



City of Chicago



SO2014-818

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17926 at 1400 N Campbell Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 the RS3 Residential Single-Unit (Detached House)
District symbols and indications as shown on Map No. 3-I in the area bound by

a line 25.04 feet north of and parallel to West Hirsch Street; North
Campbell Avenue; West Hirsch Street; and the public alley next west
of and parallel to North Campbell Avenue

to those of a RT4 Residential Two-Flat, Townhouse and 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: 1400 North Campbell Avenue

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SUBSTITUTE
NARRATIVE

1400 North Campbell Avenue: Lot area = 25.0' x 126.4' = 3792 square feet

The applicant intends to construct a three (3) story residential building. The proposed building will contain three (3) dwelling units. The proposed lower dwelling unit will be a three (3) bedroom duplex unit that spans the basement and first floors. The upper two units will both be two (2) bedroom units. The applicant will provide three (3) onsite parking spaces at the rear of the property. The total square footage of the proposed building is 3790.99 square feet, and the proposed height is 37 feet 10 inches.

(a) Floor Area Ratio:

Proposed: 1.2 ($3790.99 / 3,160 = 1.19968$)

(b) Density (Lot Area per dwelling unit):

Proposed: 1 dwelling unit for every 1,053.3 square feet of lot area

(c) Off-Street Parking:

Proposed: 3 parking spaces

(d) Setbacks:

Front:

Proposed: 8'-0"

Rear:

Proposed: 45'-4.75"

Side (north):

Proposed: 3'-6"

Side (south):

Proposed: 1'-6"

Combined Side:

Proposed: 5'-0"

(e) Building Height:

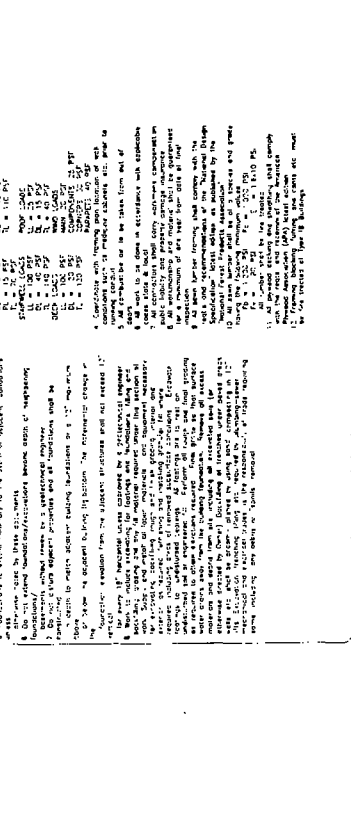
Proposed: 37'-10"

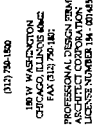
FINAL FOR PUBLICATION

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10' PUBLIC ALLEY

Handwritten notes and a circular stamp are visible on the right side of the drawing.

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FINAL FOR PUBLICATION

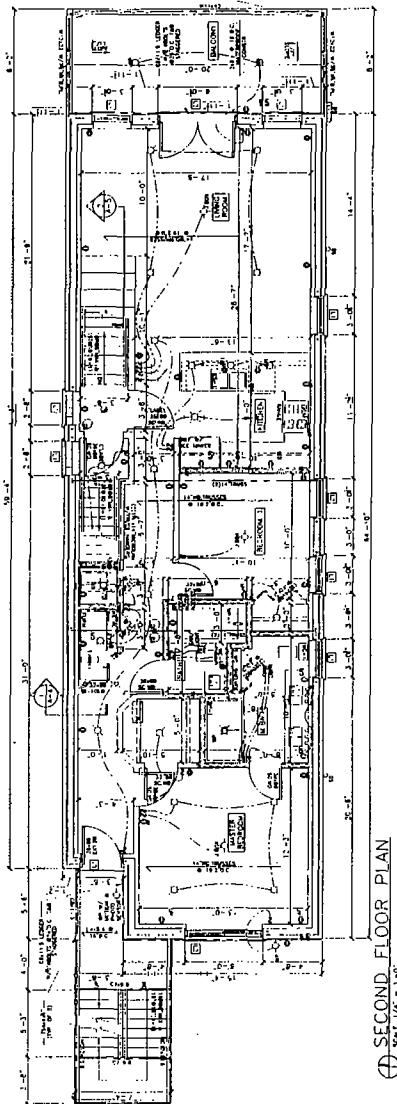
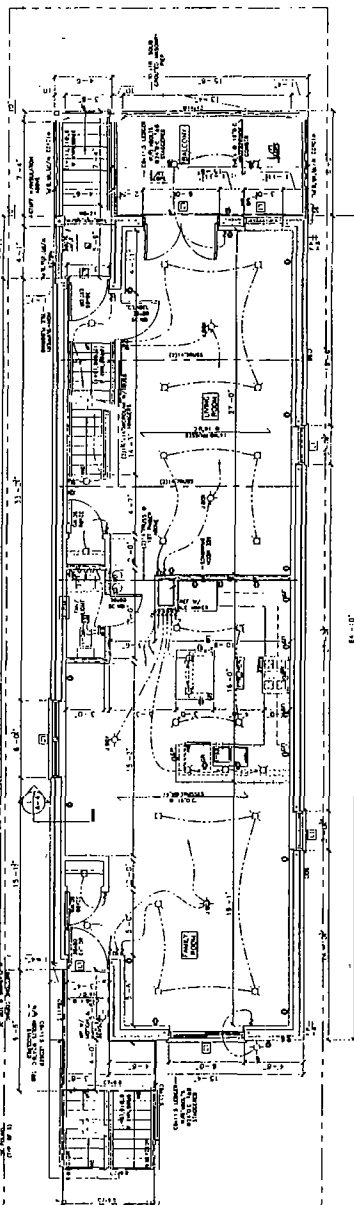
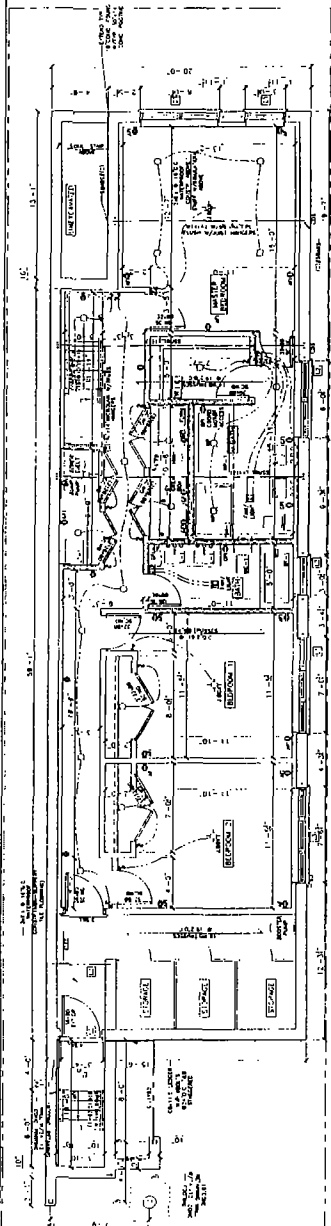
ARMED - This plan protested under Copyright laws. Original master drawing on file in the American office can be produced with the architect's permission only if someone wishes to copy this plan without John Farnas.

ALBERTA POLICE CENTRE
1100 90 ST
ALBERTA POLICE CENTRE
ALBERTA POLICE CENTRE

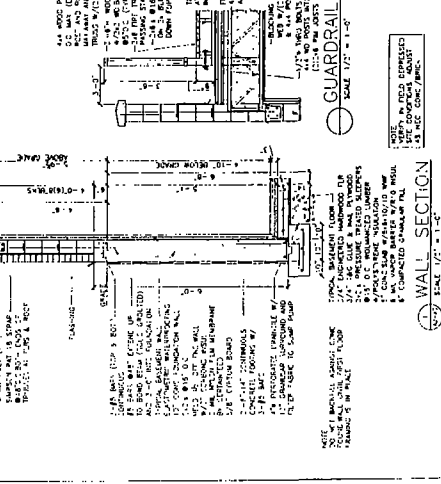
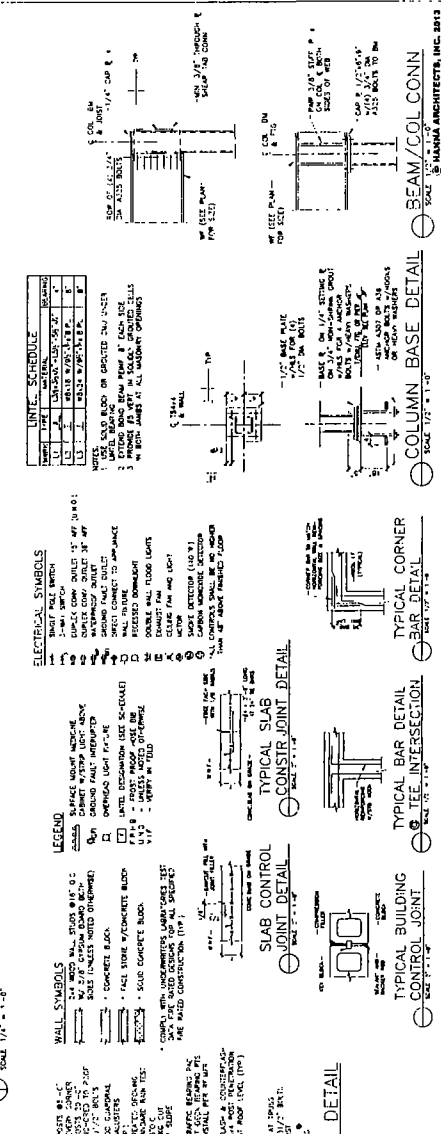
PROJECT NAME & ADDRESS	1400 N CAMPBELL AVE 3 UNITS MASONRY BUILDING CHICAGO, ILLINOIS
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FLOOR PLANS

FILE NAME	SHEET NUMBER
	A-2

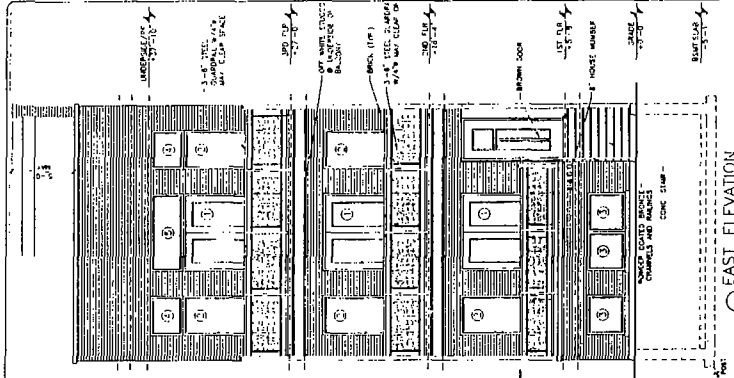
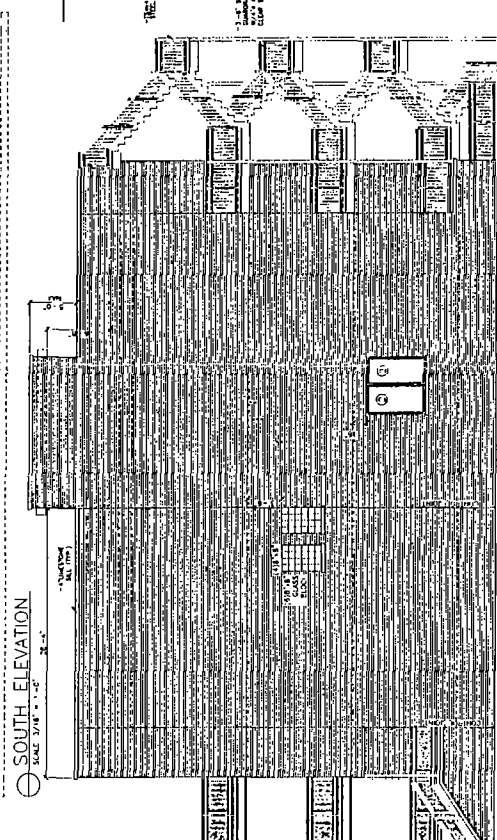
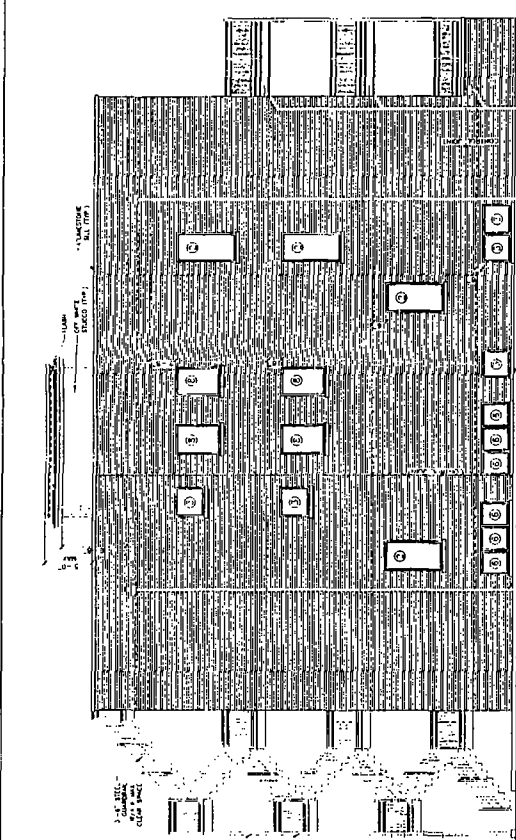


FILENAME	SHEET NUMBER
	4-3



WINDOW SCHEDULE									
NO.	TYPE	SIZE	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT
1	W-1	12'-0" x 12'-0"	SF	11	132	11	132	11	132
2	W-2	12'-0" x 12'-0"	SF	11	132	11	132	11	132
3	W-3	12'-0" x 12'-0"	SF	11	132	11	132	11	132
4	W-4	12'-0" x 12'-0"	SF	11	132	11	132	11	132
5	W-5	12'-0" x 12'-0"	SF	11	132	11	132	11	132
6	W-6	12'-0" x 12'-0"	SF	11	132	11	132	11	132
7	W-7	12'-0" x 12'-0"	SF	11	132	11	132	11	132
8	W-8	12'-0" x 12'-0"	SF	11	132	11	132	11	132
9	W-9	12'-0" x 12'-0"	SF	11	132	11	132	11	132
10	W-10	12'-0" x 12'-0"	SF	11	132	11	132	11	132

NOTES:
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MANNA ARCHITECTS, INC.
300 W. MADISON ST.
CHICAGO, ILLINOIS 60601
TEL: (312) 750-1800
FAX: (312) 750-1801
PROFESSIONAL DESIGN FIRM
LICENSED ARCHITECTS
LICENSE NUMBER 144-0048

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PROJECT NAME & ADDRESS
1400 N. CAMPBELL AVE.
5 UNITS MASONRY
CHICAGO, ILLINOIS

SHEET TITLE
ELEVATIONS

FILENAME
ELEVATIONS

SHEET NUMBER
A-4