



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-8032
Type: Ordinance **Status:** Passed
File created: 11/18/2015 **In control:** City Council
Final action: 1/13/2016
Title: Zoning Reclassification Map No. 5-I at 1719-1729 N Campbell Ave - App No. 18572T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. SO2015-8032.pdf, 2. O2015-8032.pdf

Date	Ver.	Action By	Action	Result
1/13/2016	1	City Council	Passed as Substitute	Pass
1/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
11/18/2015	1	City Council	Referred	

01-04-16;11:56AM;

Application Number: 18572

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 of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-1

in the area bounded by:

A line 2S3.3 feet North of and parallel to West Wabansia Avenue; a public alley next East of and

parallel to North Campbell Avenue; a line 187.3 feet North of and parallel to West Wabansia Avenue; North Campbell Avenue.

To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval. Common

address of property: 1719-29 North Campbell Avenue, Chicago IL.

APPLICATION NUMBER: 18572 T1 (Page 1 of 2)

NARRATIVE FOR TYPE 1 REZONING FOR 1727-29 NORTH CAMPBELL AVENUE, CHICAGO

The applicant needs a zoning change from RS3 to RT4 to allow the division of the original improved zoning lot at 1719-29 into 2 separate zoning lots. The lots at 1727-29 North Campbell Avenue are improved with 2 residential buildings (2 flat in the front and a single family home in the rear), which will remain. The lots at 1719 North Campbell and 1725 North Campbell Avenue, each will be improved with a single family house.

PROJECT DESCRIPTION:	Zoning Change from RS3 to RT4
Use:	Front Building: 2 dwelling units Rear Building: 1 dwelling unit
Floor Area Ratio	Lot Area: 48' x 124.40' = 5,971.2 SF Existing Floor Area: 4,706 SF FAR: .79
Density:	1,990 SF per DU
Off- Street Parking:	3 parking spaces
Set Backs '	Existing Front: 4.95' Existing Side: 0' (north) / 24' (south) Existing Rear: 0'-0"
Building Height:	Front Building: 26'-6" (existing) Rear Building: 2 1'-0" (existing)

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APPLICATION NUMBER: 18572 T1 (Page 2 of 2)

NARRATIVE FOR TYPE 1 REZONING FOR 1719-25 NORTH CAMPBELL AVENUE, CHICAGO

The applicant needs a zoning change from RS3 to RT4 to allow the division of the original improved zoning lot at 1719-29 into 2 separate zoning lots. The lots at 1727-29 North Campbell Avenue are improved with 2 residential buildings (2 flat in the front and a single family home in the rear), which will remain. The lots at 1719 North Campbell and 1725 North Campbell Avenue, each will be improved with a single family house.

Project Description: Zoning Change from RS3 to RT4
Land Use: 1719 N. Campbell - Single Family House 1725 N. Campbell - Single Family House
Floor Area Ratio Lot Area: 24' x 124.39' = 2,985 SF (per each lot)
Floor Area: 2,201 SF FAR: 0.8
Density: 2,985 SF per DU
Off- Street Parking: 2 parking spaces for each single family house
Set Backs Front: 20'-0" Side:3'-0" /2'-6" Rear: 44'-0"
Building Height: 25'-10"

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HANNA

ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER 184-001485

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