



City of Chicago



SO2015-41

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/21/2015

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification Map No. 7-I at 2449 N Campbell Ave - App No. 18258T1

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE #18258-1
TO A TYPE 1 Intro Date:
01-21-2015

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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-I in the area bound by

a line 75 feet south of and parallel to West Altgeld Street; the alley next east of and parallel to North Campbell Avenue; a line 100 feet south of an parallel to West Altgeld Street; and North Campbell Avenue

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses 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.

Common address of property:

2449 North Campbell Avenue

17-13-0303-C (1) Narrative Zoning Analysis

Application No. 18258 T1

Address: 2449 N. Campbell Ave.

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 25' x 125.94' = 3,148.5 sq. ft.

The Applicant seeks a zoning change to permit the addition of an enclosed rear porch and a fourth-story addition with a height of 36.3' to an existing two dwelling unit building. The zoning change is needed because the addition will increase the building's square footage beyond the square footage and height permitted in the current zoning district. The two dwelling units will remain and there is no commercial space proposed. The existing two car garage will be replaced with a new two car garage with a roof deck above it.

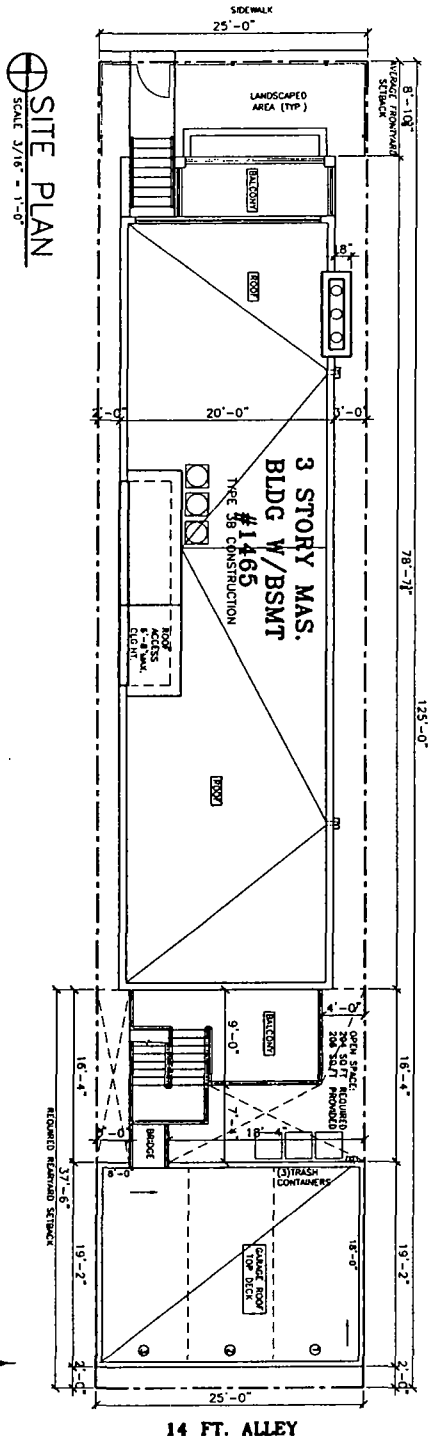
- (a) The Project's floor area ratio: 1.44
- (b) The project's density (Lot Area Per Dwelling Unit): 1,574 sq. ft. (existing, no change)
- (c) The amount of off-street parking: 2 spaces (existing, no change)
- (d) Setbacks:
 - a. Front Setback: 7 ft. (will seek Variation for front setback reduction)
 - b. Rear Setback: 22 ft. (will seek Variation for rear setback reduction)
 - c. North Side Setback: zero (will seek Variation for side setback reduction)
 - d. South Side Setback: 3'-5³/₄"
 - e. Rear Yard Open Space: 391 sq. ft.
- (e) Building Height: 36.3 ft.

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION

W. ERIE ST



⊕ SITE PLAN
SCALE 3/16" = 1'-0"

FINAL FOR PUBLICATION

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HANNA
 (312) 750-1820
 310 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 750-1801
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-101445

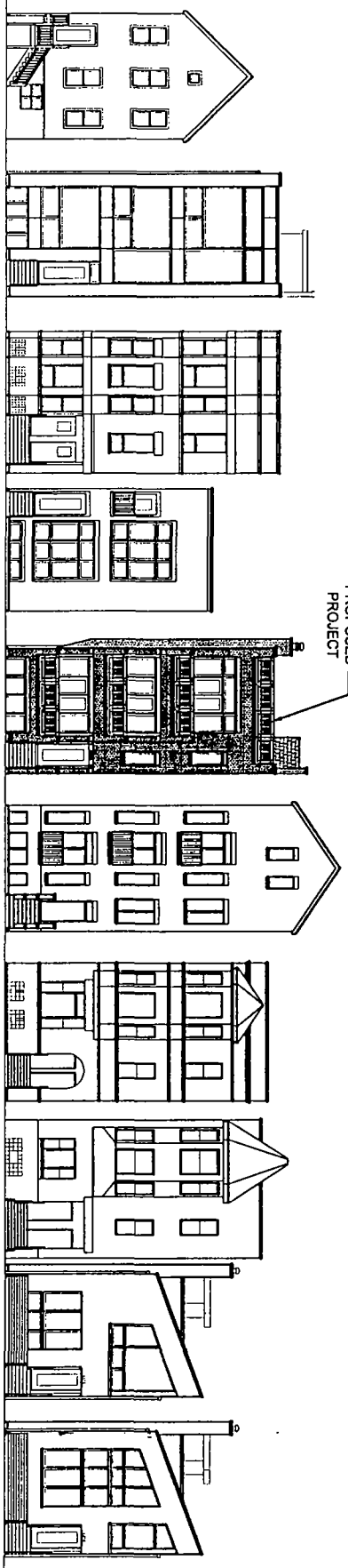


REGISTERED ARCHITECT
 LICENSE NO. 081001735
 EXPIRES 07/09/2017
 HANNA ARCHITECTS, INC.
 310 W. WASHINGTON
 CHICAGO, IL 60602

PROJECT NAME & ADDRESS
 1465 W. ERIE ST
 3 UNIT APART.
 BLDG W/BSMT
 CHICAGO, ILLINOIS

SHEET TITLE
 SITE PLAN
 & NOTES

SHEET NUMBER
 A-1



○ STREETScape ELEVATIONS
SCALE 1/8" = 1'-0"

FINAL FOR PUBLICATION

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HANNA
 (312) 754-1400
 101 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX: (312) 754-1400
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 144-001443

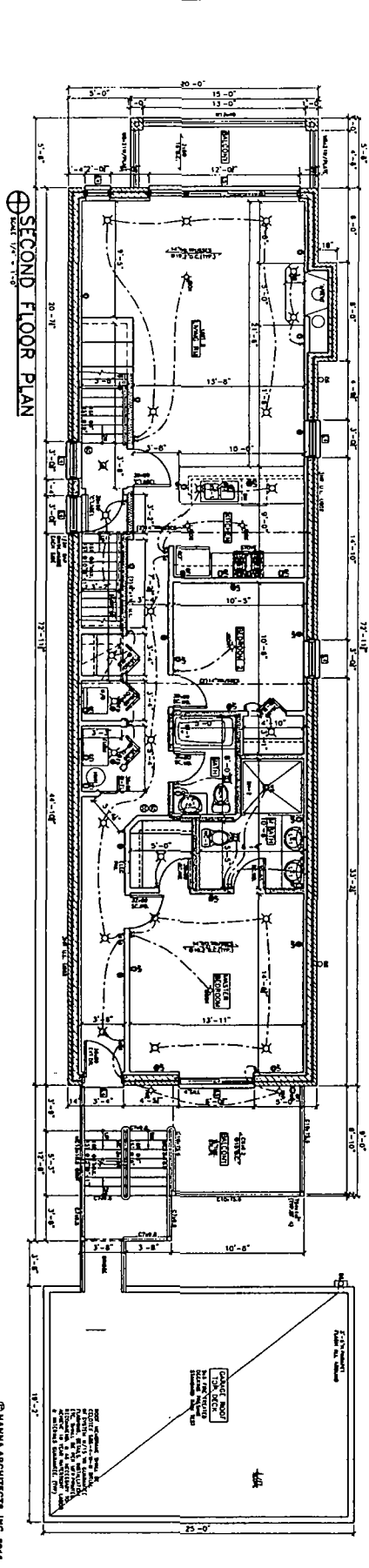
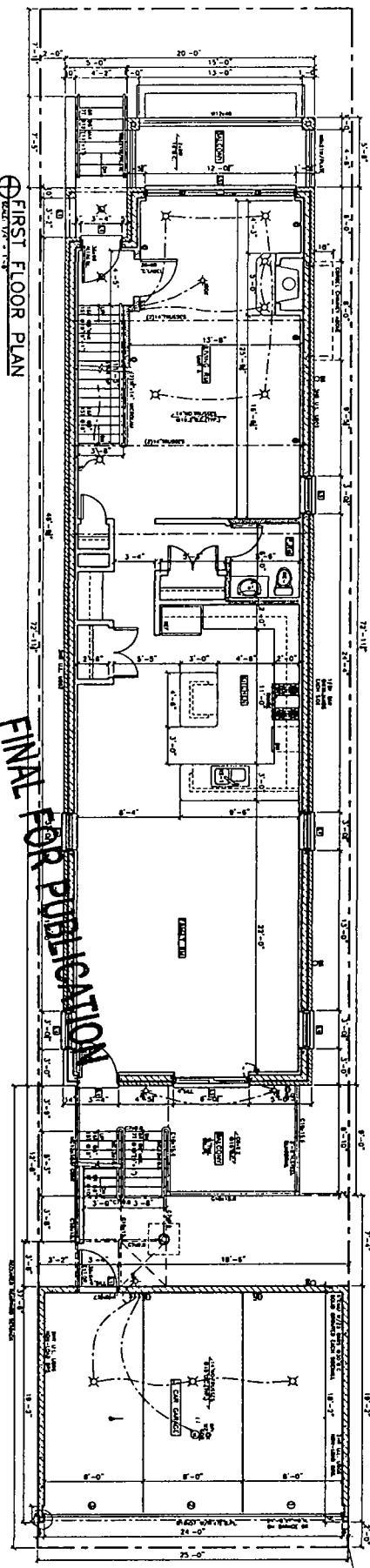
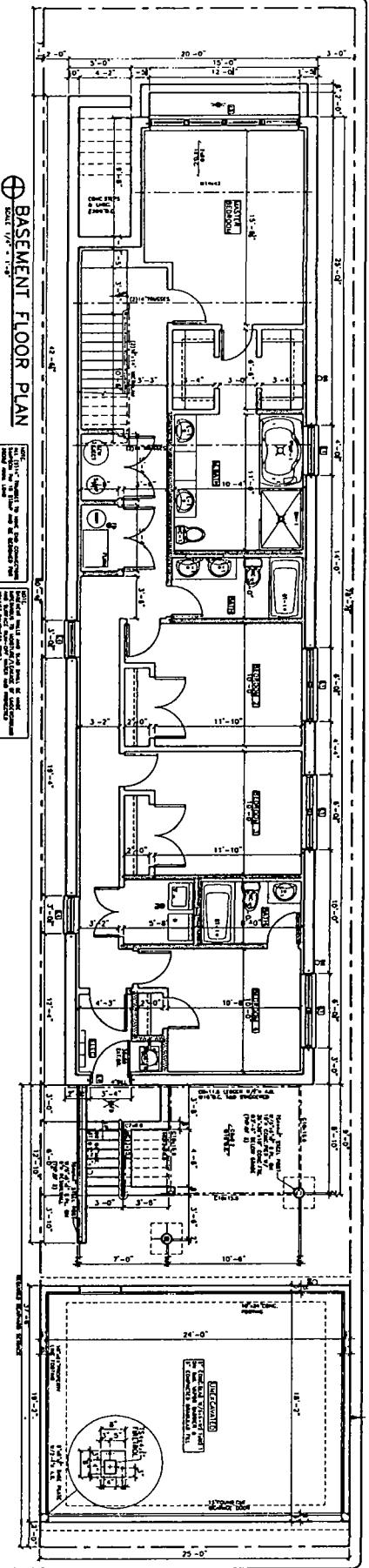
NOTICE:
 THESE DRAWINGS WERE PREPARED BY AN ARCHITECT OR ARCHITECTURAL FIRM REGISTERED IN THE STATE OF ILLINOIS. ANY REVISIONS TO THESE DRAWINGS MUST BE MADE IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF THE ARCHITECT OR ARCHITECTURAL FIRM REGISTERED IN THE STATE OF ILLINOIS.
 ILLINOIS ARCHITECTS ACT 1987, CHAPTER 220, SECTION 220-100

DESIGN FOR PERMIT:
 ILLINOIS PERMIT NUMBER: 17-000-000-0000
 EXPIRES: 12/31/2018
 CHECKED: JAC. CURTIS

PROJECT NAME & ADDRESS
 1465 W. ERIE ST
 3 UNIT APT. #1
 BLDG W/BSMT
 CHICAGO, ILLINOIS

SHEET TITLE
 STREETScape
 ELEVATION

SHEET NUMBER
 A-1.2



FINAL FOR PUBLICATION

PROJECT NAME & ADDRESS
1465 W. ERIE ST
3 UNIT APART
BLDG W/ASPT
CHICAGO, ILLINOIS

SHEET NUMBER
A-2

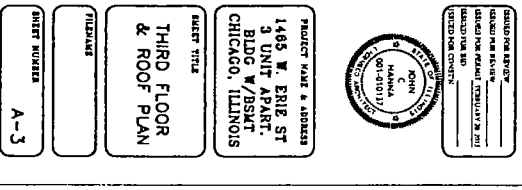
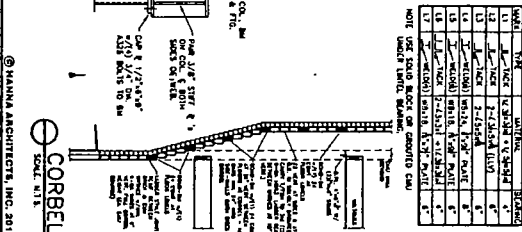
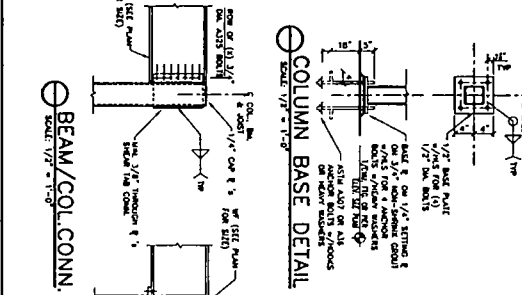
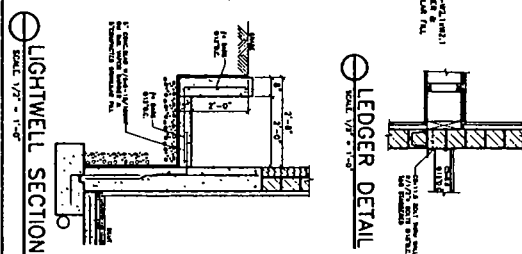
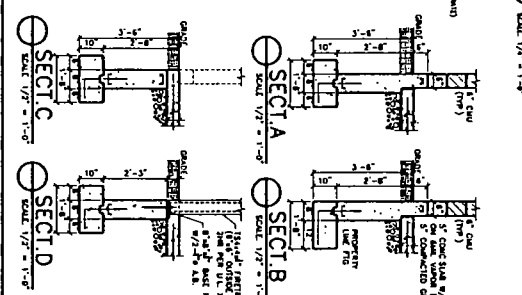
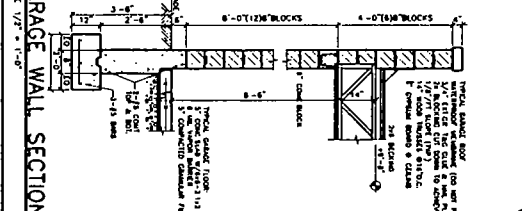
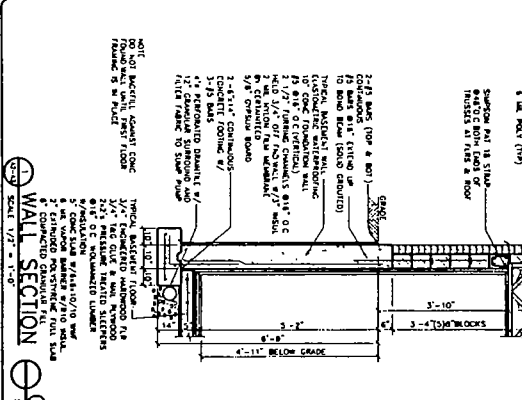
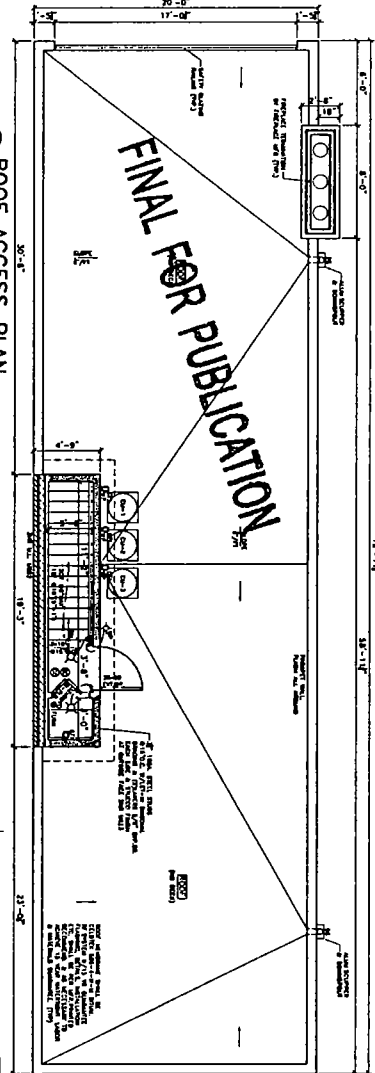
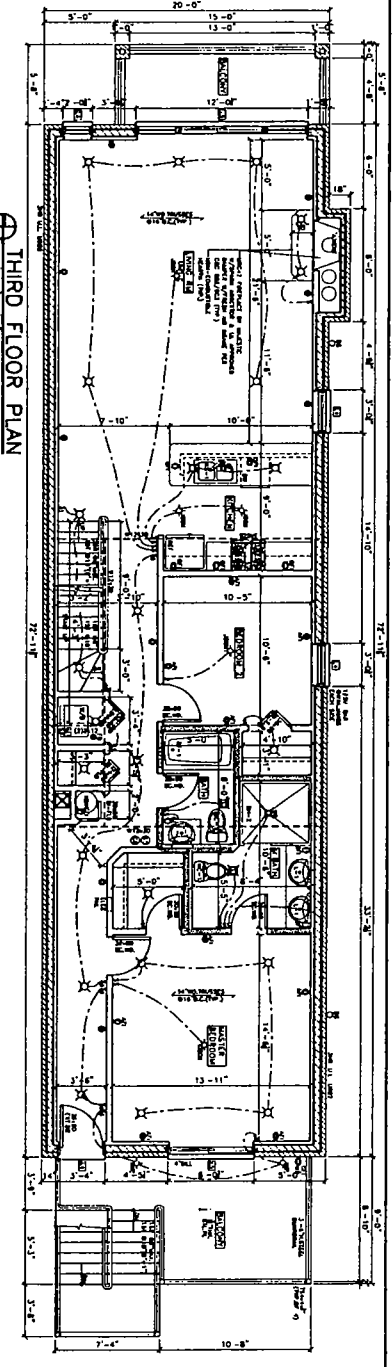


DESIGNED BY: JOHN A. HANNA
DRAWN BY: JOHN A. HANNA
CHECKED BY: JOHN A. HANNA
DATE: 10/1/55

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
4. ALL CEILING ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
5. ALL ROOF ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
6. ALL STAIRS ARE 10" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE IN FEET AND INCHES.
8. ALL FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
9. ALL MATERIALS ARE AS SHOWN ON THE MATERIAL SCHEDULE.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE AND ALL APPLICABLE ORDINANCES.

HANNA
JOHN A. HANNA
110 W. WASHINGTON
CHICAGO, ILLINOIS 60602
TEL. (312) 763-1800
PROFESSIONAL DESIGN FIRM
LICENSED ARCHITECT NO. 001-91017

NOTE: SEE SHEET 17-1 FOR WALL SECTION
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PROJECT NAME & ADDRESS
 1465 W. ERIE ST
 3 UNIT APART-
 BLDG W/BSMT
 CHICAGO, ILLINOIS

CLIENT TITLE
 THIRD FLOOR
 & ROOF PLAN

FILE NAME
 A-3

DATE
 08/10/11

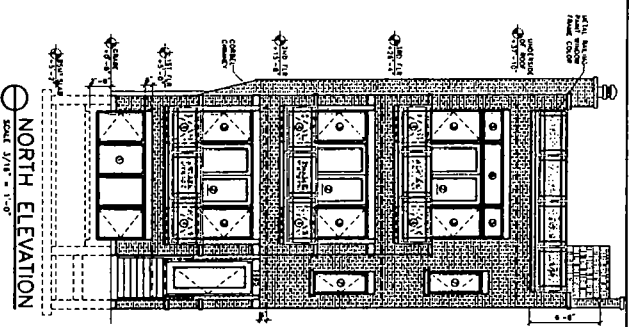
DESIGNED BY
 HANNA ARCHITECTS, INC.

CHECKED BY
 HANNA ARCHITECTS, INC.

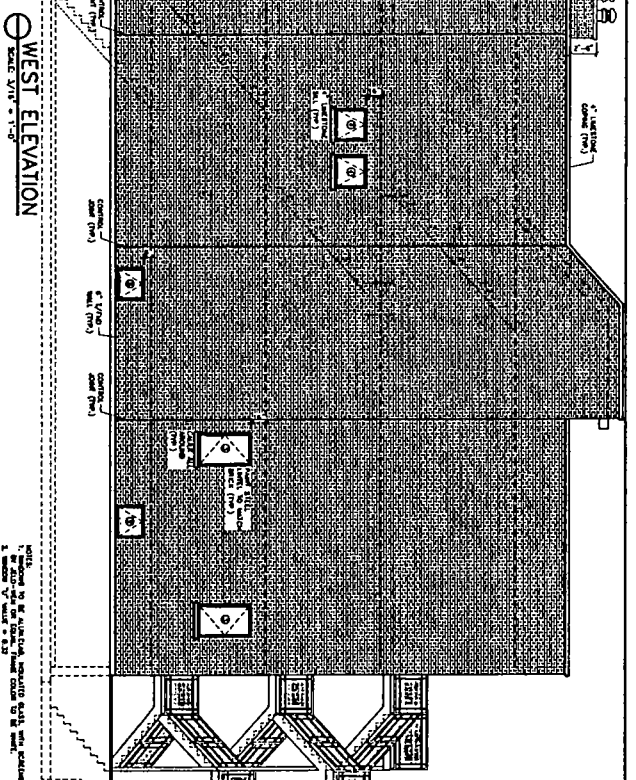
SCALE
 1/8" = 1'-0"

NOTES:
 1. SEE SHEET 17-1 FOR WALL SECTION
 2. SEE SHEET 17-2 FOR GARAGE WALL SECTION
 3. SEE SHEET 17-3 FOR ROOF ACCESS PLAN
 4. SEE SHEET 17-4 FOR LEDGER DETAIL
 5. SEE SHEET 17-5 FOR COLUMN BASE DETAIL
 6. SEE SHEET 17-6 FOR BEAM/COL. CONN.
 7. SEE SHEET 17-7 FOR CORBEL

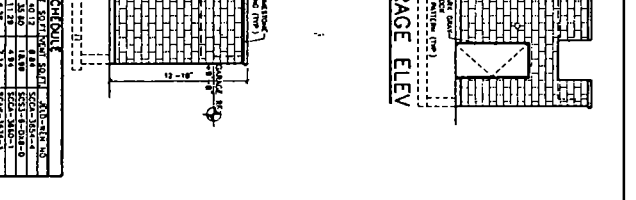
HANNA ARCHITECTS, INC.
 180 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 PHONE (312) 796-1801
 ARCHITECTS REGISTERED IN ILLINOIS
 LICENSE NUMBER 194-00146



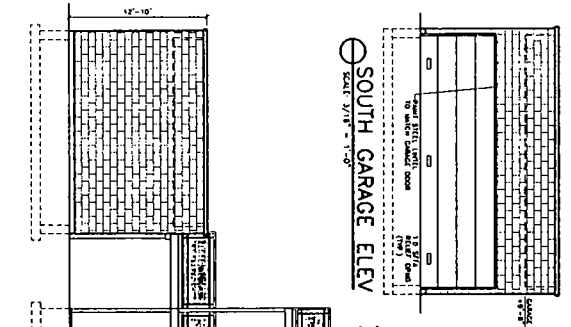
NORTH ELEVATION
SCALE 3/16" = 1'-0"



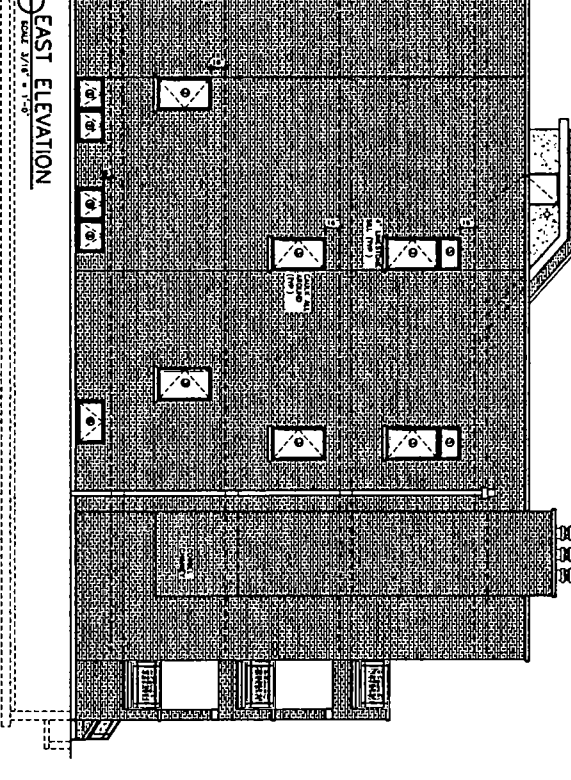
WEST ELEVATION
SCALE 3/16" = 1'-0"



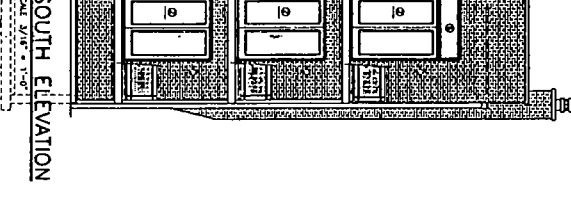
NORTH GARAGE ELEVATION
SCALE 3/16" = 1'-0"



SOUTH GARAGE ELEVATION
SCALE 3/16" = 1'-0"



EAST ELEVATION
SCALE 3/16" = 1'-0"



SOUTH ELEVATION
SCALE 3/16" = 1'-0"

FINAL FOR PUBLICATION

NOT TO SCALE. SEE ARCHITECTURAL SPECIFICATIONS AT SEPARATE SHEET FOR MATERIALS AND FINISHES. CONTRACTOR IS NOT TO CHANGE OR OBTAIN ANY OTHER DETAILS WITHOUT CONSULTING ARCHITECT.

NOTE: ALL ELEVATIONS TO BE FINISHED WITH BRICK (MATERIALS SPECIFIED BY ARCHITECT) AND STONE (MATERIALS SPECIFIED BY ARCHITECT) UNLESS OTHERWISE NOTED.

NOTE: SEE ARCHITECTURAL SPECIFICATIONS AT SEPARATE SHEET FOR MATERIALS AND FINISHES.

NOT TO SCALE. SEE ARCHITECTURAL SPECIFICATIONS AT SEPARATE SHEET FOR MATERIALS AND FINISHES. CONTRACTOR IS NOT TO CHANGE OR OBTAIN ANY OTHER DETAILS WITHOUT CONSULTING ARCHITECT.

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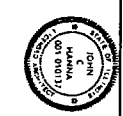
NOTE: SEE ARCHITECTURAL SPECIFICATIONS AT SEPARATE SHEET FOR MATERIALS AND FINISHES.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	BRICK	100,000	SQ. YD.	0.15	15,000.00
2	STONE	50,000	SQ. YD.	0.20	10,000.00
3	CONCRETE	10,000	CY	1.50	15,000.00
4	ROOFING	10,000	SQ. YD.	0.10	1,000.00
5	PAINT	10,000	SQ. YD.	0.05	500.00
6	GLASS	10,000	SQ. YD.	0.10	1,000.00
7	IRON	10,000	LBS.	0.05	500.00
8	STEEL	10,000	LBS.	0.05	500.00
9	CEMENT	10,000	CY	1.50	15,000.00
10	SAND	10,000	CY	1.00	10,000.00
11	GRAVEL	10,000	CY	1.00	10,000.00
12	ASPHALT	10,000	SQ. YD.	0.10	1,000.00
13	WOOD	10,000	LF	1.00	10,000.00
14	PLASTER	10,000	SQ. YD.	0.10	1,000.00
15	INSULATION	10,000	SQ. YD.	0.10	1,000.00
16	MECHANICAL	10,000	HR	1.00	10,000.00
17	ELECTRICAL	10,000	HR	1.00	10,000.00
18	LANDSCAPE	10,000	HR	1.00	10,000.00
19	CONCRETE	10,000	CY	1.50	15,000.00
20	ROOFING	10,000	SQ. YD.	0.10	1,000.00
21	PAINT	10,000	SQ. YD.	0.05	500.00
22	GLASS	10,000	SQ. YD.	0.10	1,000.00
23	IRON	10,000	LBS.	0.05	500.00
24	STEEL	10,000	LBS.	0.05	500.00
25	CEMENT	10,000	CY	1.50	15,000.00
26	SAND	10,000	CY	1.00	10,000.00
27	GRAVEL	10,000	CY	1.00	10,000.00
28	ASPHALT	10,000	SQ. YD.	0.10	1,000.00
29	WOOD	10,000	LF	1.00	10,000.00
30	PLASTER	10,000	SQ. YD.	0.10	1,000.00
31	INSULATION	10,000	SQ. YD.	0.10	1,000.00
32	MECHANICAL	10,000	HR	1.00	10,000.00
33	ELECTRICAL	10,000	HR	1.00	10,000.00
34	LANDSCAPE	10,000	HR	1.00	10,000.00
35	CONCRETE	10,000	CY	1.50	15,000.00
36	ROOFING	10,000	SQ. YD.	0.10	1,000.00
37	PAINT	10,000	SQ. YD.	0.05	500.00
38	GLASS	10,000	SQ. YD.	0.10	1,000.00
39	IRON	10,000	LBS.	0.05	500.00
40	STEEL	10,000	LBS.	0.05	500.00
41	CEMENT	10,000	CY	1.50	15,000.00
42	SAND	10,000	CY	1.00	10,000.00
43	GRAVEL	10,000	CY	1.00	10,000.00
44	ASPHALT	10,000	SQ. YD.	0.10	1,000.00
45	WOOD	10,000	LF	1.00	10,000.00
46	PLASTER	10,000	SQ. YD.	0.10	1,000.00
47	INSULATION	10,000	SQ. YD.	0.10	1,000.00
48	MECHANICAL	10,000	HR	1.00	10,000.00
49	ELECTRICAL	10,000	HR	1.00	10,000.00
50	LANDSCAPE	10,000	HR	1.00	10,000.00

PROJECT NAME & ADDRESS
1405 W. ERIE ST
BIDC W/ASHT
CHICAGO, ILLINOIS

CLIENT TITLE
BUILDING
ELEVATIONS

SHEET NUMBER
A-4



PROFESSIONAL DESIGN FIRM
HANNA ARCHITECTS, INC.
1405 W. ERIE ST
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