



Office of the City Clerk

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Legislation Text

File #: SO2015-41, Version: 1

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ORDINANCE /r ORDAINED BY THE

CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-1 in the area bound by

a line 75 feet south of and parallel to West Altgeld Street; the alley next east of and . parallel to North Campbell Avenue; a line 100 feet south of an parallel to West Altgeld Street; and North Campbell Avenue

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

2449 North Campbell Avenue
17-13-0303-C (1) Narrative Zoning Analysis

Application No. 18258 Tl Address: 2449 N.
Campbell Ave.

Proposed Zoning: RM-4.5 Residential Multi-Unit District Lot Area: 25' x
125.94' = 3,148.5 sq. ft.

The Applicant seeks a zoning change to permit the addition of an enclosed rear porch and a fourth-story addition with a height of 36.3' to an existing two dwelling unit building. The zoning change is needed because the addition will increase the building's square footage beyond the square footage and height permitted in the current zoning district. The two dwelling units will remain and there is no commercial space proposed. The existing two car garage will be replaced with a new two car garage with a roof deck above it.

- a) The Project's floor area ratio: 1.44
- b) The project's density (Lot Area Per Dwelling Unit): 1,574 sq. ft. (existing, no change)
- c) The amount of off-street parking: 2 spaces (existing, no change)
- d) Setbacks:
 - a. Front Setback: 7 ft. (will seek Variation for front setback reduction)
 - b. Rear Setback: 22 ft. (will seek Variation for rear setback reduction)
 - c. North Side Setback: zero (will seek Variation for side setback reduction)
 - d. South Side Setback: 3'-5y₄"
 - e. Rear Yard Open Space: 391 sq. ft.
- (e) Building Height: 36.3 ft.

*17-10-0207-A

*17-13-0303-C(2)- Plans Attached.

W. ERIE ST

sirvKuc
14 FT. ALLEY