



# Office of the City Clerk

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

## Legislation Text

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File #: SO2015-8032, Version: 1

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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 253.3 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.

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

**180 W. WASHINGTON AVE. CHICAGO, ILLINOIS 60602 Phone: 312-750-1800 Fax: 312-750-1801 email: [hannaarchitects@sbcglobal.net](mailto:hannaarchitects@sbcglobal.net) <<mailto:hannaarchitects@sbcglobal.net>>i HANNA ARCHITECTS, INC. 2015**

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