



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2015-2595, Version: 1

Application Number: 18343

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 280 feet North of and parallel to West North Avenue; the public alley next East of and parallel to North Campbell Avenue; a line 184 feet North of and parallel to West North Avenue; North Campbell Avenue.

To those of an RM4.5 Residential Multi-Unit District

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

address of property: 1619-27 North Campbell Avenue, Chicago IL.

Application Number 18343 (initially filed as Type 2, amended to Type 1)

**NARRATIVE FOR TYPE 1 REZONING FOR 1619-27 NORTH
CAMPBELL AVENUE, CHICAGO, IL**

The subject property is currently improved with a multi-family residential building. The Applicant proposes to divide the property into three zoning lots. The Applicant proposes to build one 2-flat at 1621 North Campbell and one 2-flat at 1627 North Campbell. The existing building at 1623-25 North Campbell Avenue will remain without change. The Applicant needs a zoning change to comply with the minimum lot area, the maximum floor area and height requirements of the Zoning Ordinance.

Project Description: Zoning Change from an RS3 to an RM4.5

Use: 1621 N.Campbell - 2-Flat 1623-25 N. Campbell - 4 DU (existing - no change proposed) 1627 N.Campbell-2-Flat

Floor Area Ratio: 1621 N. Campbell - 1.378 1623-25 N. Campbell - 1.358 (existing / no change proposed to the existing building) 1627N. Campbell - 1.378

Lot Area: 1621 N. Campbell - 3,000 SF 1623-25 N. Campbell - 6,000 SF
1627 N.Campbell-3,000 SF

Floor Area: 1621 N. Campbell-4,134 SF 1623-25 N. Campbell - 4,416 SF
(existing no change proposed) 1627 N.Campbell-4,134 SF

Density: 1621 N. Campbell - 1,500 SF per DU ^V 1623-25 N. Campbell -
1,500 SF per DU 1627 N. Campbell - 1,500 SF per DU

Off- Street Parking: 1621 N. Campbell - 2 parking spaces 1623-25 N. Campbell - 4
parking spaces 1627 N. Campbell - 2 parking spaces

Set Backs: 1621 N. Campbell : Front: 15' Side: 3' south/2' north Rear: 37.50
Rear Yard Open space: 123 SF 1623-25 N.Campbell: Existing
Front: 8' Side: 0' south / 1' north Existing Rear: 16'-5" Rear Yard
Open space: 263 SF 1627N. Campbell : Front: 15' Side: 2' south/3'
north Rear: 37.50' Rear Yard Open space: 149 SF *Will apply for
Variation or Administrative Adjustment for setbacks that do not
comply to the code

Building height: 1621 N. Campbell-36'-6" 1623-25 N. Campbell - 32' (existing / no
change proposed) 1627 N. Campbell-32'-10"

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1627 N. CAMPBELL AVE,

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1621-27 N. CAMPBELL AVE. CHICAGO, IL

PROPOSED SITE PLAN

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1621 N. CAMPBELL AVE. CHICAGO, IL

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architectJeeis, .^ , llj

1627 N. CAMPBELL AVE. ~: PROPOSED PLANS
- CHICAGO, IL - ^:

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ARCHITECTURE h URBANISM H- PLANNING ■ CHLEBEK A D G , INC. ALL RIGHTS RESERVED 2DE)f
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ARCHITECTURE + URBANISM + PLANNING - DHLEBEK ADD, Inc. ALL RIGHTS RESERVED 2DD6

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AFFIDAVIT (Section 17-13
-0107)

Date: January 26, 2016

Honorable Daniel S. Solis Chairman,
Committee on Zoning 121 North LaSalle
Street Room 304, City Hall Chicago, Illinois
60602

The undersigned, Zofia Zon
states the following:

^ being first duly sworn on oath, deposes and

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys, and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filling the application

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant has filed the application for a change in zoning on approximately April 15, 2015, and that the applicant intends to amend his application to rezone the property to ab RM4.5.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parities to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

_, Agent

Subscribed and Sworn to before
me this 26th day of
January, 2016.

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LAW OFFICES MARK J. KUPIEC &
ASSOCIATES
SUITE 1801 77 WEST WASHINGTON
STREET CHICAGO, ILLINOIS 60602

TELEPHONE (312) 541 -1878

FACSIMILE (312) 641-1745

January 26, 2016

Re: 1619-27 North Campbell Avenue, Chicago, IL Dear Property

Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 15, 2015 the undersigned had filed an Application for a change in zoning from an RS3, Residential Single-Unit (Detached House) Zoning District to an RT4, Residential Two-Flat, Townhouse and Multi-Unit Zoning District on behalf of the Applicant, Jan Gugala for the property located at 1621-27 North Campbell Avenue, Chicago, Illinois. Presently, the Applicant intends to amend his application to rezone the subject property to a RM4.5 Residential Multi-Unit District.

The subject property is currently improved with a residential building (four dwelling units). The Applicant proposes to divide the property into three zoning lots. The Applicant proposes to build one 2-flat at 1621 North Campbell and one 2-flat at 1627 North Campbell. The existing building at 1623-25 North Campbell Avenue will remain without change. The Applicant needs a zoning change to comply with the minimum lot area, the maximum floor area and height requirements of the Zoning Ordinance.

The Applicant is the owner of the subject property. His business address is 1625 North Campbell Avenue, Chicago IL 60647. I am the Attorney for the Applicant and the contact person for this Application. My address is 77 West Washington Street, Chicago, Illinois, and my telephone number is (312) 541-1878.

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

Mark J. Kupiec MJK/ap