

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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1713-15 N. CAMPBELL ST. CHICAGO, IL

GARAGE ELEVATIONS

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1713-15 N. CAMPBELL ST. CHICAGO, IL

ELEVATION DIAGRAM

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1717 N. CAMPBELL ST. CHICAGO, IL

PROPOSED SECOND FLOOR

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PROPOSED THIRD FLOOR

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PROPOSED ROOF FLOOR
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PROPOSED WEST ELEVATION

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PROPOSED GARAGE PLANS
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1717 N. CAMPBELL ST. CHICAGO, IL
PROPOSED EAST AND WEST GARAGE ELEVATIONS