



Office of the City Clerk

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

Legislation Text

File #: O2019-5528, Version: 1

FINAL FOR PUBLICATION

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 an area bound by

A line 104.0 feet north of and parallel to West Palmer Street; the public alley next east of and parallel to North Campbell Avenue; and a line 77.0 feet north of a parallel to West Palmer Street: And North Campbell Avenue

to those of a RM-5.5, Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 2209 North Campbell Avenue.

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NARRATIVE & PLANS - 2209 North Campbell Avenue RS-3 to RM-5.5

The applicant wishes to rezone the property in order to allow the proposed subdivision of 1 zoning lot, measuring 52' x 115' into 2 zoning lots measuring 27' x 115' and 25' x 115'. The applicant proposes to construct a single-family residence on the proposed 25' x 115' zoning lot which is currently open yard space. The existing 3-story, 6 dwelling unit building on the proposed 27' x 115' zoning lot will remain unchanged but current zoning will not support the density of the existing building on its own single lot.

FAR	2.05
Lot Area	3,105 Square Feet
Building Area	6,366 Square Feet
Building Height	35 Feet 9 Inches
Front Setback	2 Feet 8 ¹ / ₂ * Inches *
Rear Setback	10 Feet 5 ¹ / ₂ A Inches*
North Side Setback	1 Foot 8 Inches *
South Side Setback	0 Feet 0 Inches *
Parking	0 Parking Spaces *

The applicant will seek relief for any non-conforming, existing features and/or waiver of parking requirements, if necessary, after rezoning.

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