



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-5528
Type: Ordinance **Status:** Passed
File created: 7/24/2019 **In control:** City Council
Final action: 9/18/2019
Title: Zoning Reclassification Map No. 5-1 at 2209 N Campbell Avenue - App No. 20081T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-1
Attachments: 1. O2019-5528.pdf (V1), 2. O2019-5528.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed	Pass
9/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2019	1	City Council	Referred	

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. 5-1 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.

FINAL FOR PUBLICATION

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 8 ¹ / ₂ * Inches *
Rear Setback	10 Feet 5 ¹ / ₂ A 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.

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