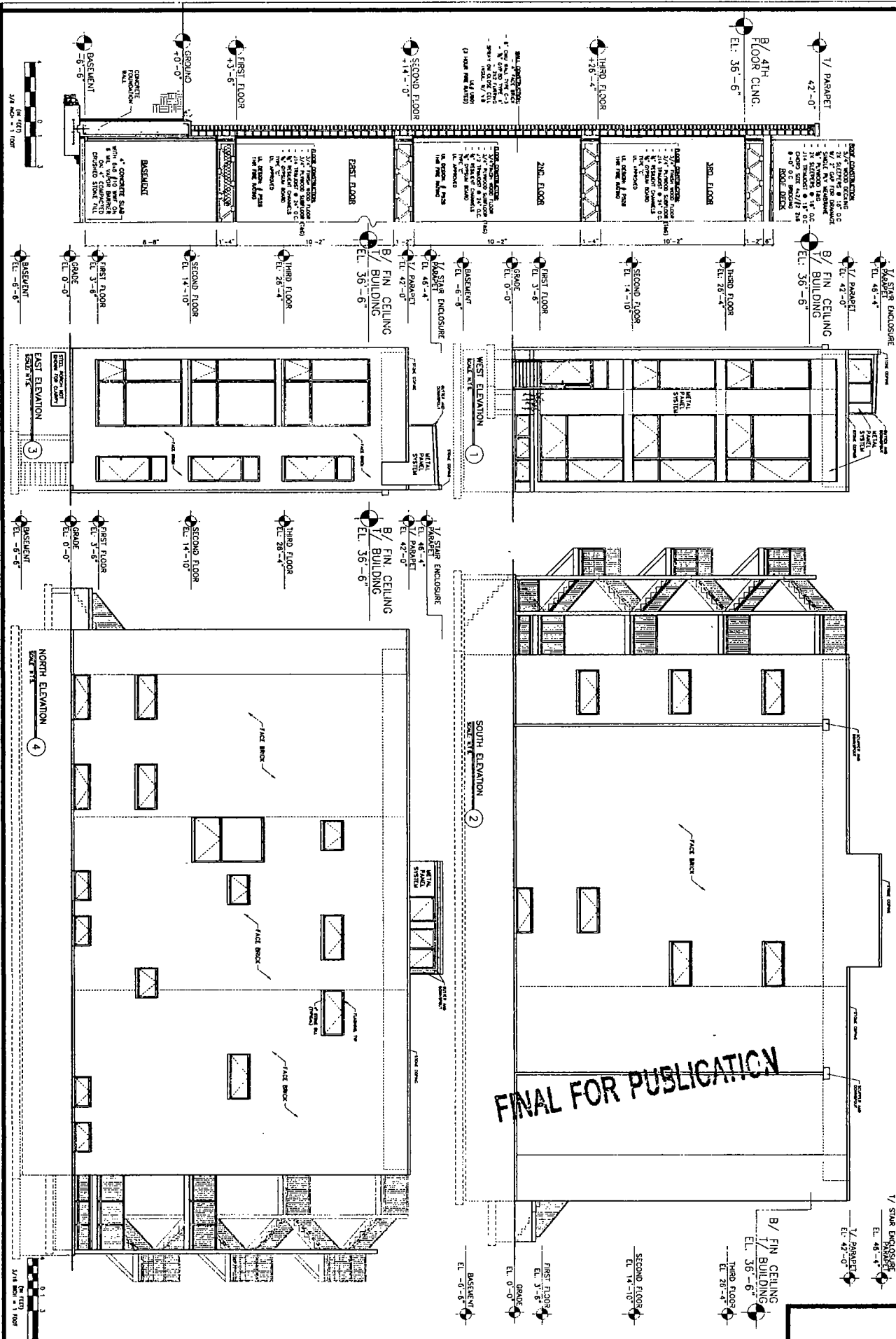
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<p>A5</p>	<p>PROJECT: 1627 N. CAMPBELL</p>	<p>ARCHITECTURE: ARCHITECTS</p>	<p>809 N. Dearborn Ave. Chicago, IL 60612</p>	<p>1627 N. CAMPBELL AVE. CHICAGO, IL</p>	<p>PROPOSED PLANS</p>	<p>CHECKED BY: J.A.L.</p>
	<p>SCALE: N.T.S.</p> <p>DATE: 01-18-2016</p>	<p>PLANNING: ARCHITECTS</p> <p>ARCHITECTURAL ENGINEERING</p>	<p>773.772.2734</p> <p>773.772.2364 fax</p>	<p>DATE: 01-18-2016</p>	<p>DATE: 01-18-2016</p>	<p>DATE: 01-18-2016</p>



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A6 PROJECT: REUT & CAMPBELL SCALE: A.S. DATE: SHEETS:	ARCHITECTURE ARCHITECTS ARCHITECTURAL ENGINEERING	820 N. Campbell Ave. Chicago 4, ILL. 60610 773 772 2776 773 772 2886	1627 N. CAMPBELL AVE. CHICAGO, IL.	PROPOSED ELEVATIONS & WALL SECTION	DRAWN BY: J.A.L. CHECKED BY:
			PROJECT: REUT & CAMPBELL SCALE: A.S. DATE: SHEETS:	ARCHITECTURE ARCHITECTS ARCHITECTURAL ENGINEERING	820 N. Campbell Ave. Chicago 4, ILL. 60610 773 772 2776 773 772 2886

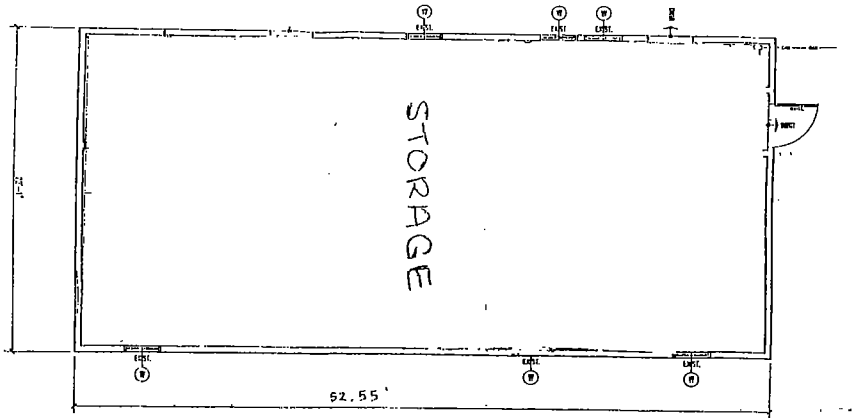


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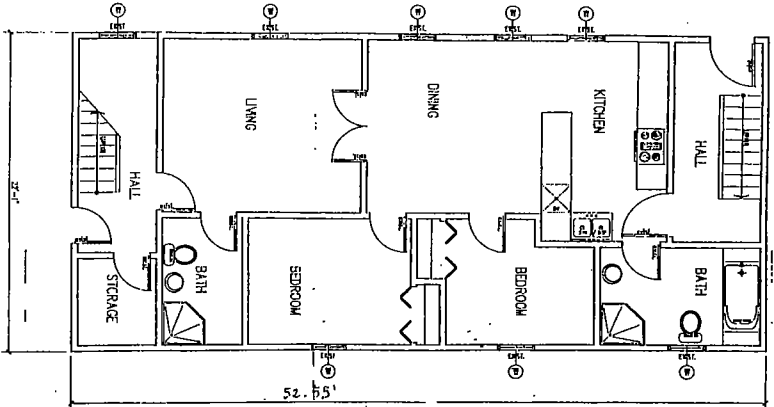
A7 <small>1/8" = 1'-0"</small> <small>1/4" = 3'-0"</small>	PROJECT: 101-47 S. CAMPBELL	ARCHITECTURE: PLANNING	625 E. Diversey Ave. Chicago, IL 60622	1621 N. CAMPBELL AVE. CHICAGO, IL	PROPOSED ELEVATIONS & WALL SECTIONS	SHEET NO. 1 TOTAL SHEETS 1
	SCALE: N.T.S. DATE: P-10-2018	ARCHITECTS ARCHITECTURAL ENGINEERING	773 772 7756 office 773 772 2884 fax			

2006 CHLEBEK A D G ARCHITECTS, L.P.

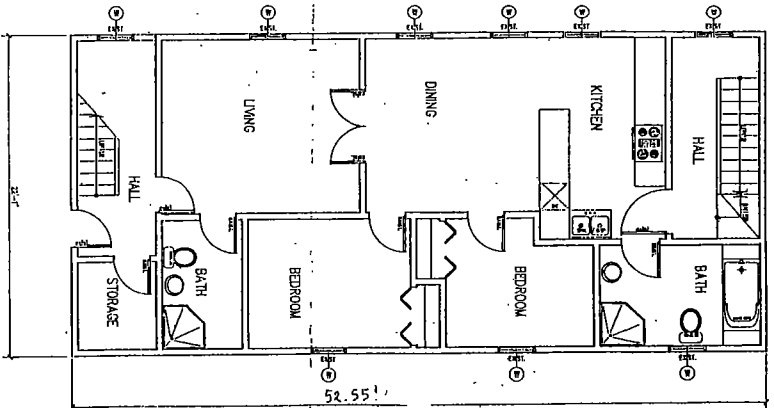
BASEMENT FLOOR PLAN
EXISTING FRONT



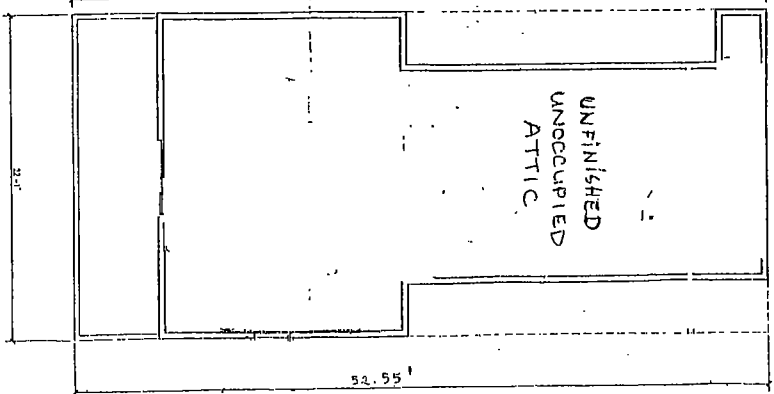
FIRST FLOOR PLAN
EXISTING FRONT



SECOND FLOOR PLAN
EXISTING FRONT



ATTIC FLOOR PLAN
EXISTING FRONT



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1. I HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT SHOWN HEREON AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS.

LICENSE NUMBER: 111-18-2008

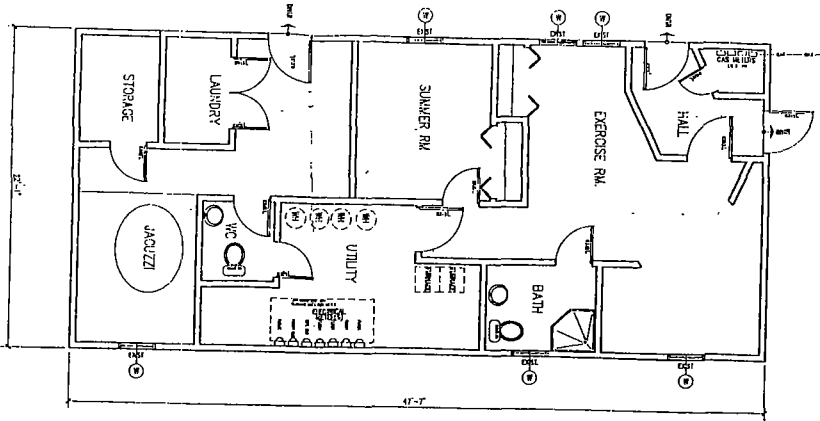


CHLEBEK A D G, INC.
1104 S NORTH WABLER AVENUE RIVER FOREST, IL 60065
PH: 708 488 1755 FAX: 708 488 9496
WWW.CHLEBEKADG.COM

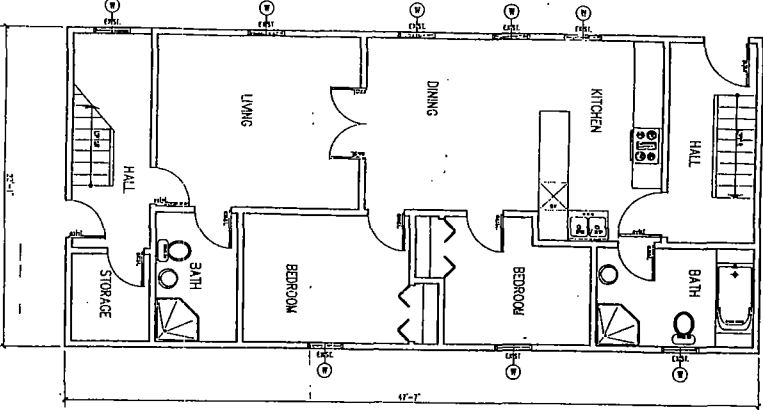
EXISTING STRUCTURE
JAN 2006
1625 N. CAMPBELL AVE. CHICAGO, IL



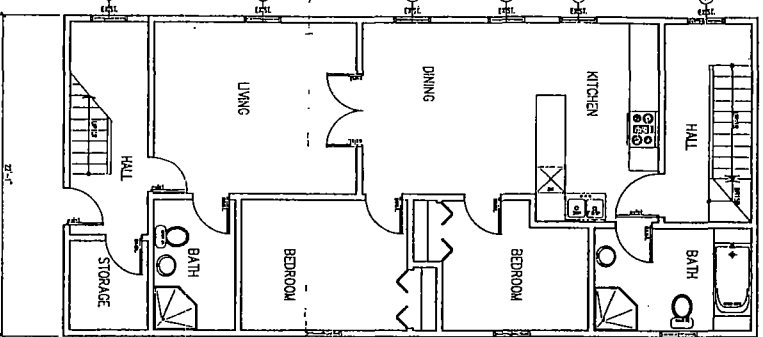
A3



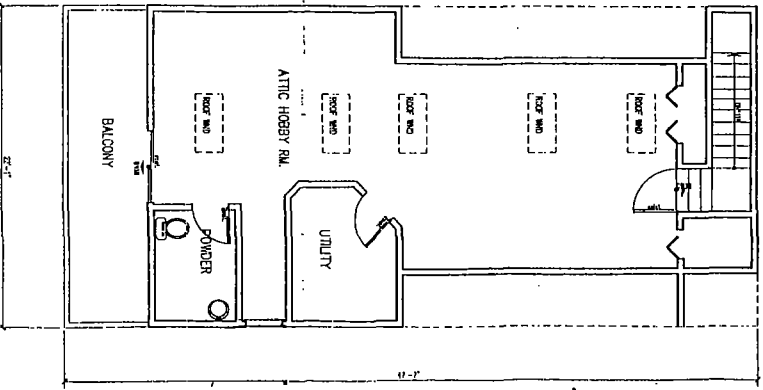
BASEMENT FLOOR PLAN
EXISTING REAR



FIRST FLOOR PLAN
EXISTING REAR



SECOND FLOOR PLAN
EXISTING REAR



ATTIC FLOOR PLAN
EXISTING REAR

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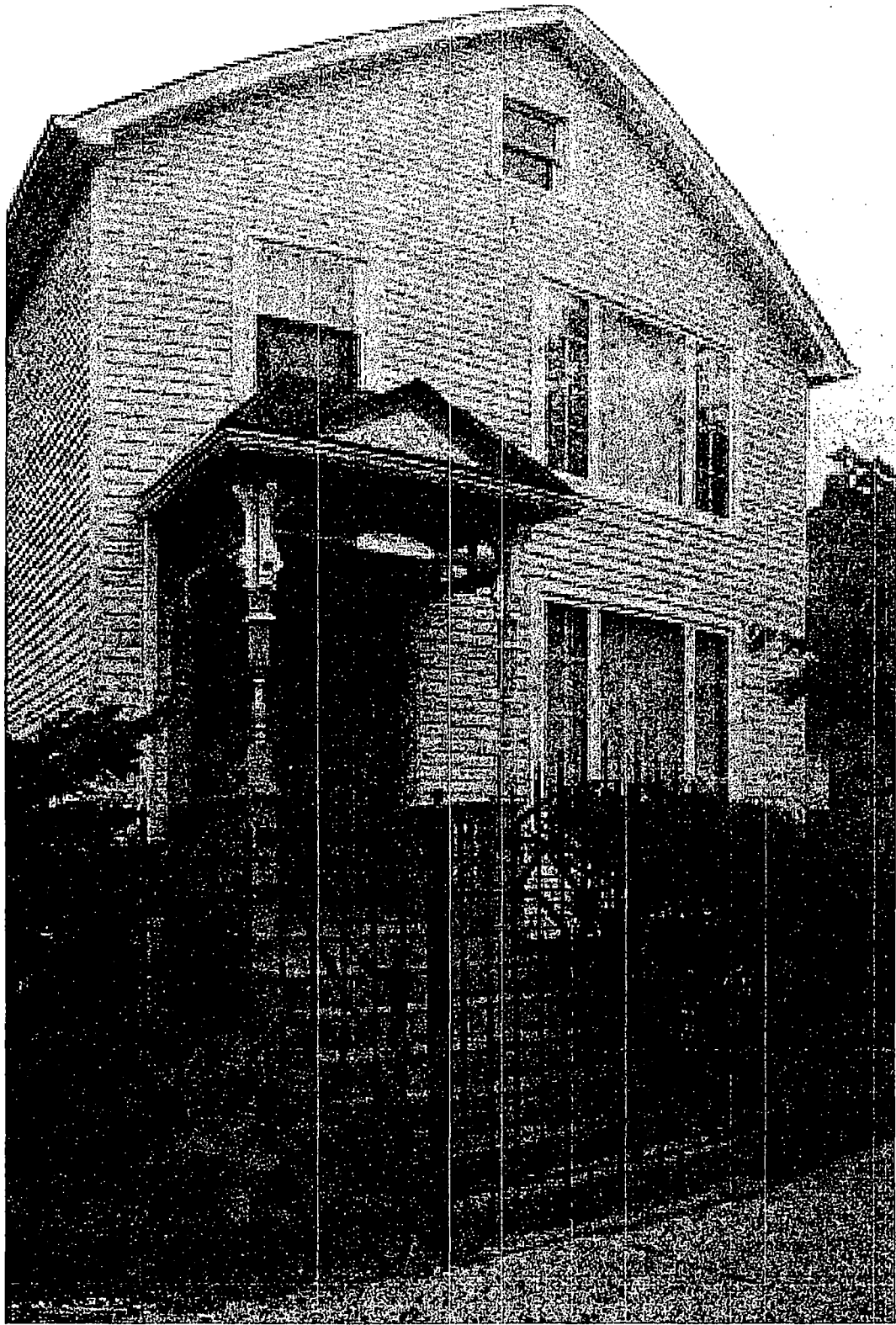
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES OF THE CITY OF CHICAGO.
CHADWICK A. G. CHLEBEK
LICENSED ENGINEER 111-83008

CHLEBEK A D G, INC.
1104 S NORTH MARLEN AVENUE RIVER FOREST, IL 60091
EMAIL: INFO@CHARCHITECT.COM
NEW CHICAGO OFFICE
PHONE: 708 438 1745 FAX: 708 480 6496

PROJECT NO.	037
DATE	03/07/06
PROJECT NAME	EXISTING STRUCTURE
CLIENT	JAN GUGALA
ADDRESS	1625 N. CAMPBELL AVE. CHICAGO, IL
DESIGNER	CHADWICK A. G. CHLEBEK
CHECKED BY	CHADWICK A. G. CHLEBEK
DATE	03/07/06
SCALE	AS SHOWN
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS

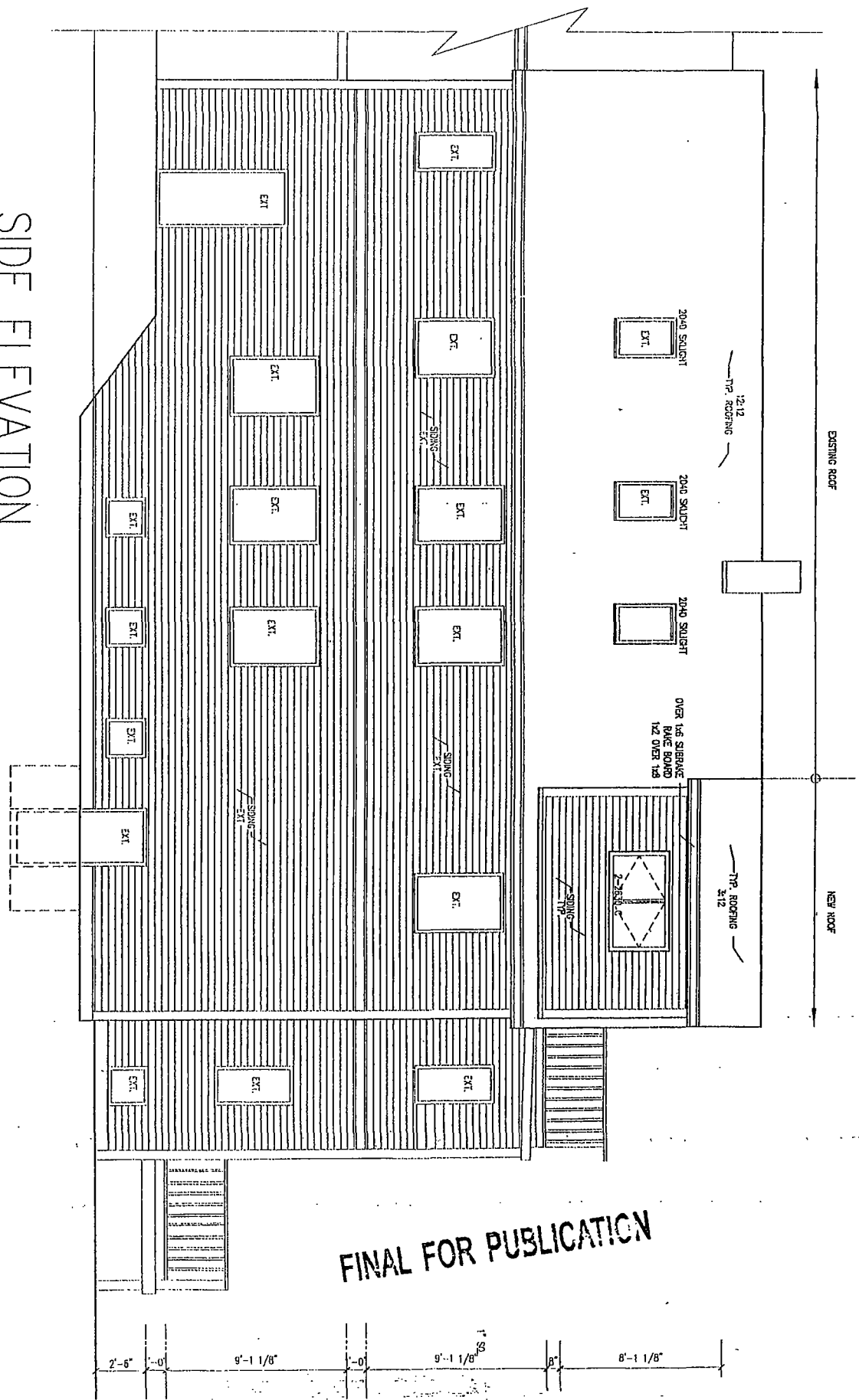


A2

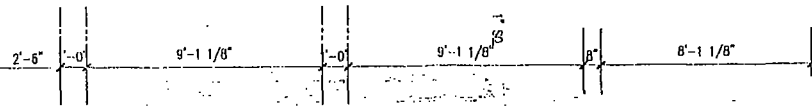


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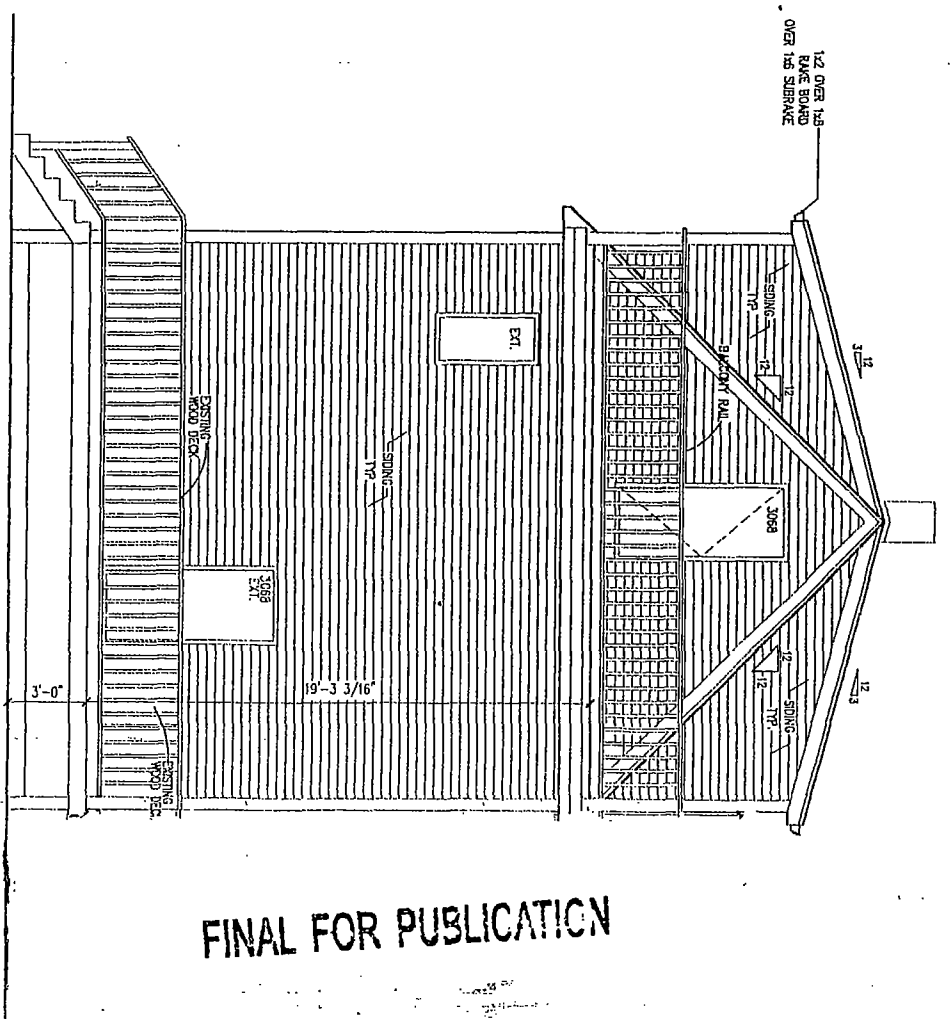
SIDE ELEVATION



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AU



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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**AFFIDAVIT
(Section 17-13-0107)**

Date: January 26, 2016

Honorable Daniel S. Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Zofia Zon, being first duly sworn on oath, deposes and states the following:

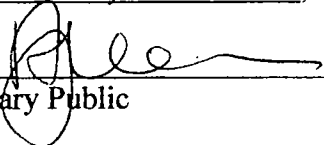
The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys, and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filling the application

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant has filed the application for a change in zoning on approximately April 15, 2015, and that the applicant intends to amend his application to rezone the property to ab RM4.5.

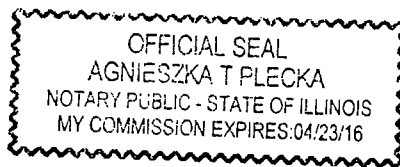
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

By: Zofia Zon, Agent

Subscribed and Sworn to before
me this 26th day of
January, 2016.



Notary Public



LAW OFFICES
MARK J. KUPIEC & ASSOCIATES
SUITE 1801
77 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

TELEPHONE (312) 541-1878

FACSIMILE (312) 641-1745

January 26, 2016

Re: 1619-27 North Campbell Avenue, Chicago, IL

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 15, 2015 the undersigned had filed an Application for a change in zoning from an RS3, Residential Single-Unit (Detached House) Zoning District to an RT4, Residential Two-Flat, Townhouse and Multi-Unit Zoning District on behalf of the Applicant, Jan Gugala for the property located at 1621-27 North Campbell Avenue, Chicago, Illinois. Presently, the Applicant intends to amend his application to rezone the subject property to a RM4.5 Residential Multi-Unit District.

The subject property is currently improved with a residential building (four dwelling units). The Applicant proposes to divide the property into three zoning lots. The Applicant proposes to build one 2-flat at 1621 North Campbell and one 2-flat at 1627 North Campbell. The existing building at 1623-25 North Campbell Avenue will remain without change. The Applicant needs a zoning change to comply with the minimum lot area, the maximum floor area and height requirements of the Zoning Ordinance.

The Applicant is the owner of the subject property. His business address is 1625 North Campbell Avenue, Chicago IL 60647. I am the Attorney for the Applicant and the contact person for this Application. My address is 77 West Washington Street, Chicago, Illinois, and my telephone number is (312) 541-1878.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

Mark J. Kupiec

MJK/ap