



City of Chicago



SO2018-2309

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 1759 N Campbell Ave - App No. 19588
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 current RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-I in the area bounded by:

The public alley next north of and parallel to west Wabansia Avenue; the public alley east of and parallel to north Campbell Avenue; a line 571.3 north of and parallel to west Wabansia Avenue; and north Campbell Avenue

to those of a RM-5 Residential Multi-Unit District.

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

Address: 1759 North Campbell Avenue

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**SUBSTITUTE NARRATIVE AND PLANS
AMENDED TO BE A TYPE 1**

1759 North Campbell Avenue
TYPE I REGULATIONS

Narrative: The subject property consists of 2,817 square feet and is currently a vacant lot. The Applicant proposes to rezone the property from an RS-3 Residential Single-Unit (Detached House) Districts to an RM-5 Residential Multi-Unit Districts to construct a four-story residential building with three residential dwelling units, 3 parking spots, and no loading. The height of the building will be 43 feet and 4 inches.

Lot Area: 2,817 square feet

FAR: 2.0

FLOOR AREA: 5,634 square feet

MLA 939.6

Residential Dwelling Units 3

Height: 43 feet 4 inches

Automobile Parking: 3

Loading: 0

Setbacks:

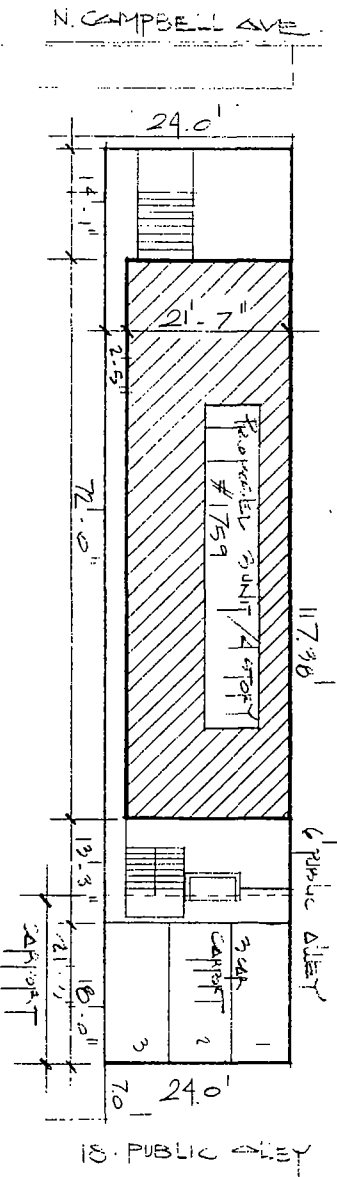
Front (North Campbell):	14 feet 1 inch
South Side:	2 feet 5 inches
North Side (North Alley):	0 inches
Rear (East Alley):	31 feet 3 inches

* A set of substitute drawings is attached

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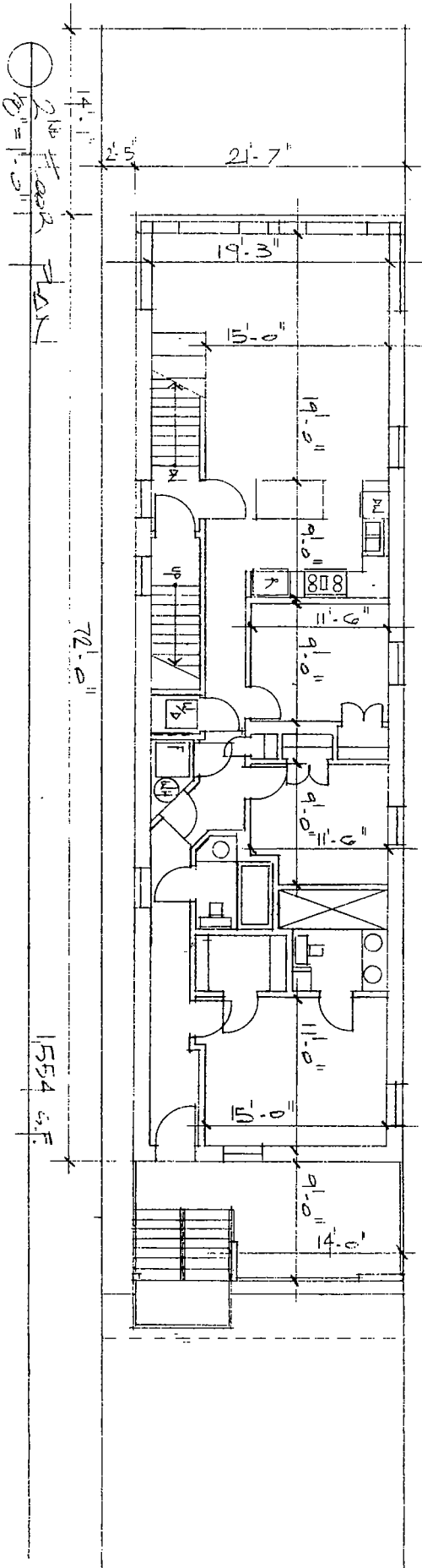
⊕ SITE PLAN
1/8" = 1'-0"

ZONING INFORMATION	
LOT AREA	117.38 x 24 = 2817
MAX. BUILDABLE	5,634 sq. ft.
BASEMENT	0
1st Floor	1,446 sq. ft.
2nd Floor	1,554
3rd Floor	1,403
4th Floor	1,231 sq. ft.
TOTAL	5,634 sq. ft.
VARIANCES: OPEN SPACE (0)	
REAR YARD SETBACK (0')	

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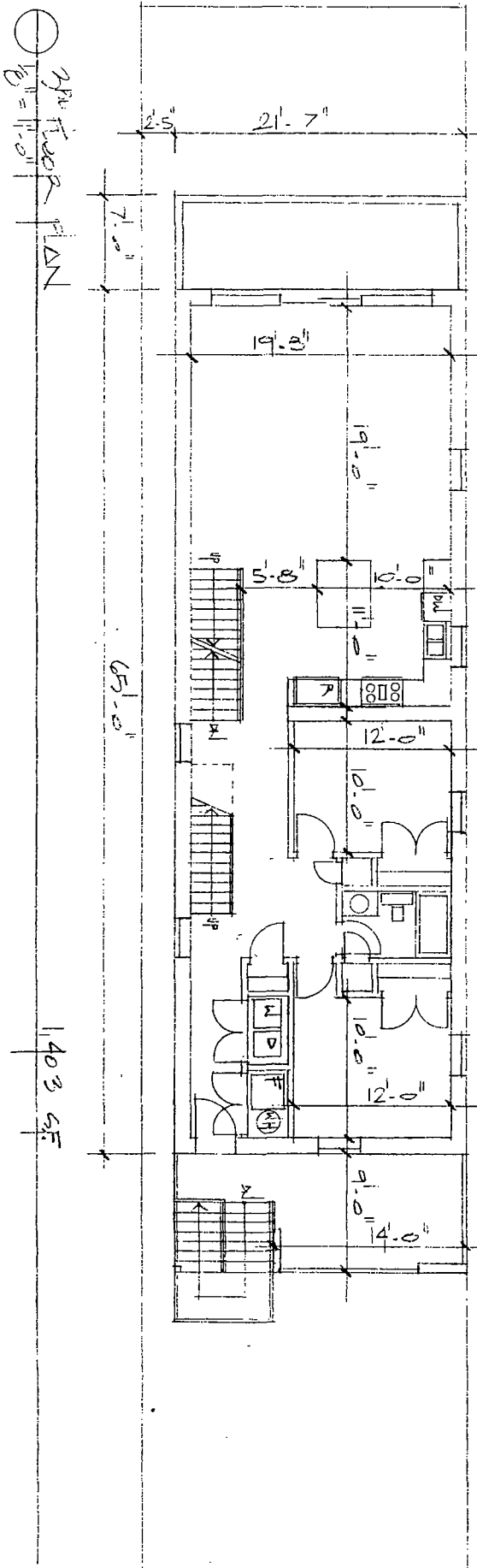
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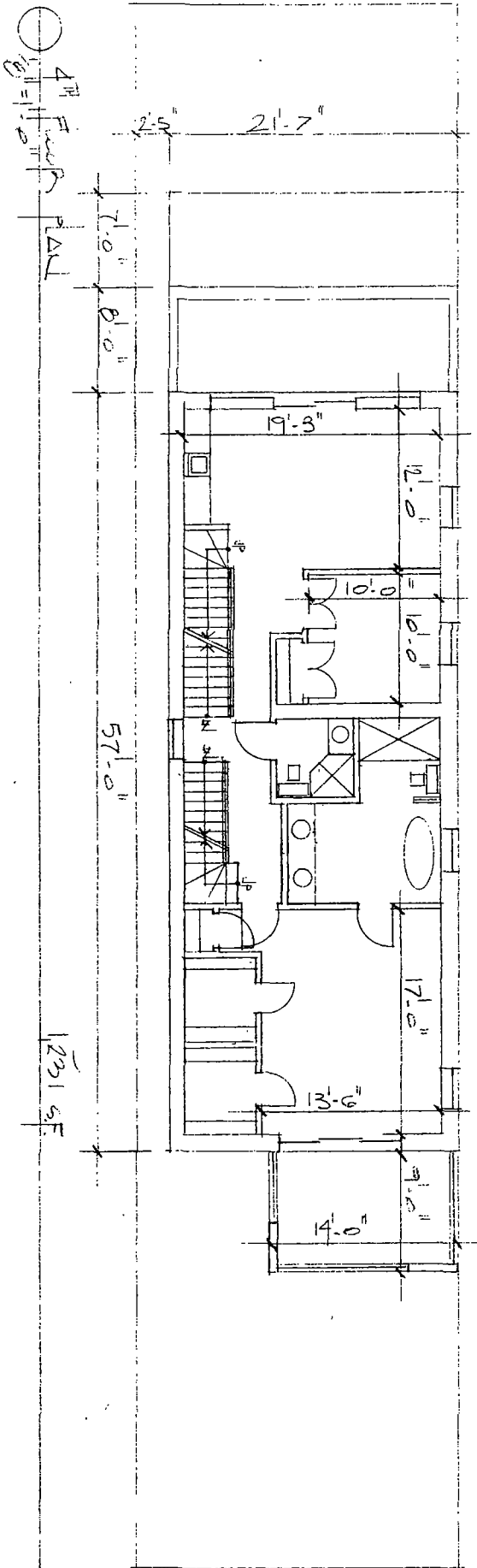
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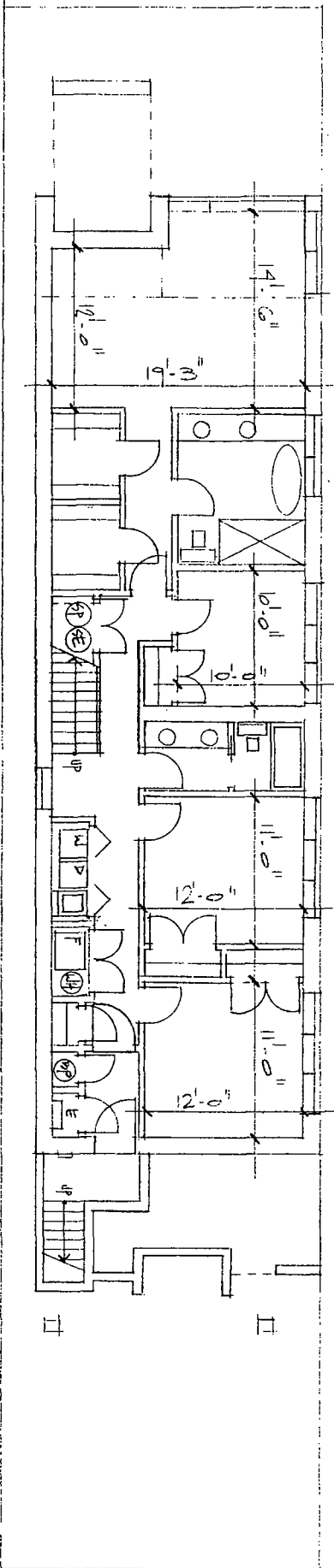
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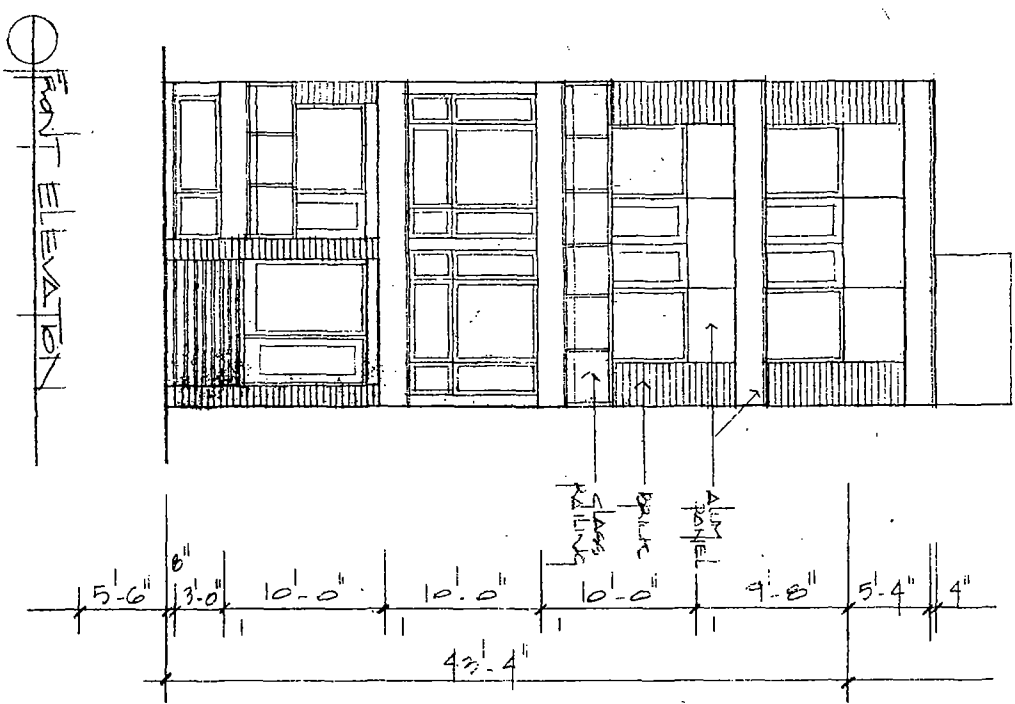


○ ELEMENT FLOOR PLAN
18'-0"

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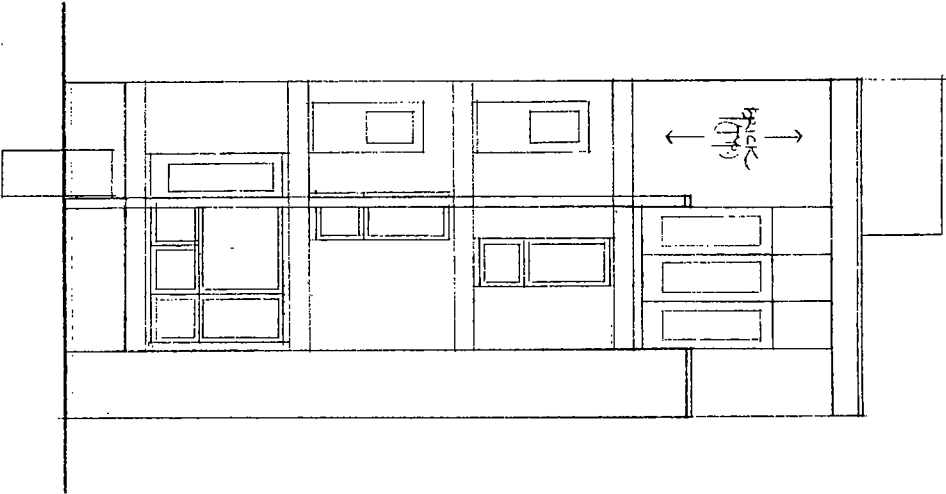
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FRONT ELEVATION

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FINAL ELEVATION
1/8" = 1'-0"

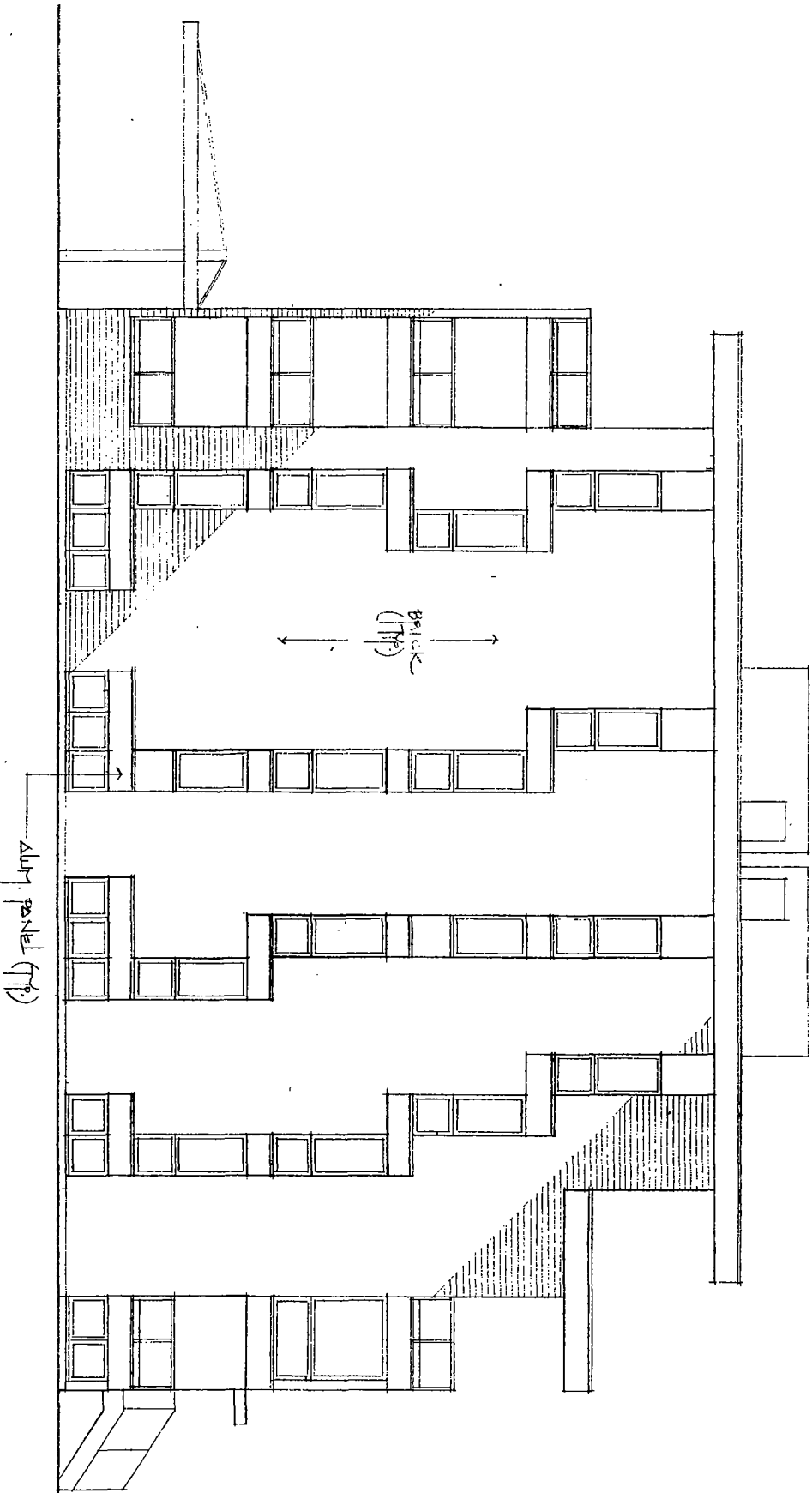
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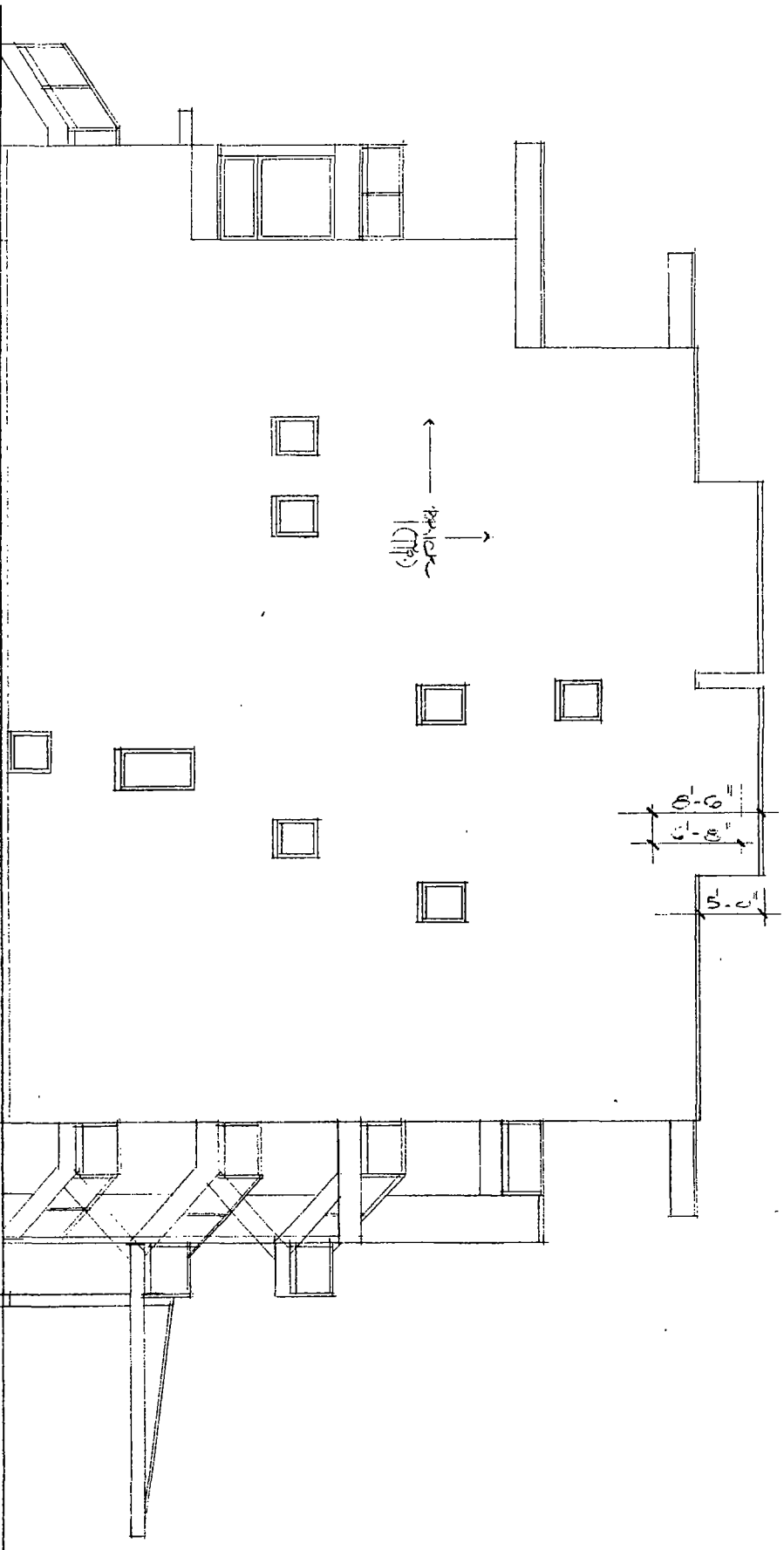


⊙ NORTH ELEVATION
1/8" = 1'-0"

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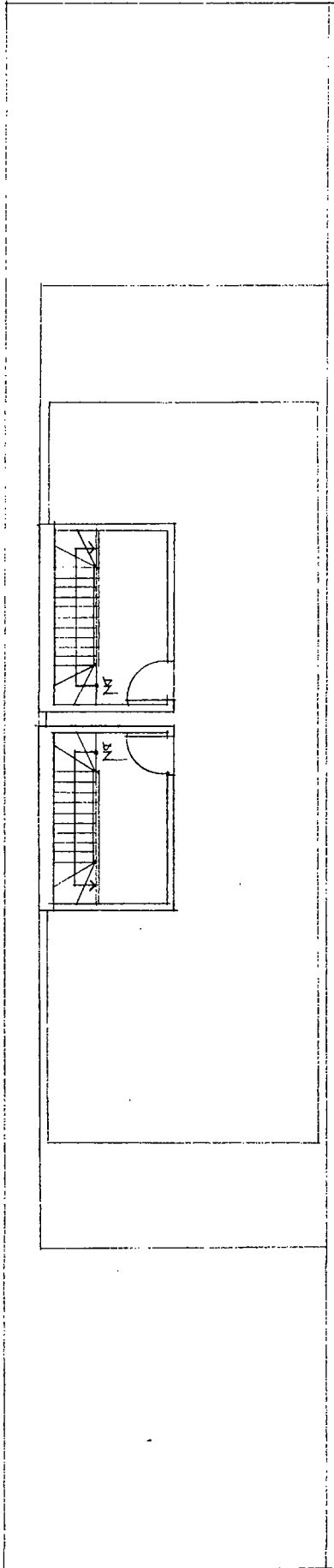


South Elevation
1/8" = 1'-0"

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PLAN
 1/8" = 1'-0"

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