



City of Chicago



SO2017-3202

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1713-1717 N Campbell Ave - App No. 19192T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19192 T1
INTRO DATE
APRIL 19, 2017

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 the area bounded by

A line 187.26 feet north of and parallel to West Wabansia Avenue; the public alley east of and parallel to North Campbell Avenue; A line 115.26 feet north of and parallel to West Wabansia Avenue; North Campbell Avenue;

to those of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1713-1717 North Campbell Avenue

SUBSTITUTE

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

1713-1717 NORTH CAMPBELL AVENUE

RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit (Detached House) District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to allow for the division of one 72' x 124.38' lot into 2 lots. 1713-1715 N Campbell will be 48' x 124.38' and contains an existing 3 dwelling unit building that will be rehabbed and will have a total of 4 dwelling units and 5 parking spaces. The existing height of the building is 38 feet. 1717 N Campbell will be 24' x 124.38' and will contain a 3 story 2 dwelling unit building with 2 parking spaces. The height of the building will be 32 feet 10 inches.

	1713-1715 N Campbell	1717 N Campbell
Lot Area	5,970.24 square feet	2,985.12 square feet
Parking	5	2
Rear Setback	49 feet 2 inches	47 feet 6 inches
Front Setback	10 feet 3 inches	15 feet
South Setback	3.27 feet	3 feet
North Setback	15 feet 3 inches	2 feet
FAR	1.20	1.20
MLA	1,492 square feet	1,492 square feet
Building Height	38 feet	32 feet 10 inches

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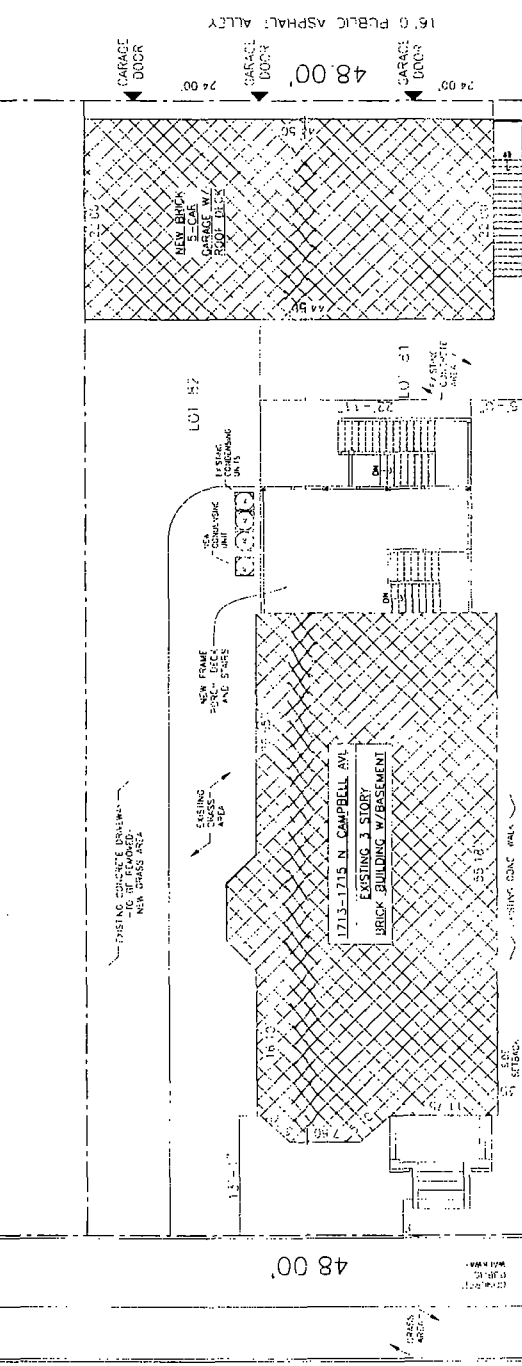


SITE PLAN
SCALE: 1/16" = 1'-0"

124 38'

48 00'

CAMPBELL AVE.



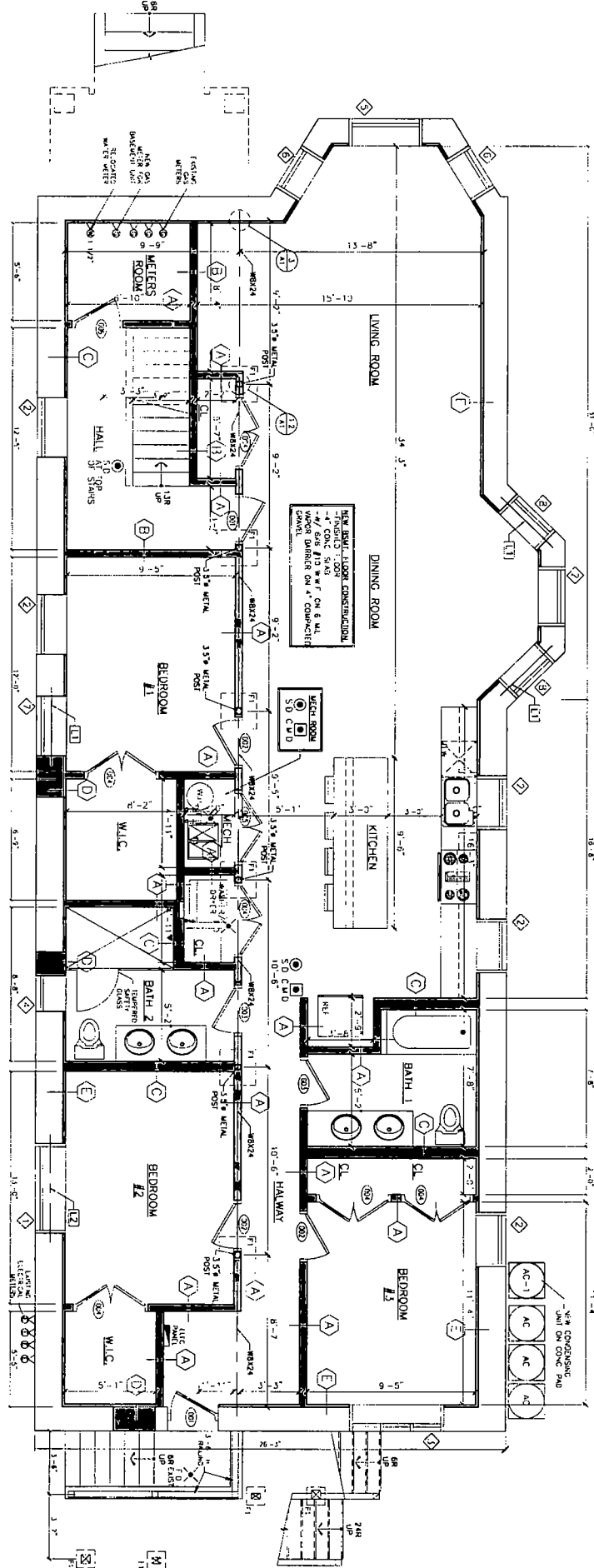
PROJECT	1713-CAMPBELL
DATE	08-12-17
ARCHITECT	DMR ARCHITECTS
PLANNING	
ARCHITECTURAL ENGINEERING	

DMR ARCHITECTS
 826 N. Dearborn Ave.
 Chicago, IL 60610
 312.733.2888
 1713-15 N. CAMPBELL ST.
 CHICAGO, IL

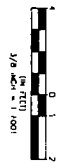
SITE PLAN
CHECKED BY: T.A.S.
DATE: 8/24/17
PROJECT: 1713-CAMPBELL

FINAL FOR PUBLICATION

PROPOSED
BASEMENT FLOOR PLAN
SCALE 3/8" = 1'-0"

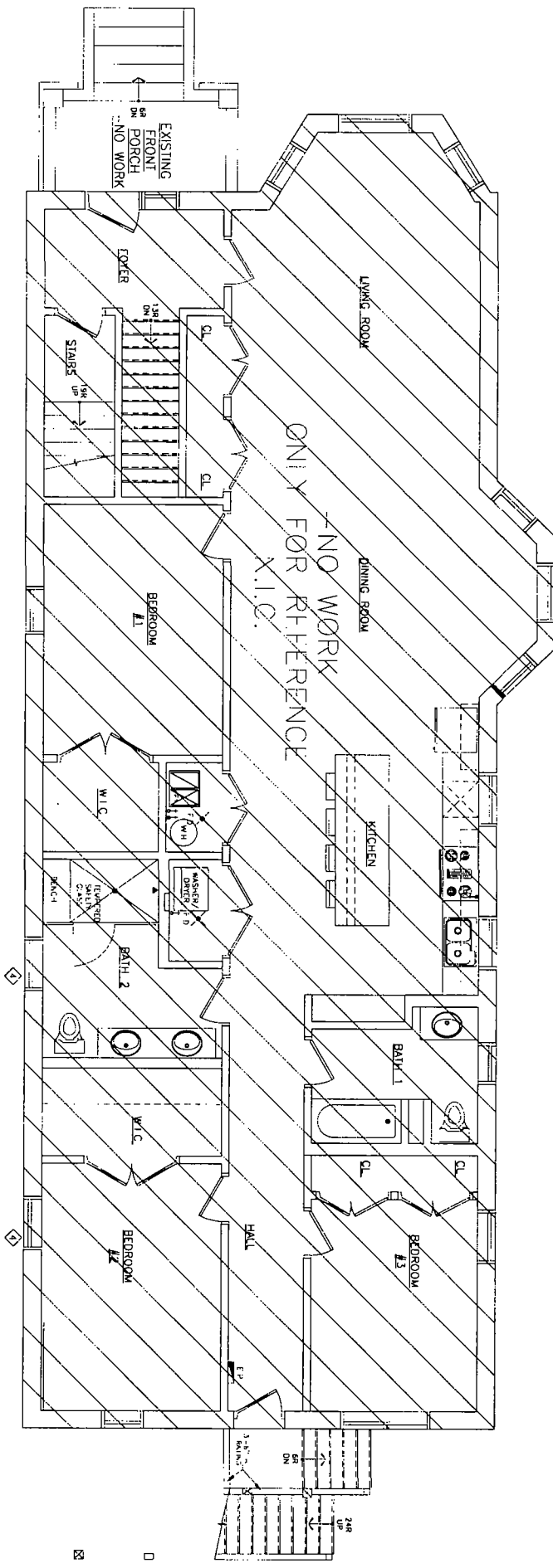


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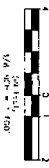


<p>PROJECT 1713-15 CAMPBELL SCALE 3/8" = 1'-0" DATE 07-17-17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>628 N. Cassan Ave Chicago IL 60612 773 772 3738 office 773 772 2884 fax</p>	<p>1713-15 N. CAMPBELL AVE. CHICAGO, IL</p>	<p>PROPOSED BASEMENT FLOOR</p>	<p>DESIGNED BY: F.A.K. DRAWN BY: M.H.B. CHECKED BY: M.H.B.</p>
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EXISTING
FIRST FLOOR PLAN
SCALE 3/8" = 1'-0"

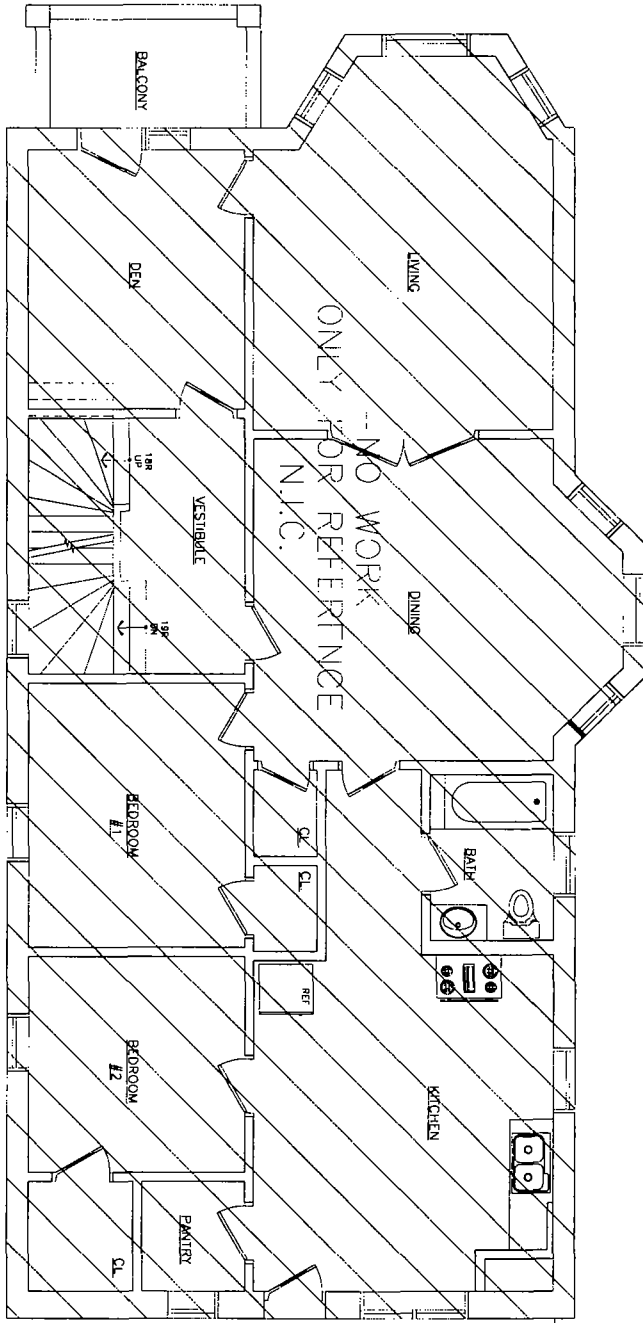


FINAL FOR PUBLICATION

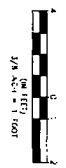


<p>PROJECT: 1713-15 CAMPBELL SCALE 3/8" = 1'-0" DATE: 07-17-17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>529 N Damen Ave Chicago IL 60637 1713-15 N. CAMPBELL AVE. CHICAGO, IL 773 772 2736 office 773 772 2894 fax</p>	<p>EXISTING FIRST FLOOR</p>	<p>REVISIONS CHECKED BY: F.E.B.</p>
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EXISTING
SECOND FLOOR PLAN
SCALE 3/8" = 1'-0"

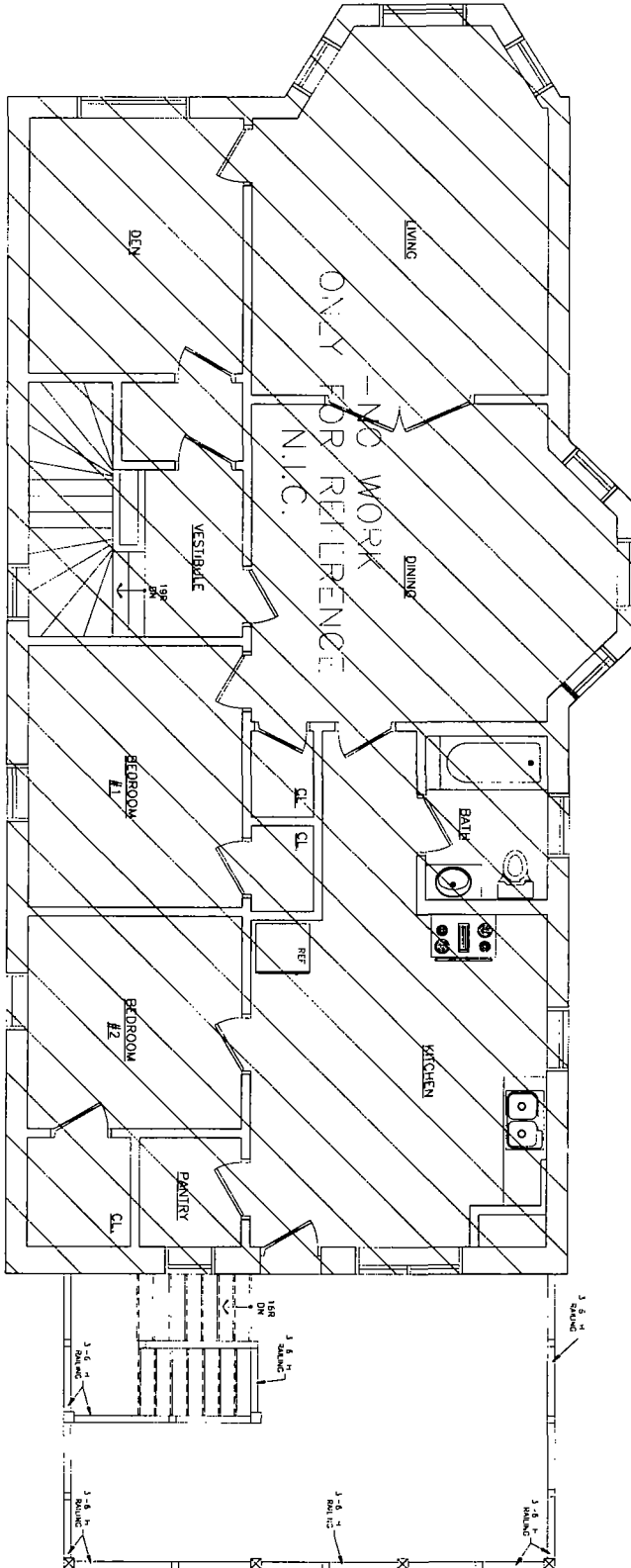


FINAL FOR PUBLICATION

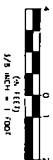


<p>PROJECT 1713-15 CAMPBELL SCALE 3/8" = 1'-0" DATE 07-17-17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>828 N. Damen Ave. Chicago IL 60622 1713-15 N. CAMPBELL 773.772.2854 fax</p>	<p>1713-15 N. CAMPBELL AVE. CHICAGO, IL</p>	<p>EXISTING SECOND FLOOR</p>
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EXISTING
THIRD FLOOR PLAN
SCALE 3/8" = 1'-0"



FINAL FOR PUBLICATION



PROJECT
1713-15 CAMPBELL
SCALE:
3/8" = 1'-0"
DATE:
87-17-17

ARCHITECTURE
PLANNING
ARCHITECTS
ARCHITECTURAL ENGINEERING

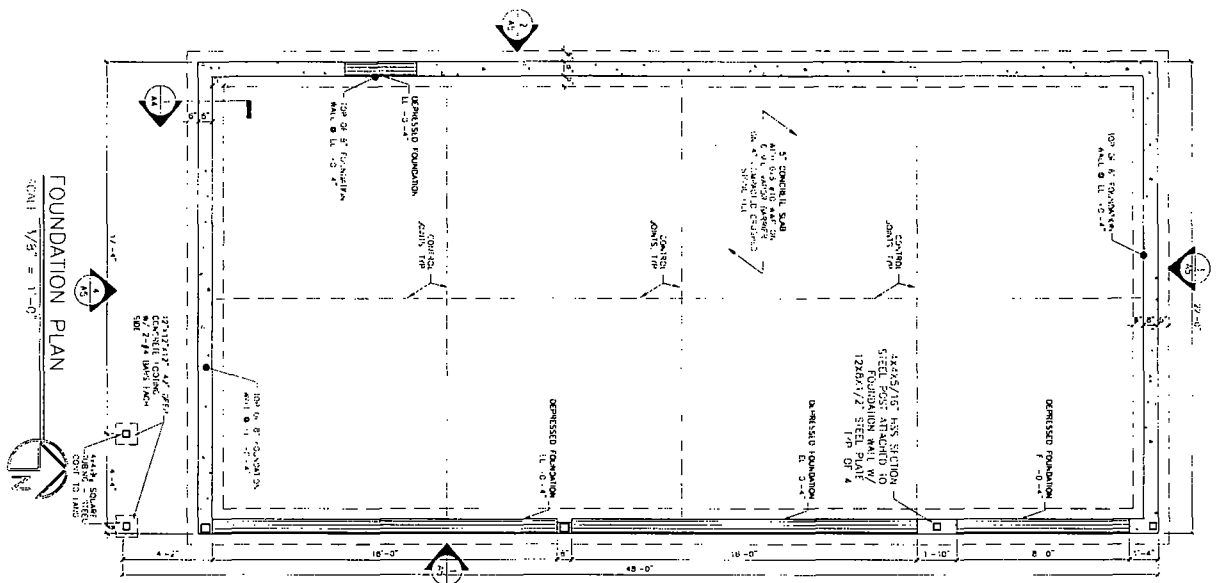
823 N. Dearborn Ave
Chicago Il. 60612
773 772 2706 office
773 772 2954 fax

1713-15 N. CAMPBELL AVE.
CHICAGO, IL

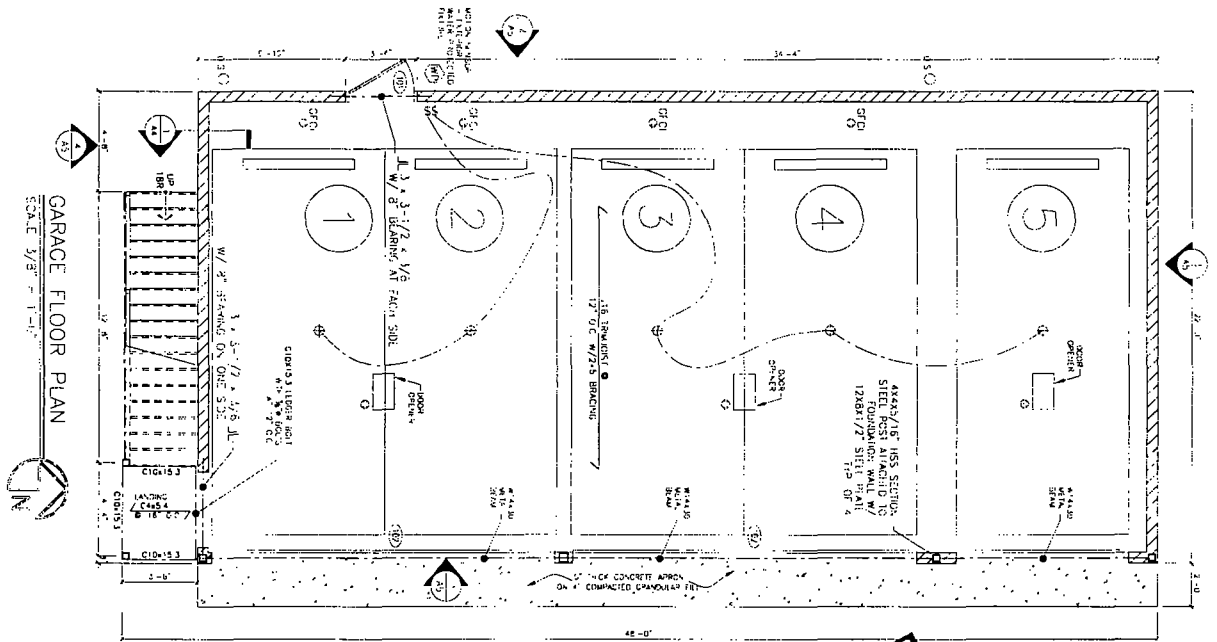
EXISTING
THIRD FLOOR

DESIGNED BY: K.E.S.
DRAWN BY: J.S.B.
CHECKED BY: J.S.B.

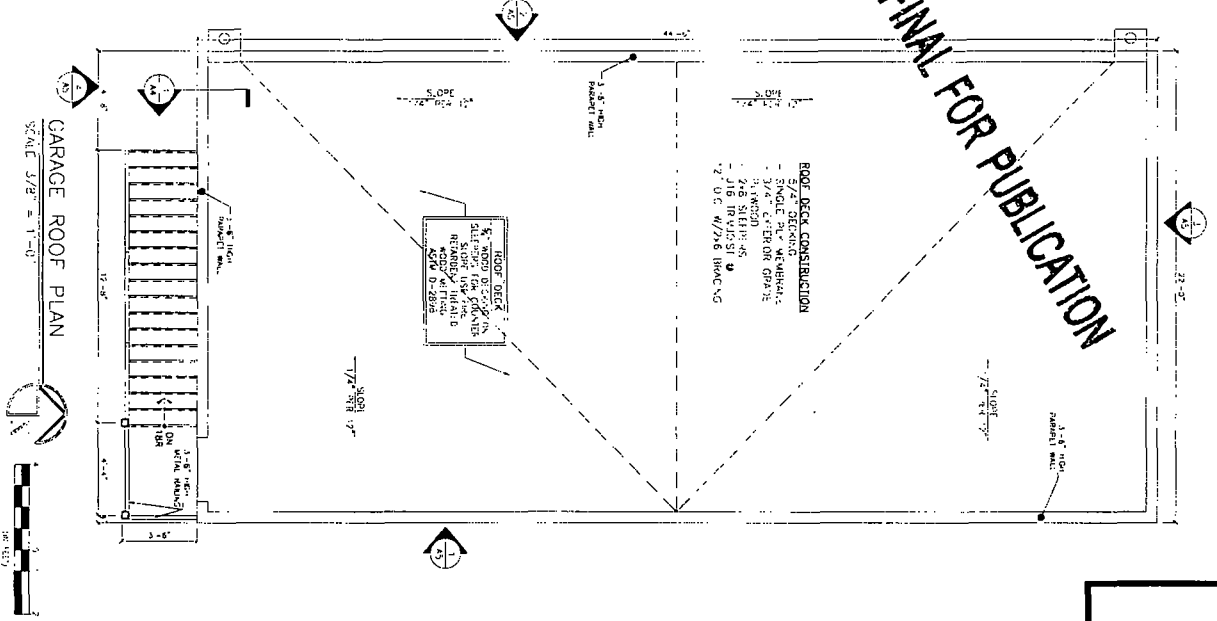
REVISIONS



FOUNDATION PLAN
SCALE 1/8" = 1'-0"



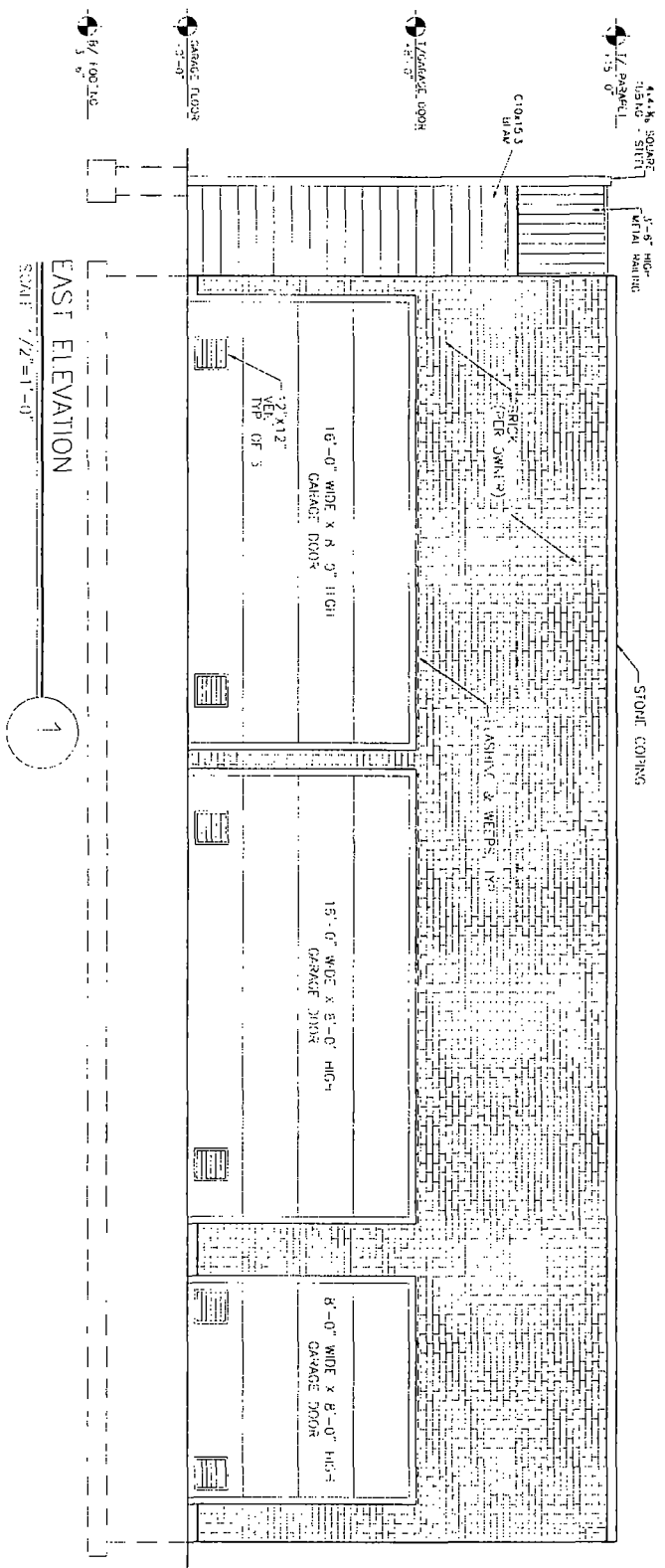
GARAGE FLOOR PLAN
SCALE 3/8" = 1'-0"



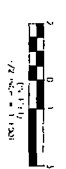
GARAGE ROOF PLAN
SCALE 3/8" = 1'-0"

FINAL FOR PUBLICATION

PROJECT 1713-15N CAMPBELL SCALE 3/8" = 1'-0" DATE 07-17-17	ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL ENGINEERING	528 N. Dearborn Ave. Chicago IL 60612 773.772.3355 office 773.772.2896 fax	1713-15 N. CAMPBELL ST. CHICAGO, IL PROPOSED GARAGE FLOOR PLANS	INSTRUCTIONS CHECKLIST DRAWING NO.
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FINAL FOR PUBLICATION



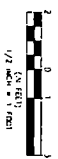
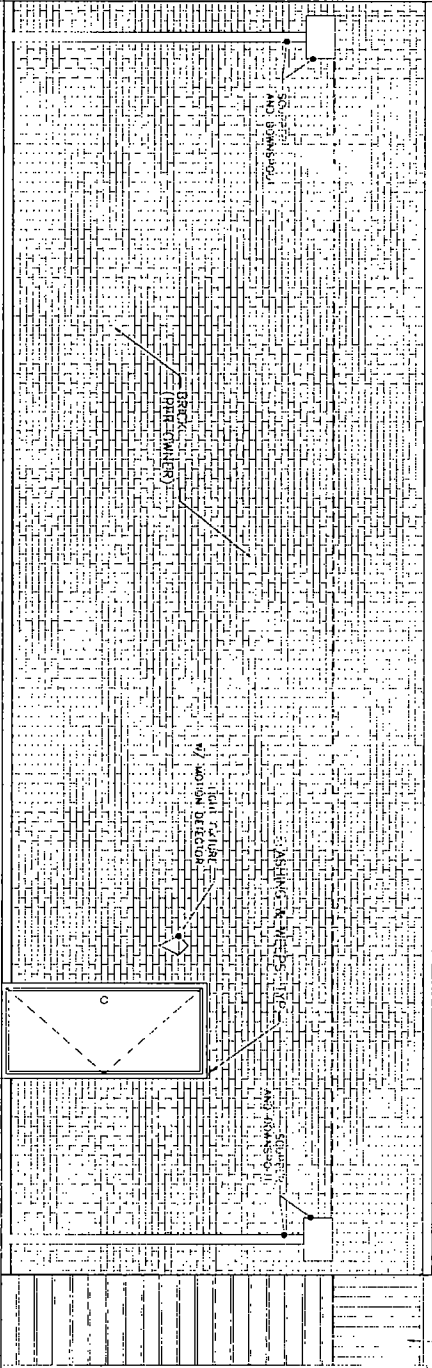
PROJECT 1713-15 CAMPBELL SCALE 1/2" = 1'-0" DATE 03-17-17	ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL ENGINEERS INC.	878 N. Damen Ave. Chicago, IL 60622 773.772.2786 office 773.772.2894 fax	1713-15 N. CAMPBELL ST. CHICAGO, IL GARAGE ELEVATION	ARCHITECT CHICAGO ST. FILE DRAWING NO. 18
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FINAL FOR PUBLICATION



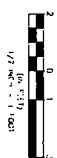
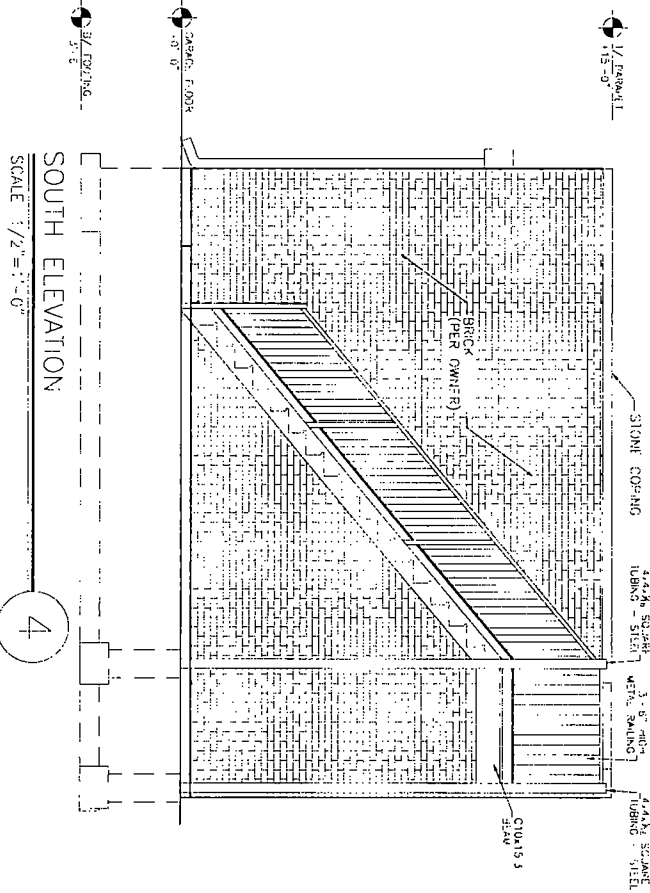
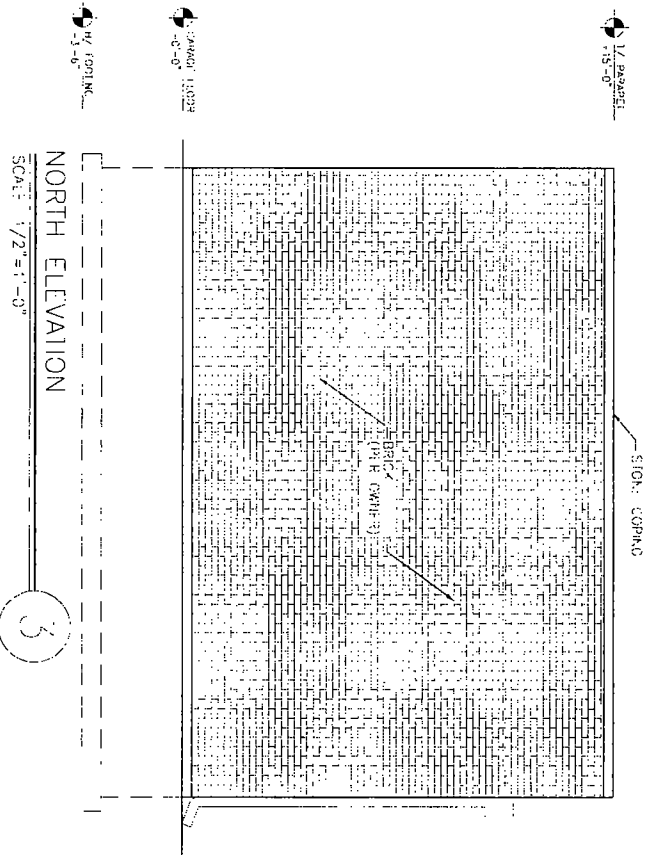
WEST ELEVATION
SCALE: 1/2" = 1'-0"

2



<p>PROJECT 1713-15 CAMPBELL SCALE 1/2" = 1'-0" DATE 01-17-07</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>828 N. Dearan Ave. Chicago IL 60642 773 713 3750 office 773 772 2836 fax</p>	<p>1713-15 N. CAMPBELL ST. CHICAGO, IL</p>	<p>GARAGE ELEVATION</p>
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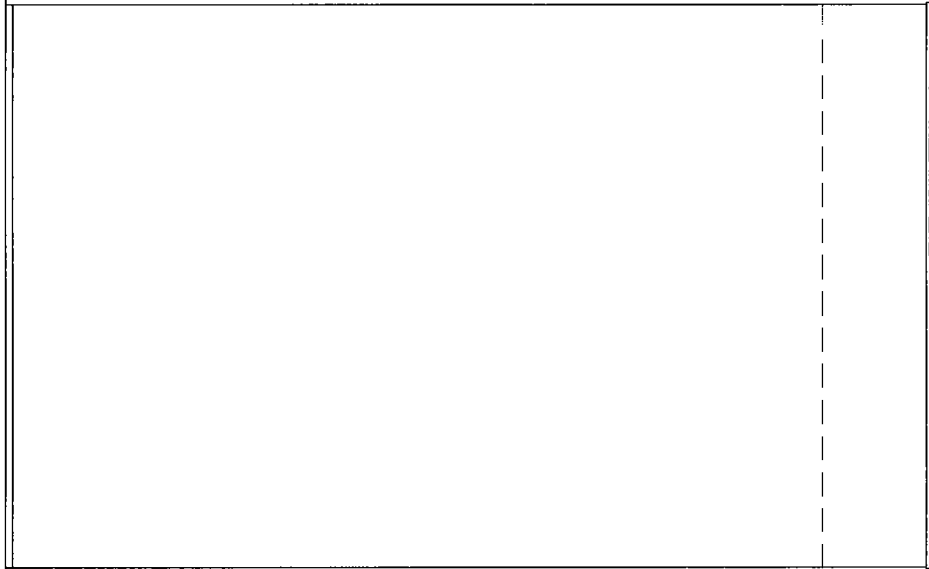
FINAL FOR PUBLICATION



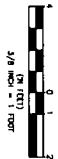
PROJECT 1713-15 CAMPBELL SCALE 1/2" = 1'-0" DATE 01-17-17	ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING	829 N. Damen Ave. Chicago IL 60622 773-772-2786 office 773-772-2804 fax	1713-15 N. CAMPBELL ST. CHICAGO, IL GARAGE ELEVATIONS	REVIEWERS CHECKLIST T.E.K. DRAWING NO. 1713-15
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GRADE
EL. +0'-0"

B/THEAD FLOOR
CEILING JOISTS
EL. +38'-0"

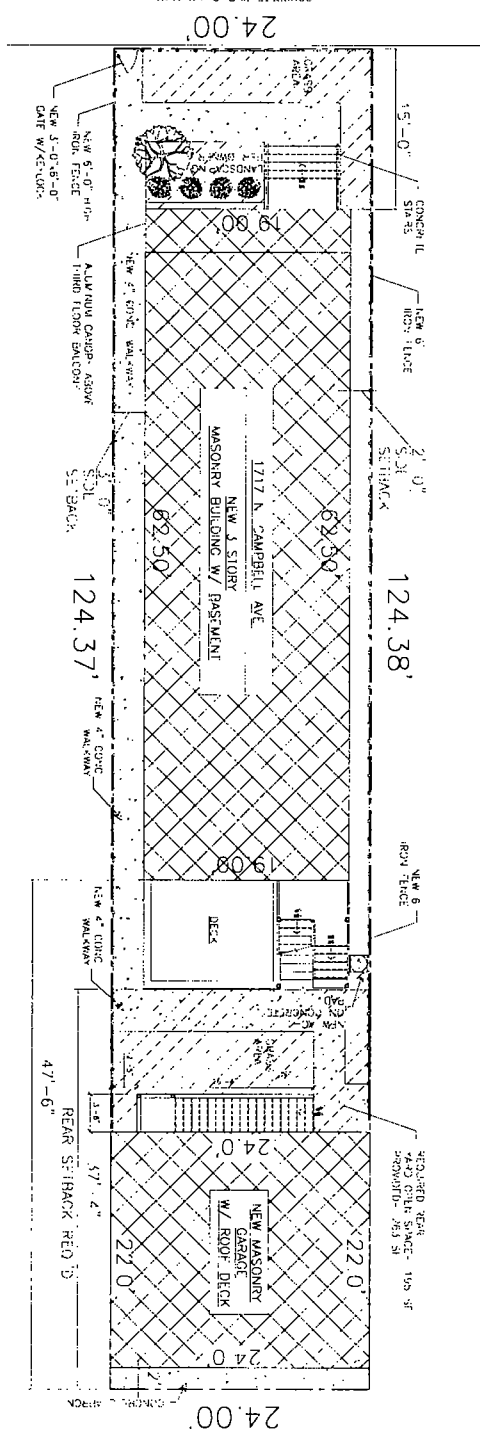
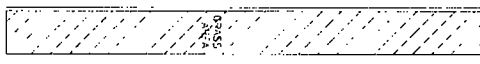


FINAL FOR PUBLICATION



PROJECT 1713-15 N. CAMPBELL SCALE 1/8" = 1'-0" DATE 07.17.12	ARCHITECTURE  PLANNING ARCHITECTURAL ENGINEERING	828 N. Damen Ave. Chicago, IL 60622 1713-15 N. CAMPBELL ST. CHICAGO, IL 773.772.2756 office 773.772.2854 fax	ELEVATION DIAGRAM	REVISIONS CHECKED BY: E.C. DRAWN BY: A.B.
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N. CAMPBELL AVE.



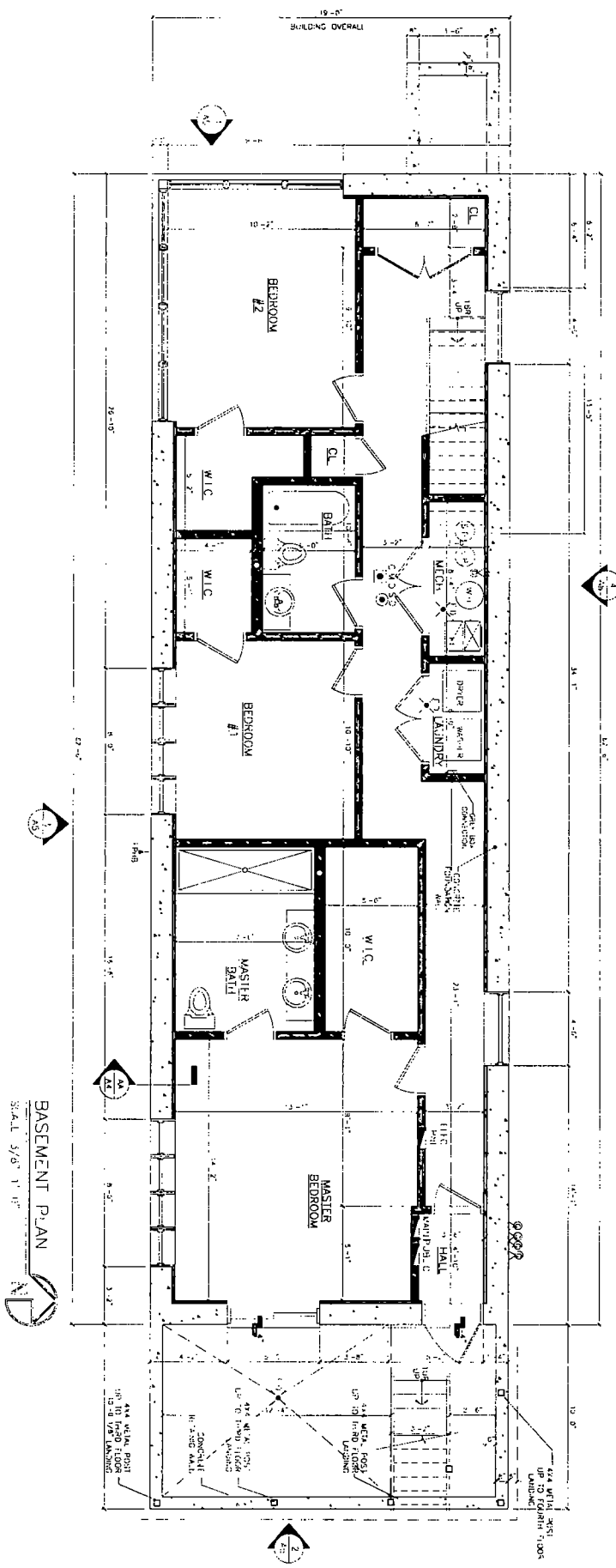
16'-0" ASPHALT ALLEY

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SITE PLAN
SCALE 3/16" = 1'-0"
ND

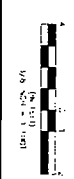


<p>PROJECT 1717 CAMPBELL</p> <p>SCALE 3/16" = 1'-0"</p> <p>DATE 07.17.17</p>	<p>ARCHITECTURE ARCHITECTS</p> <p>PLANNING ARCHITECTURAL ENGINEERING</p> <p>958 N. Damen Ave Chicago, IL 60622</p> <p>773.772.2190 office 773.772.2834 fax</p>	<p>1717 N. CAMPBELL ST. CHICAGO, IL</p>	<p>SITE PLAN</p>	<p>REVISIONS</p> <p>DATE</p> <p>DESCRIPTION</p>
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BASEMENT PLAN
SCALE 3/8" = 1'-0"

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PROJECT	1111 CAMPBELL SCALEY
DATE	07-07-11

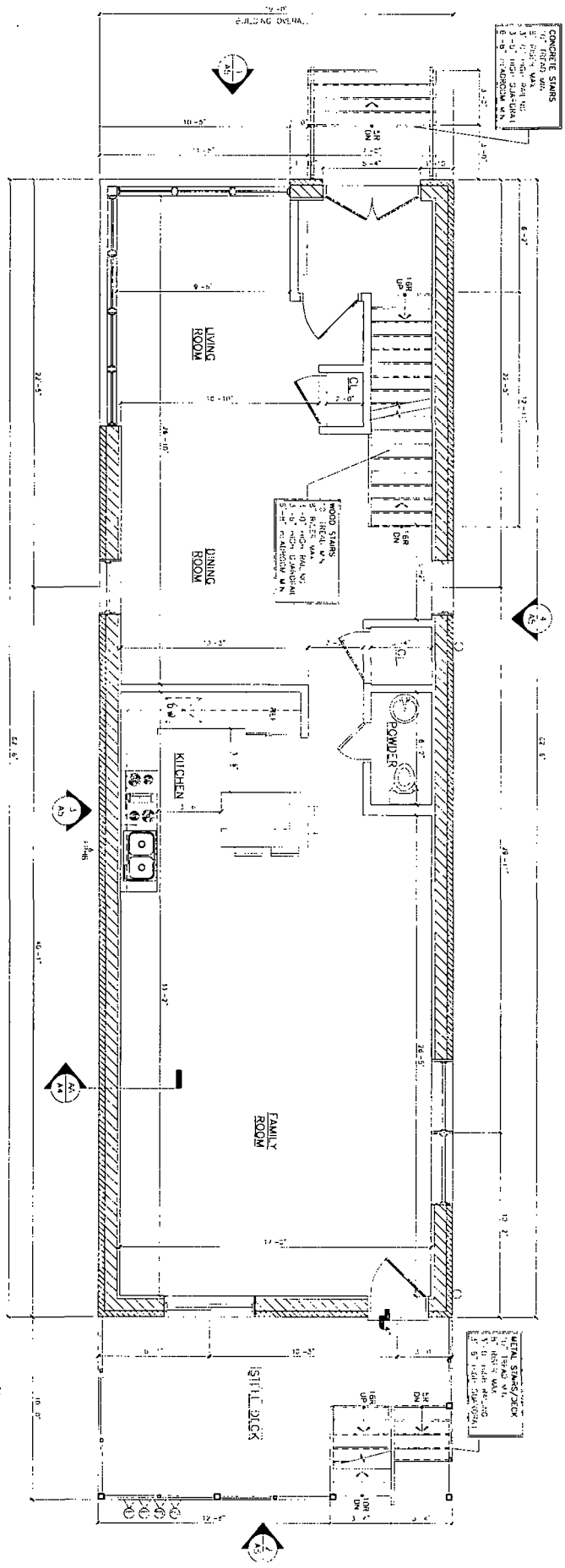
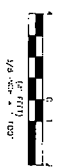
ARCHITECTURE		823 N. Dearborn Ave. Chicago IL 60617
PLANNING		773.772.3756 office 312.772.2836 fax
ARCHITECTURAL ENGINEERING		

1717 N. CAMPBELL ST.
CHICAGO, IL

PROPOSED
BASEMENT FLOOR

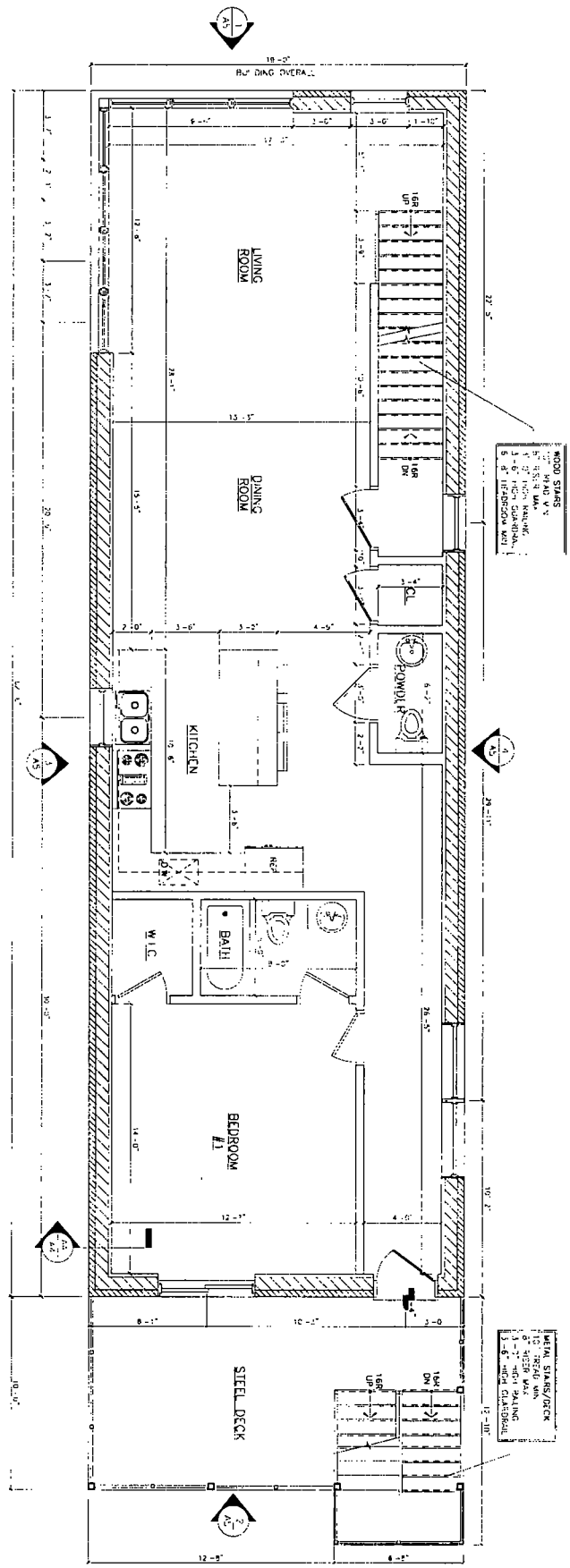
DATE	07-07-11
SCALE	3/8" = 1'-0"

FIRST FLOOR PLAN
SCALE 3/8" = 1'-0"



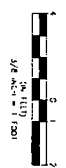
FINAL FOR PUBLICATION

<p>PROJECT 7737 N CAMPBELL SCALE 3/8" = 1'-0" DATE 07-17-17</p>	<p>ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL, ENGINEERING</p> <p>929 N. Damen Ave Chicago, IL 60622 773.772.2736 office 773.772.2834 fax</p>	<p>1717 N. CAMPBELL ST. CHICAGO, IL</p>	<p>PROPOSED FIRST FLOOR</p>	<p>REVISIONS CHECKED BY: J.E.L. DATE:</p>
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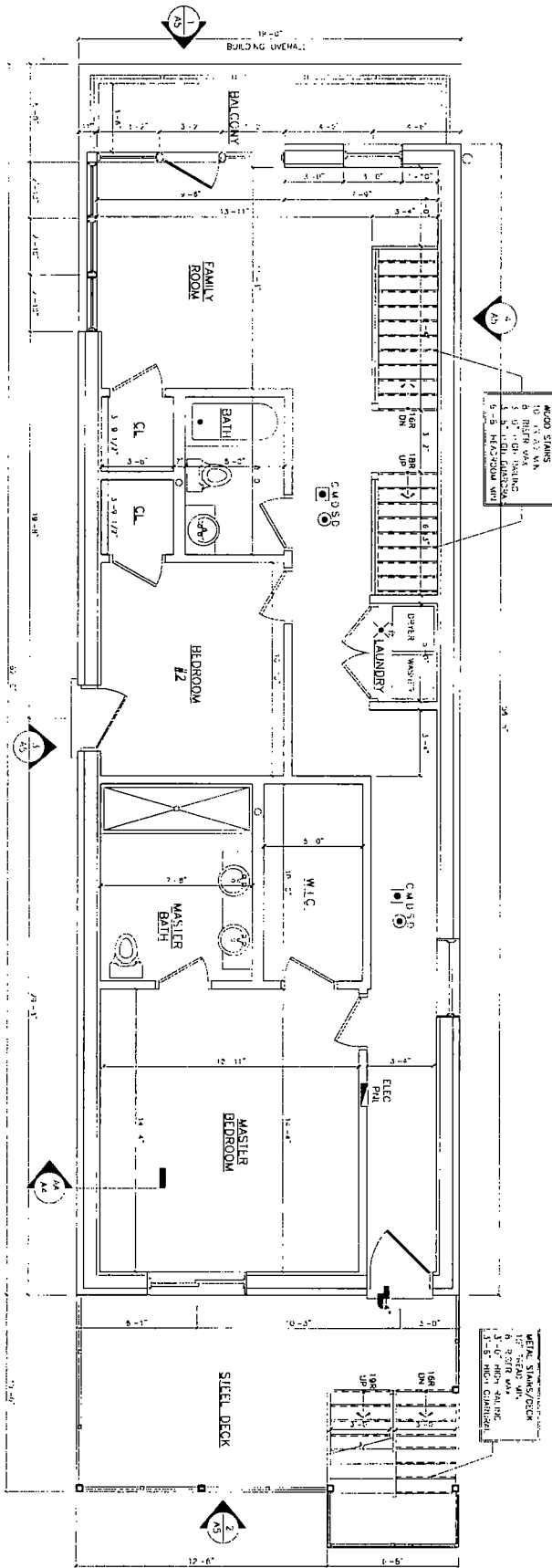


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SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"

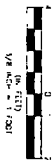


<p>PROJECT 1717 N. CAMPBELL SCALE 3/8" = 1'-0" DATE 07.13.17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>229 N. Dearborn Ave Chicago, IL 60612 773.772.8736 office 773.772.2854 fax</p>	<p>1717 N. CAMPBELL ST. CHICAGO, IL PROPOSED SECOND FLOOR</p>	<p>DESIGNED BY T.E.A. DRAWN BY J.H.S. CHECKED BY J.H.S. DATE 07.13.17</p>
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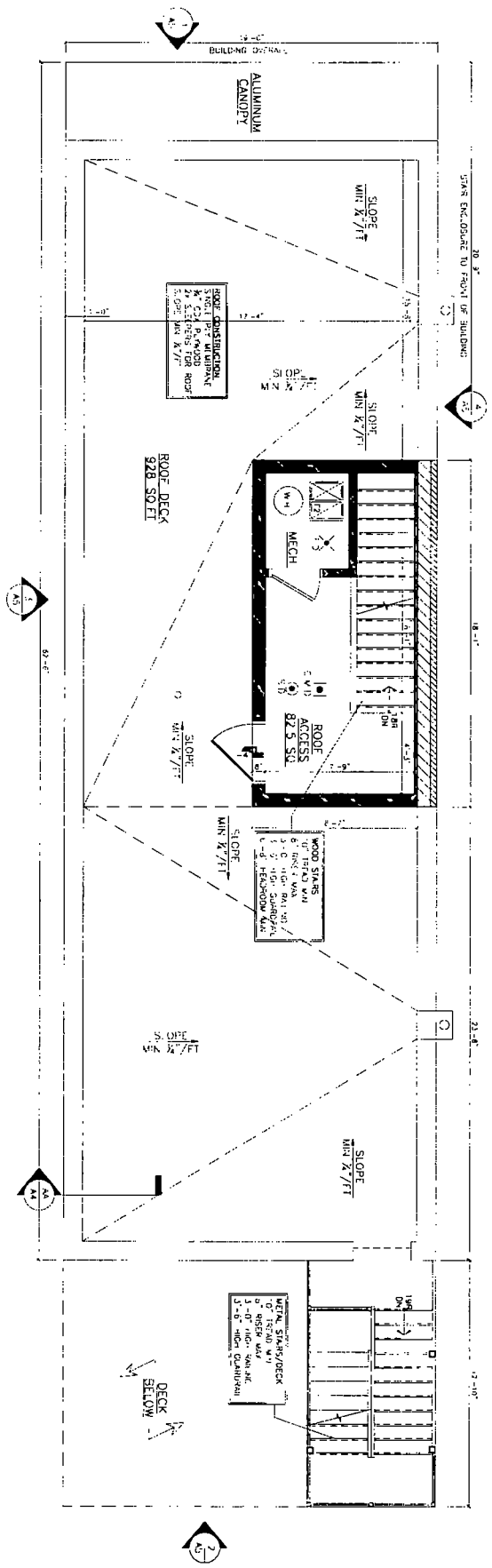
FINAL FOR PUBLICATION

THIRD FLOOR PLAN
SCALE: 3/8" = 1'-0"

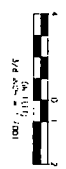


PROJECT 1717N CAMPBELL SCALE 3/8" = 1'-0" DATE 07-17-17	ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING 829 N. Damen Ave Chicago, IL 60622 773.772.2736 office 773.772.2856 fax	1717 N. CAMPBELL ST. CHICAGO, IL	PROPOSED THIRD FLOOR	CONSULTING ENGINEER REGISTERED PROFESSIONAL ENGINEER NO. 110
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FINAL FOR PUBLICATION

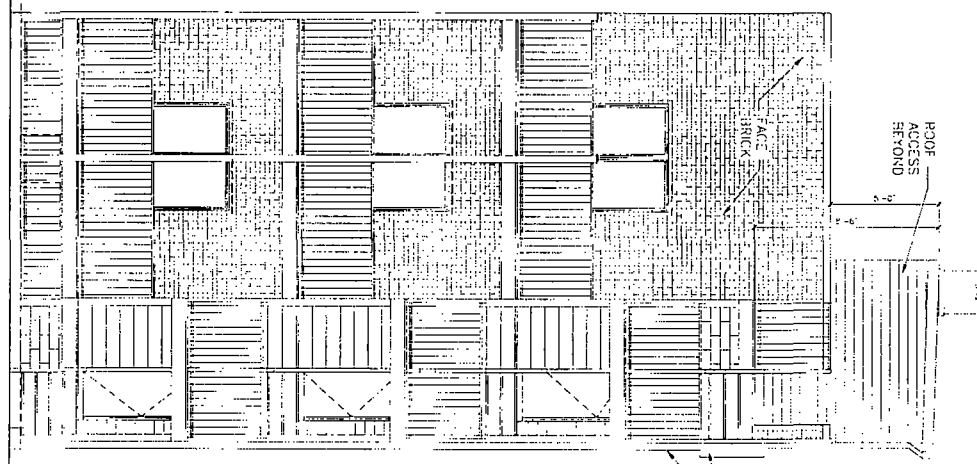


ROOF PLAN
SCALE: 3/8"=1'-0"

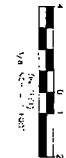


<p>PROJECT: 1717 N CAMPBELL ST SCALE: 3/8"=1'-0" DATE: 07-17-17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL, ENGINEERING</p>	<p>828 N. Dearborn Ave Chicago IL 60612 773.772.2730 ext 600 773.772.2854 fax</p>	<p>1717 N. CAMPBELL ST. CHICAGO, IL</p>	<p>PROPOSED ROOF FLOOR</p>
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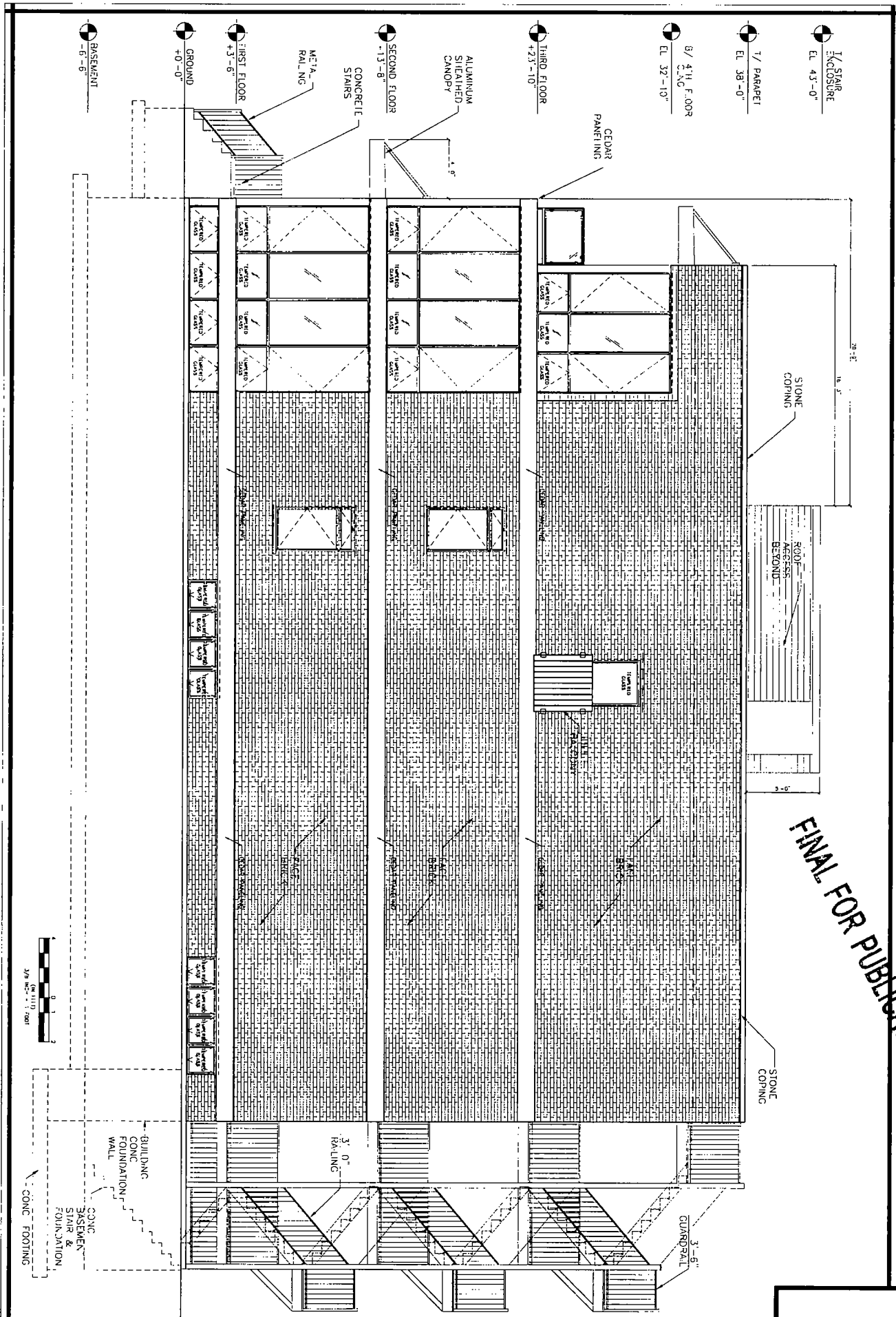
- 1/51 AIR ENCLOSURE
EL. 43'-0"
- 1/2 AIRSET
EL. 38'-0"
- 3/4 4TH FLOOR
CLING
EL. 37'-10"
- 1/2 4TH FLOOR
EL. 23'-10"
- SECOND FLOOR
EL. 13'-8"
- 1ST FLOOR
EL. 0'-0"
- GRAND
EL. 0'-0"



FINAL FOR PUBLICATION

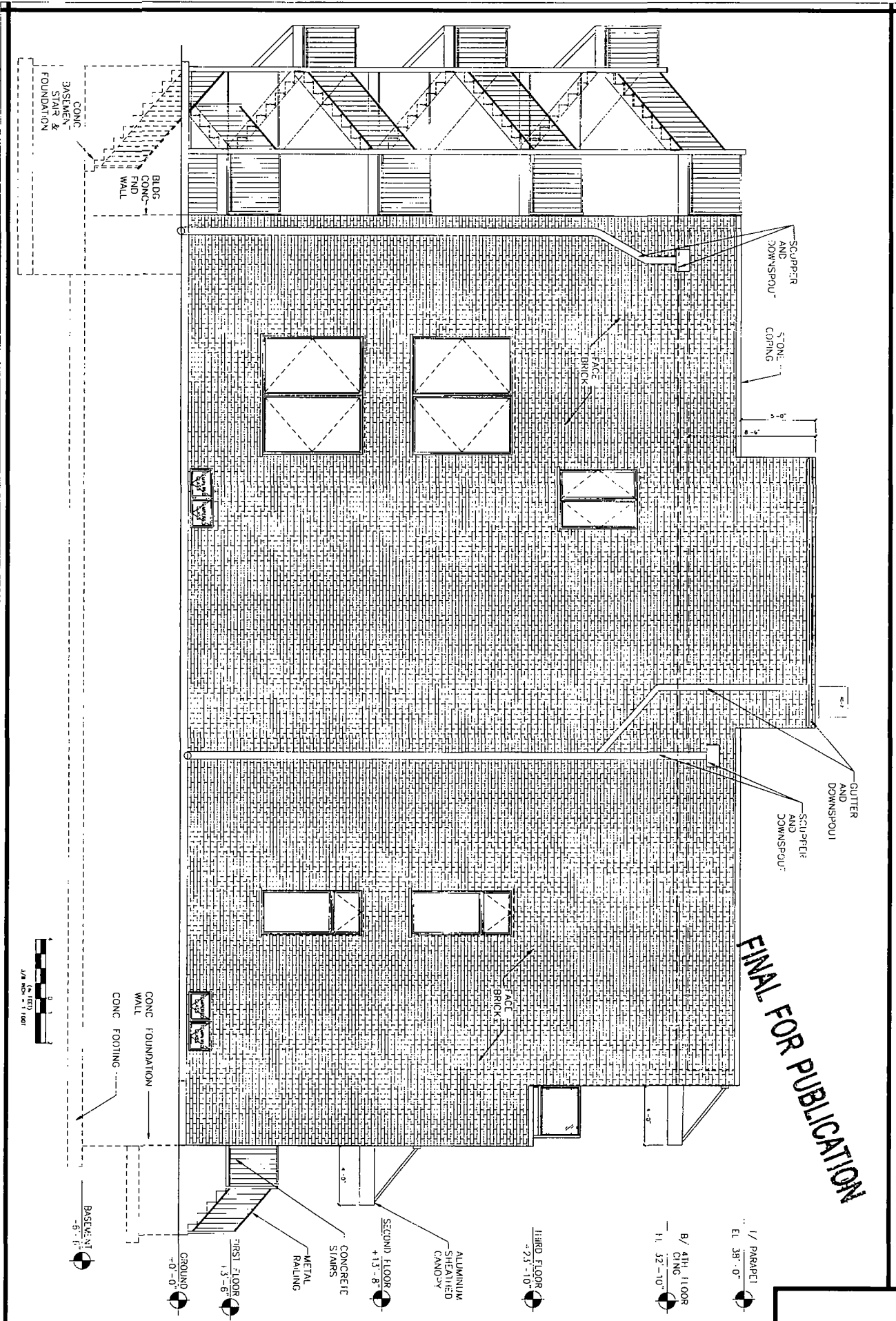


PROJECT 1111 CAMPBELL SCALE 3/8" = 1'-0" DATE 07.17.17	ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING 829 N. Damen Ave. Chicago, IL 60622 773.777.2708 office 773.777.2855 fax	1717 N. CAMPBELL ST. CHICAGO, IL	PROPOSED EAST ELEVATION	CHECKED BY: J.E.K. DRAWN BY: J.E.K. DATE: 07.17.17
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FINAL FOR PUBLICATION

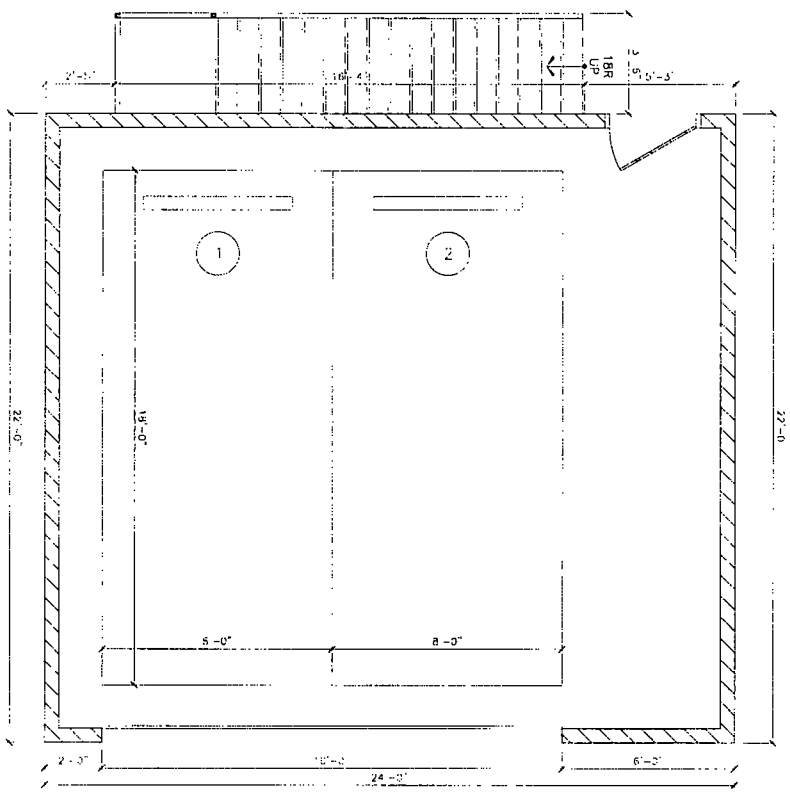
<p>PROJECT 1717 N. CAMPBELL SCALE 3/8" = 1'-0" DATE 07-17-17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>529 N. Damen Ave. Chicago, IL 60622 773.772.2736 office 773.772.2834 fax</p>	<p>1717 N. CAMPBELL ST. CHICAGO, IL PROPOSED SOUTH ELEVATION</p>	<p>DESIGNED BY: F.A.T. DRAWN BY: J.B. CHECKED BY: J.B.</p>
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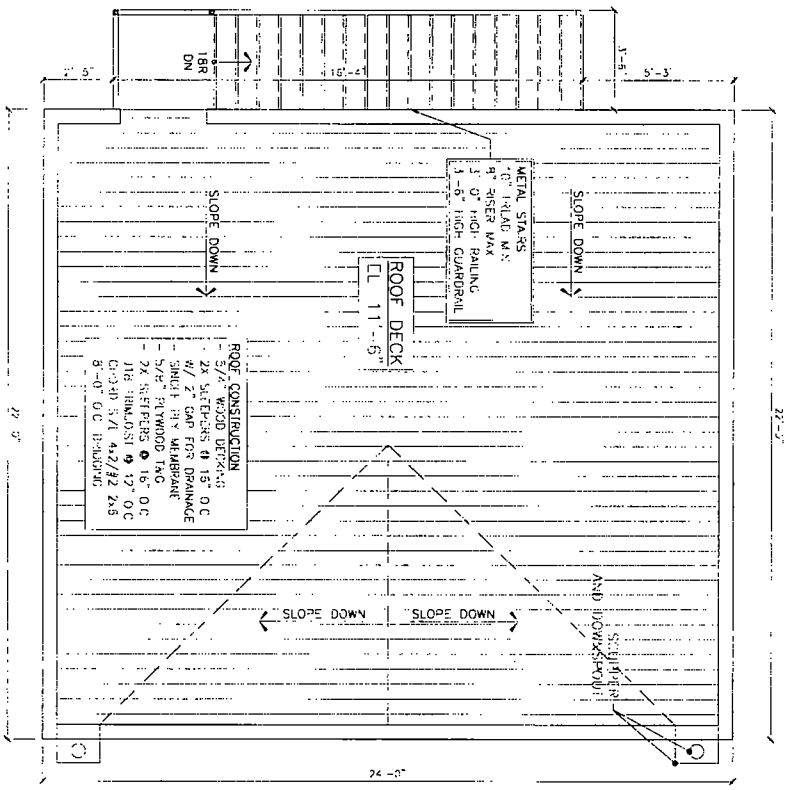
FINAL FOR PUBLICATION

<p>PROJECT 1717 CAMPBELL SCALE 3/8" = 1'-0" DATE 07-17-17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>529 N. Damen Ave Chicago IL 60622 1717 N. CAMPBELL ST. CHICAGO, IL 773 772 2706 OFFICE 773 772 2804 FAX</p>	<p>PROPOSED NORTH ELEVATION</p>	<p>DATE DRAWN BY CHECKED BY SCALE PROJECT NO.</p>
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GARAGE FLOOR PLAN
SCALE: 1/2"=1'-0"



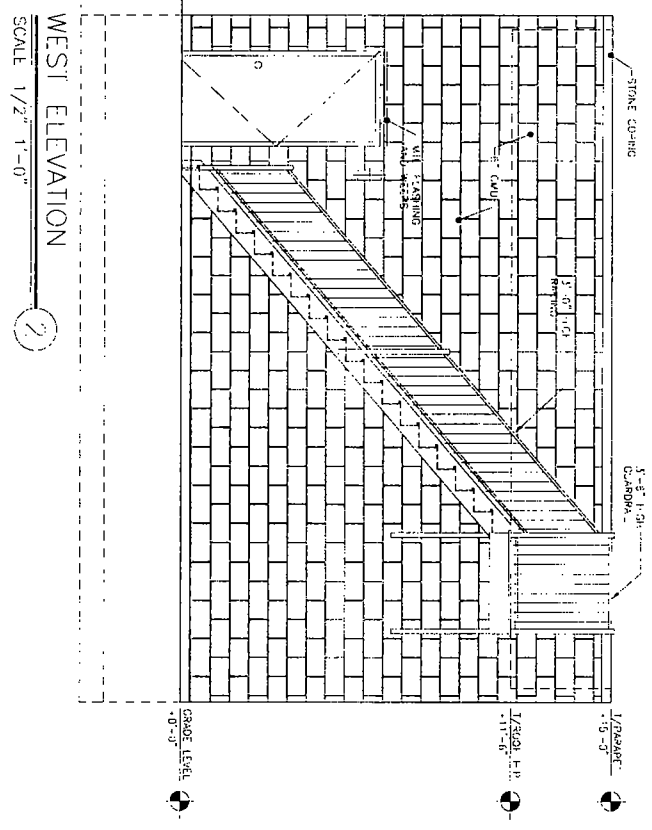
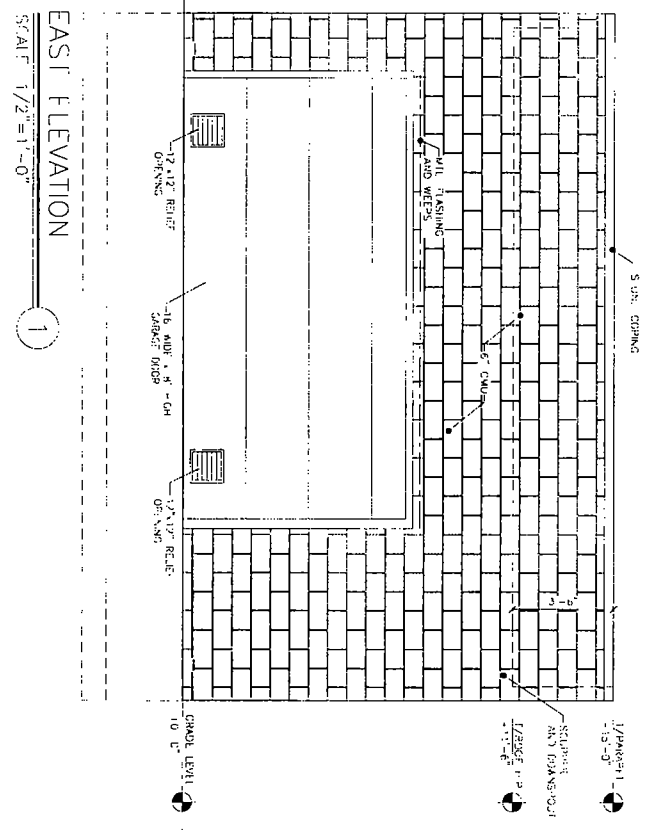
GARAGE ROOF DECK
SCALE: 1/2"=1'-0"



FINAL FOR PUBLICATION

<p>PROJECT 1717NCAMPBELL SCALE 1/2"=1'-0" DATE 8/1/17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>829 N. Dymally Ave. Chicago, IL 60622 773.772.2756 office 773.772.2856 fax</p>	<p>1717 N. CAMPBELL ST. CHICAGO, IL PROPOSED GARAGE PLANS</p>	<p>REVISIONS CHECKED BY: F.E.K. DRAWN BY: B.B.</p>
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FINAL FOR PUBLICATION



<p>PROJECT 1717CAMPBELL SCALE 1/2" = 1'-0" DATE 01-17-17</p>	<p>ARCHITECTURE ARCHITECTS PLANNING ARCHITECTURAL ENGINEERING</p>	<p>879 N. Damen Ave Chicago IL 60622 773 772 3128 Office 773 772 2806 Fax</p>	<p>1717 N. CAMPBELL ST. CHICAGO, IL PROPOSED EAST AND WEST GARAGE ELEVATIONS</p>	<p>DESIGNED BY DRAWN BY CHECKED BY DATE ENGINNER</p>
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NORTH ELEVATION

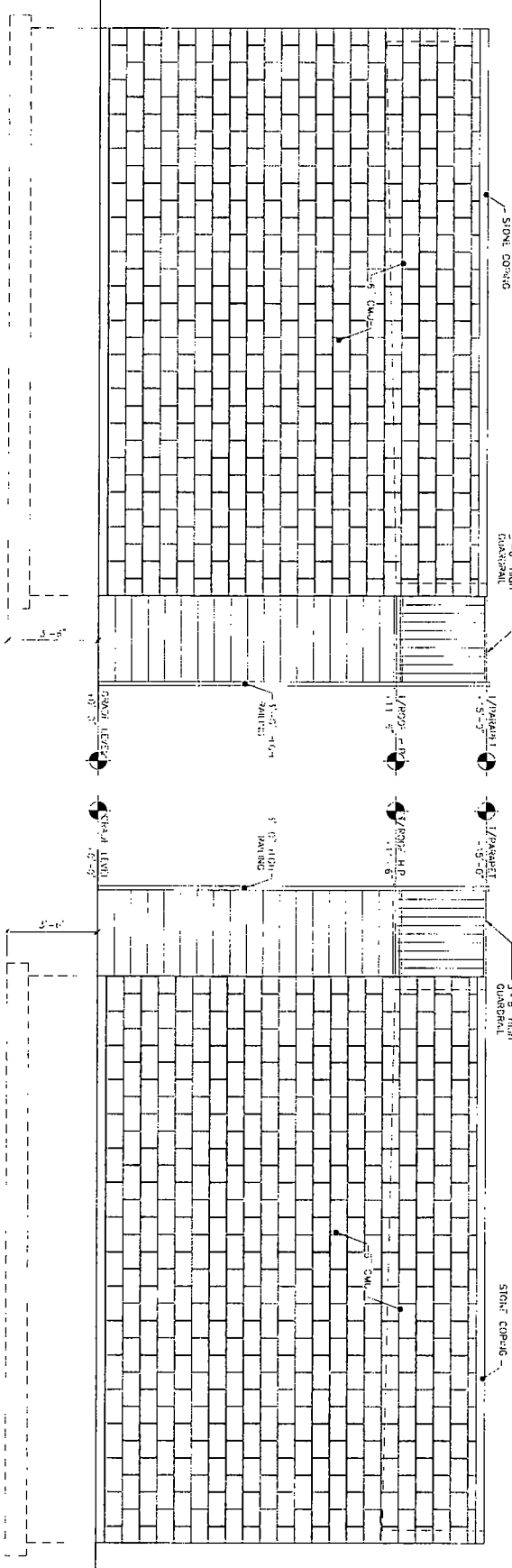
3

SCALE 1/2"=1'-0"

SOUTH ELEVATION

4

SCALE 1/2"=1'-0"



FINAL FOR PUBLICATION



<p>PROJECT 1717 N. CAMPBELL ST. SCALE 1/2" = 1'-0" DATE 03-17-17</p>	<p>ARCHITECTURE PLANNING ARCHITECTS ARCHITECTURAL ENGINEERING</p>	<p>825 N. Damen Ave Chicago, IL 60627 773.772.3756 office 773.772.2856 fax</p>	<p>1717 N. CAMPBELL ST. CHICAGO, IL PROPOSED NORTH AND SOUTH GARAGE ELEVATIONS</p>	<p>DATE 7.2.17 BY 7.2.17</p>
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