



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-3202
Type: Ordinance
File created: 4/19/2017
Status: Passed
In control: City Council
Final action: 7/26/2017
Title: Zoning Reclassification Map No. 5-I at 1713-1717 N Campbell Ave - App No. 19192T1
Sponsors: Misc. Transmittal
Indexes: Map No. 5-I
Attachments: 1. SO2017-3202.pdf, 2. O2017-3202.pdf

Date	Ver.	Action By	Action	Result
7/26/2017		City Council	Passed as Substitute	Pass
7/21/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/19/2017	1	City Council	Referred	

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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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 5-1 in the area bounded by

A line 187.26 feet north of and parallel to West Wabansia Avenue; the public alley east of and parallel to North Campbell Avenue; A line 115.26 feet north of and parallel to West Wabansia Avenue; North Campbell Avenue;

to those of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

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

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1713-15 N. CAMPBELL ST. CHICAGO, IL

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1713-15 N. CAMPBELL ST. CHICAGO, IL

ELEVATION DIAGRAM

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PROPOSED SECOND FLOOR
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PROPOSED THIRD FLOOR

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1717 N. CAMPBELL ST. CHICAGO, IL

PROPOSED ROOF FLOOR
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PROPOSED WEST ELEVATION

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