



# 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 #: SO2017-3202, Version: 1

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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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ELEVATION DIAGRAM

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PROPOSED THIRD FLOOR

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## ARCHITECTS

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PROPOSED WEST ELEVATION

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