



City of Chicago



O2019-5528

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2209 N Campbell Avenue - App No. 20081T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-I in an area bound by

A line 104.0 feet north of and parallel to West Palmer Street; the public alley next east of and parallel to North Campbell Avenue; and a line 77.0 feet north of a parallel to West Palmer Street: And North Campbell Avenue

to those of a RM-5.5, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2209 North Campbell Avenue.

NARRATIVE & PLANS – 2209 North Campbell Avenue

RS-3 to RM-5.5

The applicant wishes to rezone the property in order to allow the proposed subdivision of 1 zoning lot, measuring 52' x 115' into 2 zoning lots measuring 27' x 115' and 25' x 115'. The applicant proposes to construct a single-family residence on the proposed 25' x 115' zoning lot which is currently open yard space. The existing 3-story, 6 dwelling unit building on the proposed 27' x 115' zoning lot will remain unchanged but current zoning will not support the density of the existing building on its own single lot.

FAR	2.05
Lot Area	3,105 Square Feet
Building Area	6,366 Square Feet
Building Height	35 Feet 9 Inches
Front Setback	2 Feet 8½ Inches *
Rear Setback	10 Feet 5½ Inches *
North Side Setback	1 Foot 8 Inches *
South Side Setback	0 Feet 0 Inches *
Parking	0 Parking Spaces *

*The applicant will seek relief for any non-conforming, existing features and/or waiver of parking requirements, if necessary, after rezoning.

FINAL FOR PUBLICATION

**EXISTING 3-STORY + BASEMENT, (6) DWELLING UNIT
BUILDING OF TYPE III-B CONSTRUCTION AT:**

**2209 N. CAMPBELL AVE.
CHICAGO, ILLINOIS**

LEGEND

---	EXISTING
---	NEW
---	DEMOLITION
---	CONCRETE
---	BRICK
---	GLASS
---	STEEL
---	WOOD
---	ASPH/FLT
---	MECHANICAL
---	ELECTRICAL
---	PLUMBING
---	PAINT
---	FINISH
---	LANDSCAPE
---	ASPH/FLT
---	MECHANICAL
---	ELECTRICAL
---	PLUMBING
---	PAINT
---	FINISH
---	LANDSCAPE
---	ASPH/FLT
---	MECHANICAL
---	ELECTRICAL
---	PLUMBING
---	PAINT
---	FINISH
---	LANDSCAPE

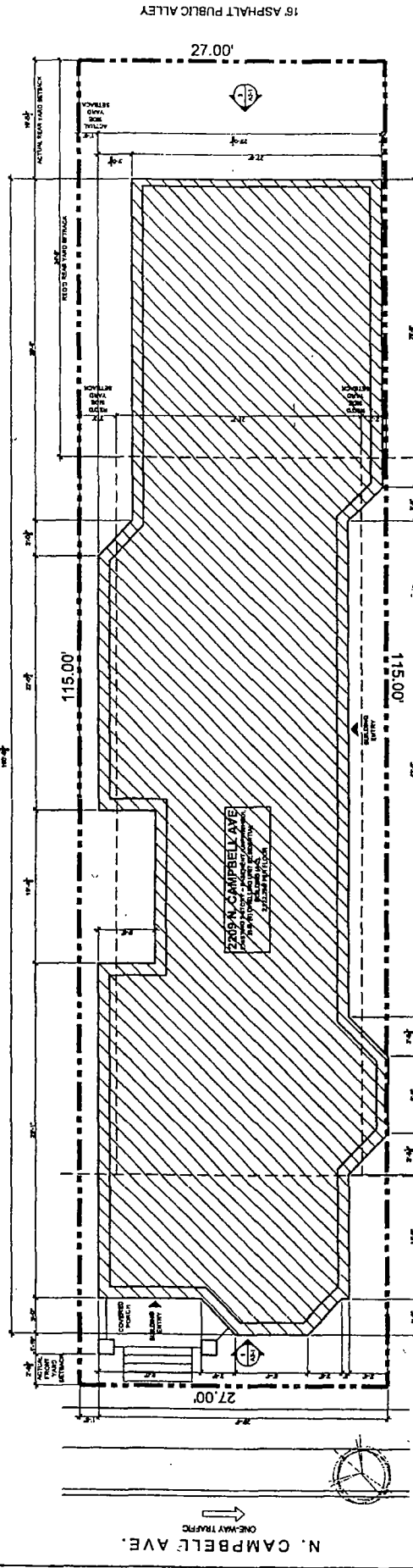
DRAWING INDEX

1	GENERAL NOTES
2	FOUNDATION
3	FLOOR SLABS
4	ROOFING
5	MECHANICAL
6	ELECTRICAL
7	PLUMBING
8	PAINT
9	FINISH
10	LANDSCAPE
11	ASPH/FLT
12	MECHANICAL
13	ELECTRICAL
14	PLUMBING
15	PAINT
16	FINISH
17	LANDSCAPE
18	ASPH/FLT
19	MECHANICAL
20	ELECTRICAL
21	PLUMBING
22	PAINT
23	FINISH
24	LANDSCAPE
25	ASPH/FLT
26	MECHANICAL
27	ELECTRICAL
28	PLUMBING
29	PAINT
30	FINISH
31	LANDSCAPE
32	ASPH/FLT
33	MECHANICAL
34	ELECTRICAL
35	PLUMBING
36	PAINT
37	FINISH
38	LANDSCAPE
39	ASPH/FLT
40	MECHANICAL
41	ELECTRICAL
42	PLUMBING
43	PAINT
44	FINISH
45	LANDSCAPE
46	ASPH/FLT
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48	ELECTRICAL
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52	LANDSCAPE
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71	PAINT
72	FINISH
73	LANDSCAPE
74	ASPH/FLT
75	MECHANICAL
76	ELECTRICAL
77	PLUMBING
78	PAINT
79	FINISH
80	LANDSCAPE

APPLICABLE CODES


2009 IBC (International Building Code)
 2009 IRC (International Residential Code)
 2009 NEC (National Electrical Code)
 2009 UPC (Uniform Plumbing Code)
 2009 IFGC (International Fire Gas and Control Code)
 2009 ASHRAE 90.1 (Energy Efficient Buildings - Minimum Requirements for Design and Construction)
 2009 ASHRAE 62.2 (Ventilation and Acceptable Indoor Air Quality)
 2009 ASHRAE 55 (Thermal Environmental Conditions for Human Occupancy)
 2009 ASHRAE 54 (Lighting Quality)
 2009 ASHRAE 31 (Acoustics and Noise Control)
 2009 ASHRAE 22 (Indoor Air Quality Design Conditions)
 2009 ASHRAE 15 (Thermal Environmental Conditions for Non-Residential Buildings)
 2009 ASHRAE 15.2 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 2)
 2009 ASHRAE 15.4 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 4)
 2009 ASHRAE 15.6 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 6)
 2009 ASHRAE 15.8 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 8)
 2009 ASHRAE 15.10 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 10)
 2009 ASHRAE 15.12 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 12)
 2009 ASHRAE 15.14 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 14)
 2009 ASHRAE 15.16 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 16)
 2009 ASHRAE 15.18 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 18)
 2009 ASHRAE 15.20 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 20)
 2009 ASHRAE 15.22 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 22)
 2009 ASHRAE 15.24 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 24)
 2009 ASHRAE 15.26 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 26)
 2009 ASHRAE 15.28 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 28)
 2009 ASHRAE 15.30 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 30)
 2009 ASHRAE 15.32 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 32)
 2009 ASHRAE 15.34 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 34)
 2009 ASHRAE 15.36 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 36)
 2009 ASHRAE 15.38 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 38)
 2009 ASHRAE 15.40 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 40)
 2009 ASHRAE 15.42 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 42)
 2009 ASHRAE 15.44 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 44)
 2009 ASHRAE 15.46 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 46)
 2009 ASHRAE 15.48 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 48)
 2009 ASHRAE 15.50 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 50)
 2009 ASHRAE 15.52 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 52)
 2009 ASHRAE 15.54 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 54)
 2009 ASHRAE 15.56 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 56)
 2009 ASHRAE 15.58 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 58)
 2009 ASHRAE 15.60 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 60)
 2009 ASHRAE 15.62 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 62)
 2009 ASHRAE 15.64 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 64)
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 2009 ASHRAE 15.70 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 70)
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 2009 ASHRAE 15.82 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 82)
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 2009 ASHRAE 15.88 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 88)
 2009 ASHRAE 15.90 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 90)
 2009 ASHRAE 15.92 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 92)
 2009 ASHRAE 15.94 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 94)
 2009 ASHRAE 15.96 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 96)
 2009 ASHRAE 15.98 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 98)
 2009 ASHRAE 16.0 (Thermal Environmental Conditions for Non-Residential Buildings - Supplement 100)

ITEM	DESCRIPTION	QUANTITY	UNIT	PERMITS/INSURANCE	DATE	REVISION
1	FOUNDATION	1	1	1	1/15	1
2	FLOOR SLABS	1	1	1	1/15	2
3	ROOFING	1	1	1	1/15	3
4	MECHANICAL	1	1	1	1/15	4
5	ELECTRICAL	1	1	1	1/15	5
6	PLUMBING	1	1	1	1/15	6
7	PAINT	1	1	1	1/15	7
8	FINISH	1	1	1	1/15	8
9	LANDSCAPE	1	1	1	1/15	9
10	ASPH/FLT	1	1	1	1/15	10
11	MECHANICAL	1	1	1	1/15	11
12	ELECTRICAL	1	1	1	1/15	12
13	PLUMBING	1	1	1	1/15	13
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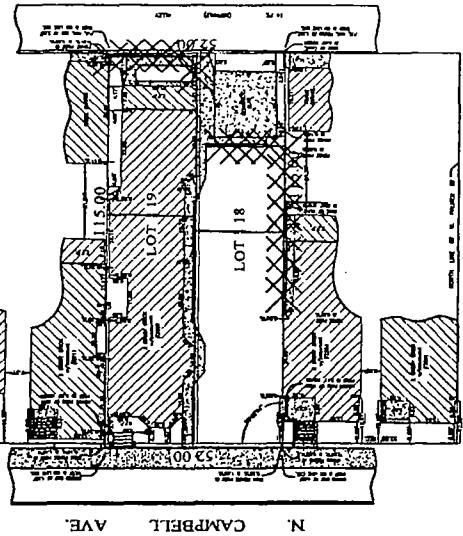
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16 ASPHALT PUBLIC ALLEY		27.00'		115.00'		27.00'	
N. CAMPBELL AVE. ONE-WAY TRAFFIC		27.00'		115.00'		27.00'	

FINAL FOR PUBLICATION


MM SURVEYING CO., INC.
 PROFESSIONAL SURVEYORS
 PLAY OF SURVEY
 OF

LOT 18 AND LOT 19 ARE BEING SUBDIVIDED INTO 12 LOTS AS SHOWN ON THIS PLAN. THE TOTAL AREA OF THIS PLAY OF SURVEY IS 1.15 ACRES. THE TOTAL AREA OF THE LOTS BEING SUBDIVIDED IS 0.85 ACRES. THE TOTAL AREA OF THE LOTS BEING SUBDIVIDED IS 0.85 ACRES. THE TOTAL AREA OF THE LOTS BEING SUBDIVIDED IS 0.85 ACRES.

PLY 1800 (AREA - 1.15 AC)



91683
 ORDER NO. 15
 DATE 7-27-2023
 ORDERED BY: JILL KANSKI

Kind of Survey:
 Quantity of Acres:
 Date of Survey:
 Name of Client:
 Name of Surveyor:
 Name of Firm:
 Address:
 City:
 State:
 Zip:

CHICAGO ILLINOIS
 2023

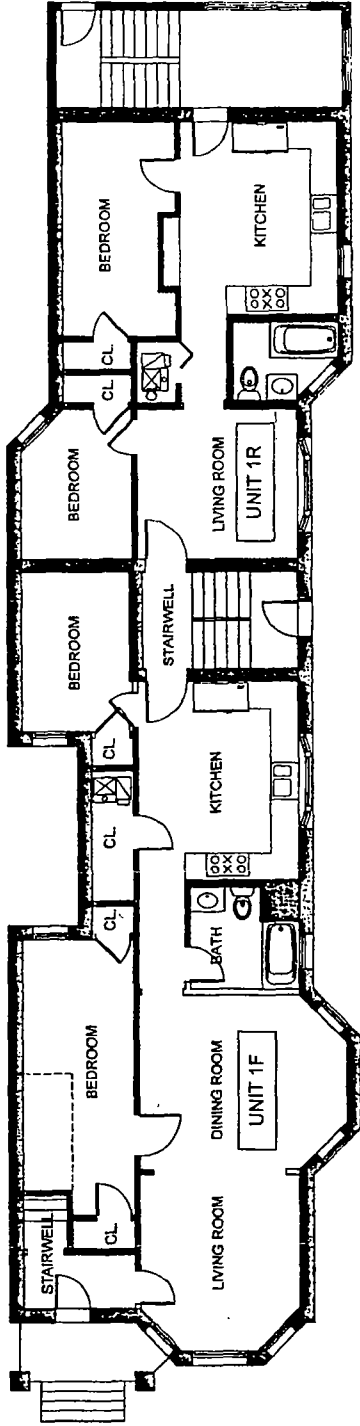
COMPASS SURVEYING
 CHICAGO ILLINOIS



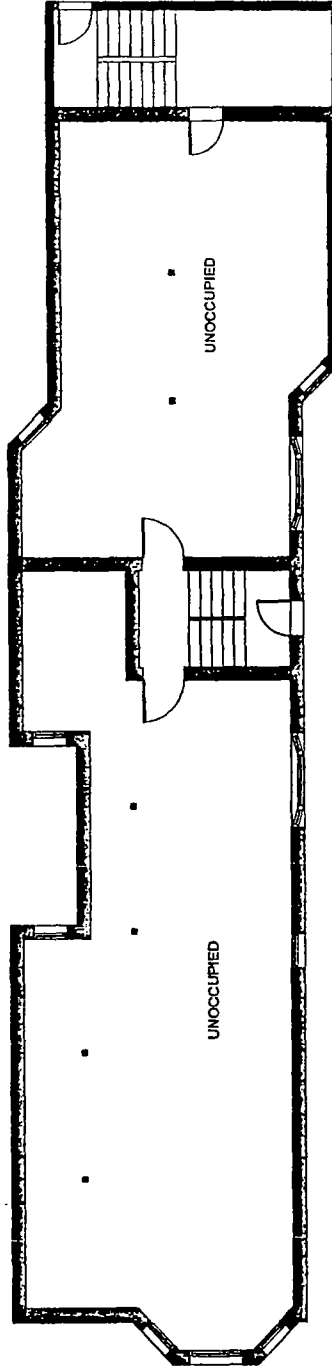
2209
 N CAMPBELL
 AVE.
 CHICAGO, IL

SITE PLAN
 A0-1

FINAL FOR PUBLICATION



2 | EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 | EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



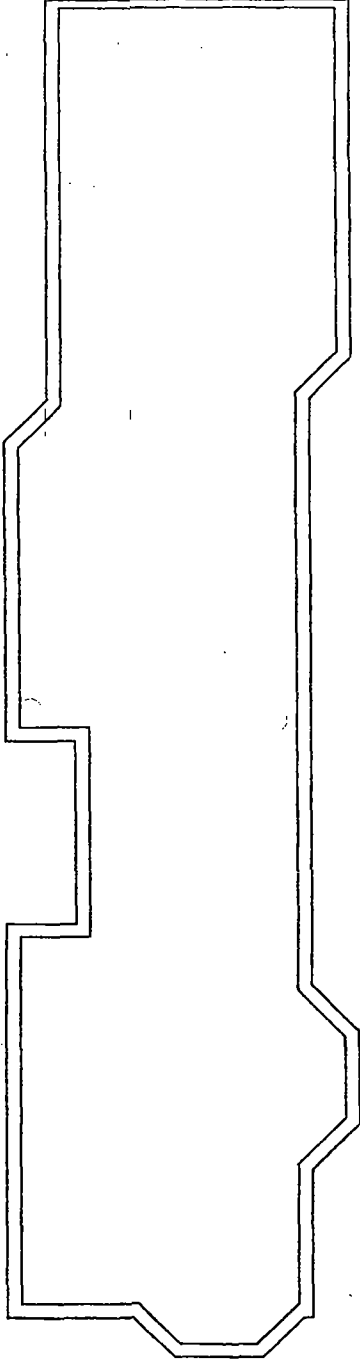
COMPASS ARCHITECTURE
 2208 N CAMPBELL AVE
 CHICAGO, IL 60614
 TEL: 773.334.1111
 WWW.COMPASSARCHITECTURE.COM

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2	11-10-14	REVISION
3	12-15-14	REVISION
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5	02-10-15	REVISION
6	03-10-15	REVISION
7	04-10-15	REVISION
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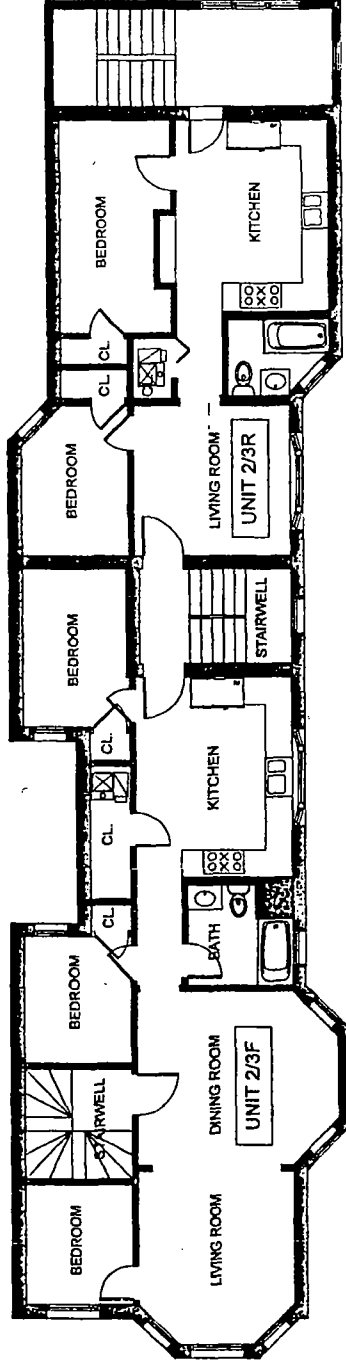
2208 N CAMPBELL AVE
 CHICAGO IL

BACKSHEET AND FIRST FLOOR PLAN
 A1-1

FINAL FOR PUBLICATION



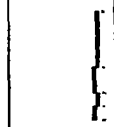
2 | ROOF PLAN
1/2" = 1'-0"



1 | TYPICAL FLOOR PLAN
1/8" = 1'-0"



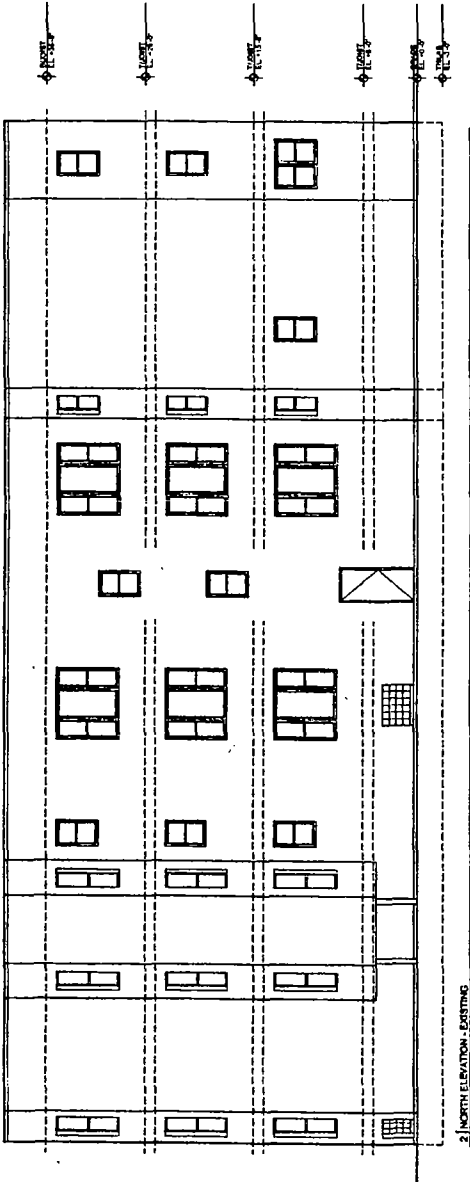
COMPASS ARCHITECTURE, INC.
 2218 N CAMPBELL AVE.
 CHICAGO, IL 60614
 (773) 327-1111
 www.compassarch.com



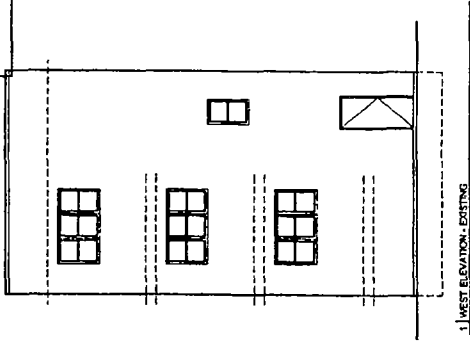
NO.	DATE	REVISION
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2	01/20/11	FOR CONSTRUCTION

A1-2

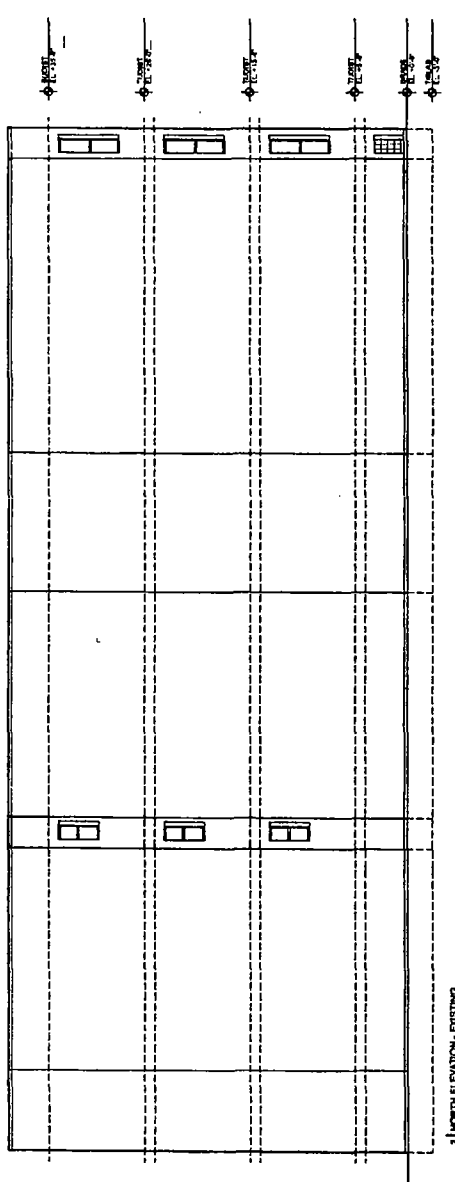
FINAL FOR PUBLICATION



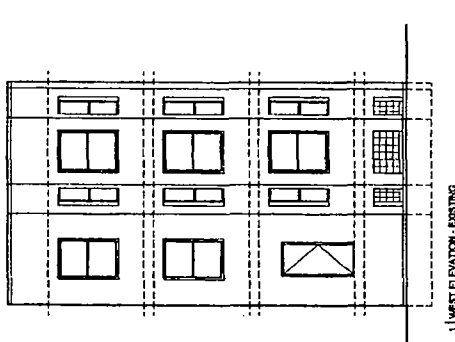
2 | NORTH ELEVATION - EXISTING
1/2024 N. 11' x 12'



1 | WEST ELEVATION - EXISTING
1/2024 N. 11' x 12'



3 | NORTH ELEVATION - EXISTING
1/2024 N. 11' x 12'



1 | WEST ELEVATION - EXISTING
1/2024 N. 11' x 12'



COMPASS ARCHITECTURE, LLC
2209 N CAMPBELL AVE
CHICAGO, IL 60614
TEL: 773.334.1111
WWW.COMPASSARCHITECTURE.COM

2209
N CAMPBELL
AVE
CHICAGO, IL

ELEVATION
A2-1