17-13-0303-C(1) Type 1 Narrative & Plans – 1805 North Campbell Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 8,975.52 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new four-story residential building containing twenty-one (21) dwelling units and an attached garage. The proposed building will measure 44 ft.-1 in. in height. The subject property is a Transit Served Location and will be supported by eleven (11) off-street garage parking spaces and twenty-two (22) bicycle parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio for a Transit Served Location to 50% (eleven (11) parking spaces for twenty-one (21) residential units), reduce the rear setback for floors containing residential units from 30 feet to 27 feet, reduce the east side setback to 4 ft., and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 22,668 square feet (2.53 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 427.41 square feet per D.U. (21 residential units)

(C) *The amount of off-street parking: 11 parking spaces and 22 bicycle parking spaces

*The subject property is a designated Transit Served Location (Western Blue Line Rail Station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required number of off-street parking spaces from 21 parking spaces (100%) to 11 parking spaces (50%).

(D) *Setbacks:

a. Front Setback: 7.5 feet
b. Side Setbacks:
East Side: 4 feet
West Side: 2.33 feet
c. Rear Setback: 27 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to 27 feet and reduce the east side setback to 4 ft.

(E) Building Height: 44 feet-1 inches

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 832 linear feet of the Western CTA Blue Line Rail Station. The proposed residential building containing twenty-one (21) residential units will be supported by eleven (11) off-street parking spaces and twenty-two (22) bicycle parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an reduction in the number of required off-street parking spaces, from twenty-one (21) parking spaces to eleven (11) parking spaces.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of 7.5 feet from the subject lot's front property line along West Bloomingdale Avenue to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along West Bloomingdale Avenue and North Campbell Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its proximity to the Western CTA Blue Line Rail Station. The Applicant believes the redevelopment of an underutilized corner lot will improve conditions in the subject area for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain a total of twenty-one (21) residential units. Four (4) of the proposed units will be affordable units. The proposed building will be supported by eleven (11) off-street parking spaces and twenty-two (22) bicycle parking spaces. The Applicant is seeking administrative approval to permit the off-street parking reduction pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will replace an underutilized corner lot with a new multi-unit residential building, which will provide new residential housing to meet multi-unit market demand. Based on the subject property's proximity to a designated CTA Rail Station (Western Blue Line), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.



N

TRANSIT PROXIMITY MAP

0 400' 800'

SWORN STATEMENT FOR TRANSIT SERVED PROJECT

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA BLUE LINE WESTERN STOP TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 1805 N. CAMPBELL AVE BY A STRAIGHT LINE IS 832.00' WHICH IS LESS THAN THE REQUIRED 2,640.00'

SIGNED: _____ DATE: APRIL 9, 2025

(ARCH.) ILLINOIS LICENSE NUMBER: 001-010137



CTA BLUE LINE WESTERN STOP

	ORDINANCE REQUIREMENTS		BUILDING SPECIFICATIONS
ZONING	B2-3		
LOT AREA	72.00' X 124.88' = 8,975.52 SQ.FT.		
DENSITY			21 DWELLING UNITS
F.A.R.	8,975.52 SQ.FT. X 3.00 = 26,926.56 SQ.FT. MAX		1ST FLOOR – 4,473.00 SQ.FT. 2ND FLOOR – 5,921.00 SQ.FT. 3RD FLOOR – 5,921.00 SQ.FT. 4TH FLOOR – 5,921.00 SQ.FT. ROOF ACCESS – 430.00 SQ.FT. TOTAL = 22,868.00 SQ.FT.
BUILDING HEIGHT	LOT FRONTAGE OF 50 FT TO 99 FT	60'-0" MAX.	44'-1" ACTUAL
SETBACKS	FRONT: SIDE OF ABUTTING R-ZONED LOT = 13.00' (NEIGHBORING R-ZONED LOT SETBACK REAR: 30 FEET AT DWELLING FLOORS SIDE: RM-5 LOT REQUIREMENTS APPLY (CORNER LOT) 10% LOT WIDTH (INTERIOR SIDE SETBACK)	FRONT: 7.50' (REQUIRED) REAR: 30 FEET (REQUIRED) RESIDENTIAL SIDE: 5.00' (REQUIRED)	FRONT: 7.50' (PROVIDED) REAR: 27 FEET (VARIATION) SIDE: 2.33' WEST (PROVIDED) 4.00' EAST (VARIATION)
PARKING	(AUTOMOBILE) 0.5 SPACES PER DWELLING UNIT | (BICYCLE) 1 SPACE PER DWELLING UNIT	11 AUTO (REQUIRED) 21 BIKE PARKING (REQUIRED)	11 AUTO (PROVIDED) | 22 BIKE PARKING (PROVIDED)
	PARKING REDUCTION TRANSIT SERVED PROJECT		LOADING ZONE NOT REQUIRED

ZONING DATA:

LOT AREA – 72.00' x 124.88' = 8,975 SQ.FT.
F.A.R. – B2-3 3.00
MAX. BUILDABLE – 26,926 SQ.FT.

BUILDING SQUARE FOOTAGE:
1ST FLOOR – 4,473.00 SQ.FT.
2ND FLOOR – 5,921.00 SQ.FT.
3RD FLOOR – 5,921.00 SQ.FT.
4TH FLOOR – 5,921.00 SQ.FT.
ROOF ACCESS – 430.00 SQ.FT.

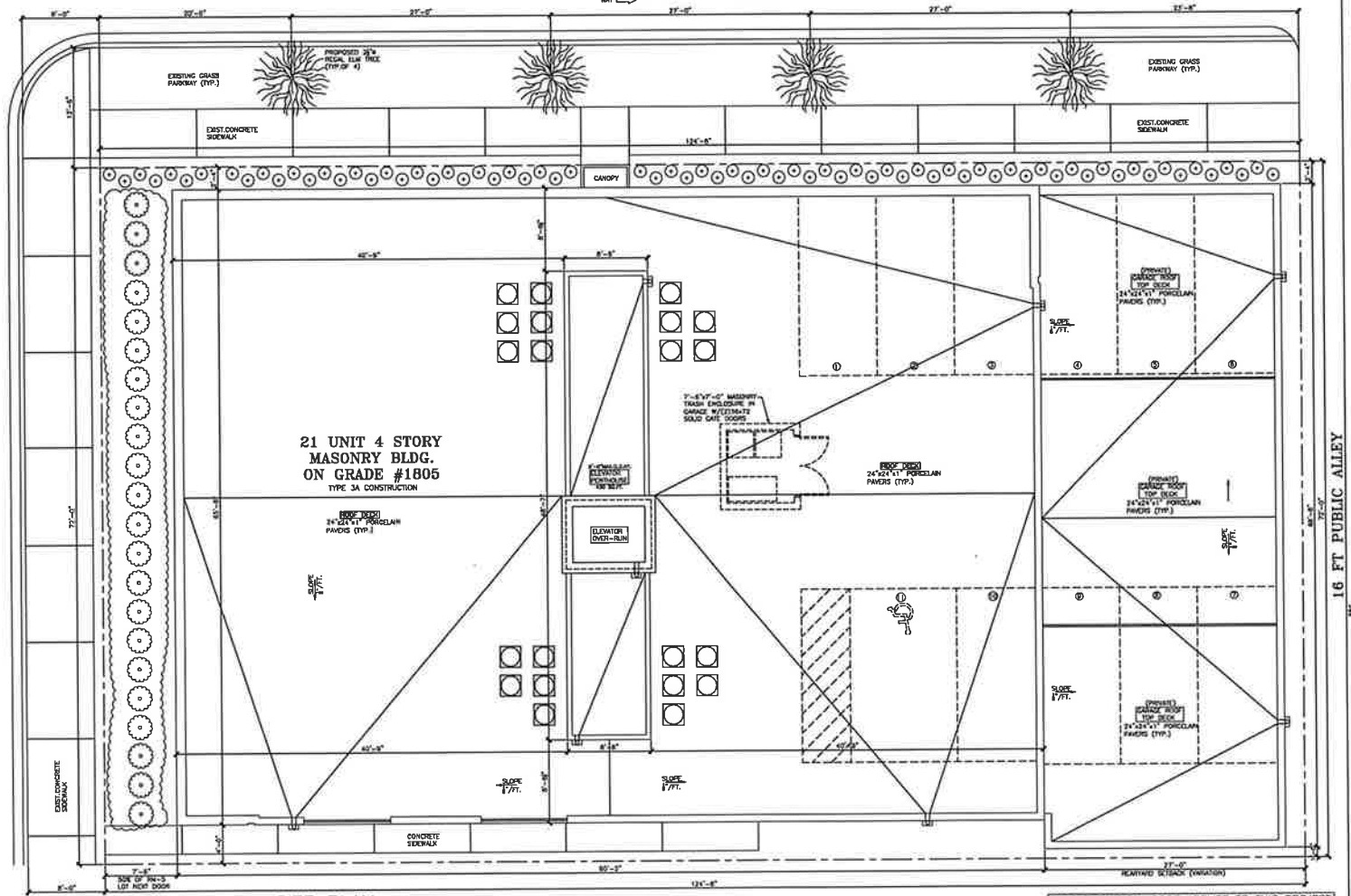
TOTAL = 22,868.00 SQ.FT.

NOTE:
ENTIRE BUILDING IS TO BE SPRINKLERED/ALARMED. THE NFPA SPRINKLER SYSTEM TO BE INSTALLED SHALL BE NFPA-13R.

TWO WAY ⇔ N. CAMPBELL AVE

ONE WAY ⇔ W. BLOOMINGDALE AVE

16 FT PUBLIC ALLEY



SITE PLAN
SCALE: 3/16" = 1'-0"

2018 ELECTRICAL CODE APPLIES TO THIS PROJECT

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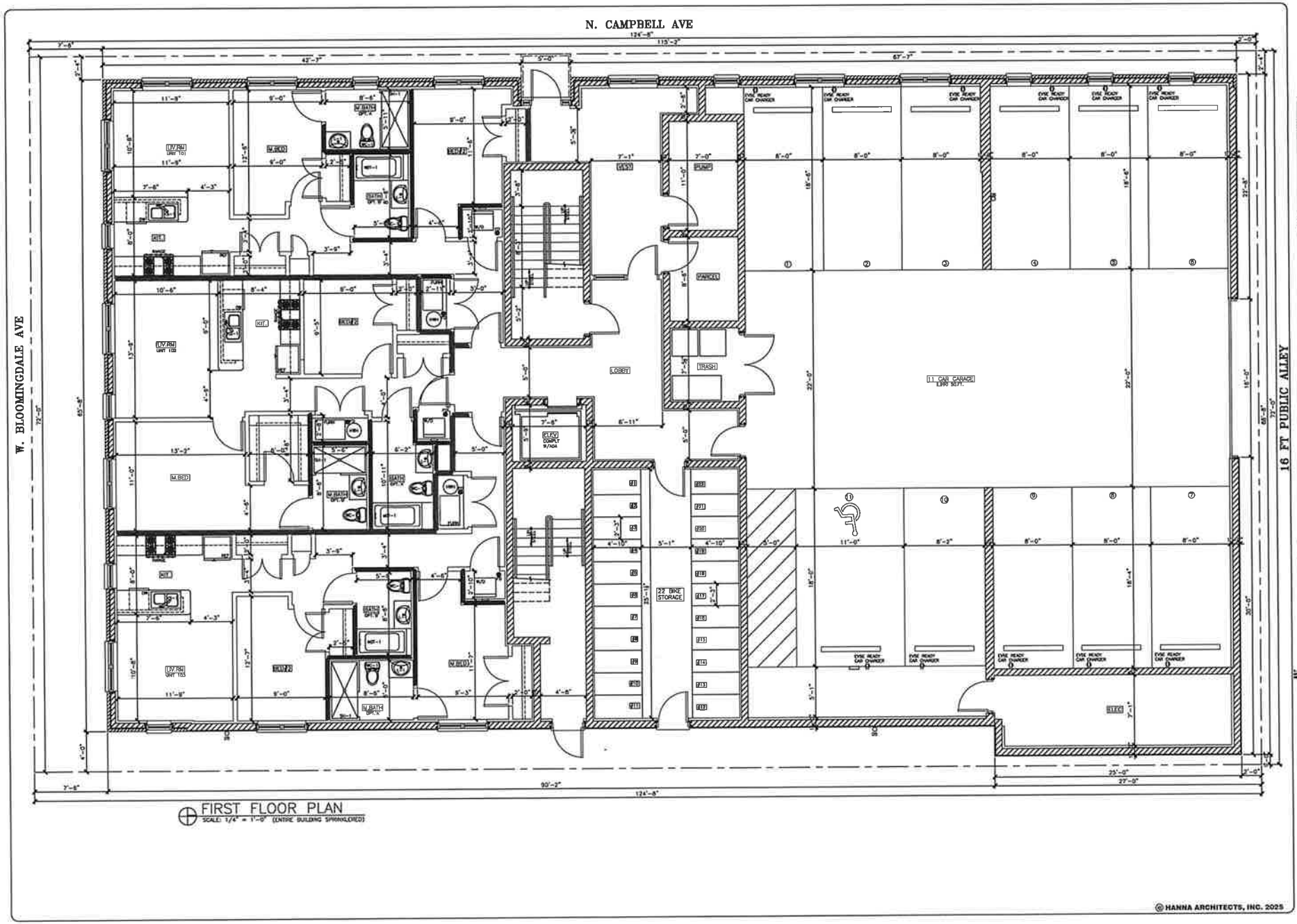
JOHN HANNA 001-010137 ILLINOIS REGISTERED ARCHITECT

PROJECT NAME & ADDRESS
1805 NORTH CAMPBELL AVE
21 UNIT 4 STORY MASONRY BLDG. SLAB ON GRADE
CHICAGO, ILLINOIS

SHEET TITLE
SITE PLAN & NOTES

FILENAME

SHEET NUMBER
A-1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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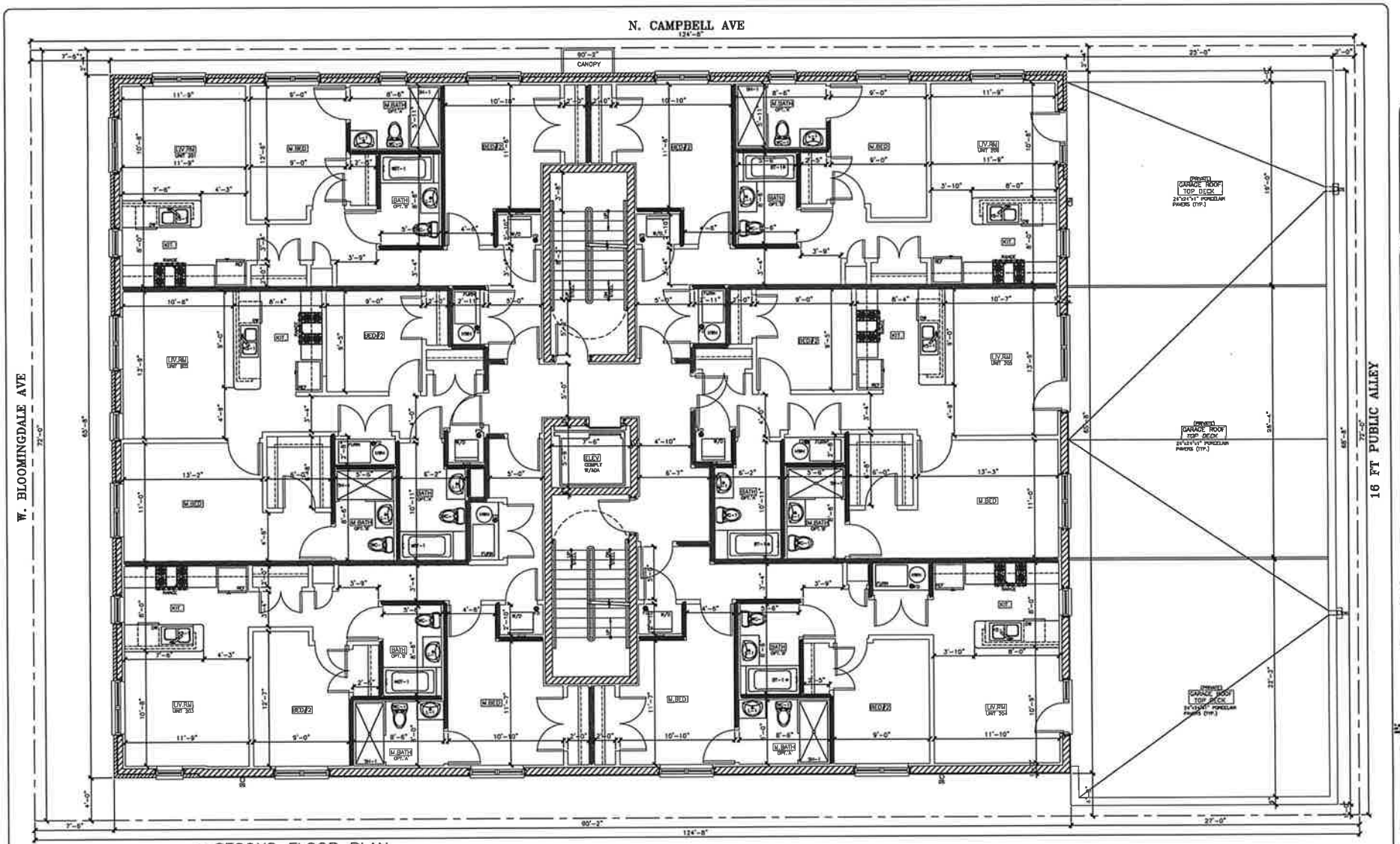
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SHEET TITLE
FIRST FLOOR PLAN

FILENAME

SHEET NUMBER
A-2



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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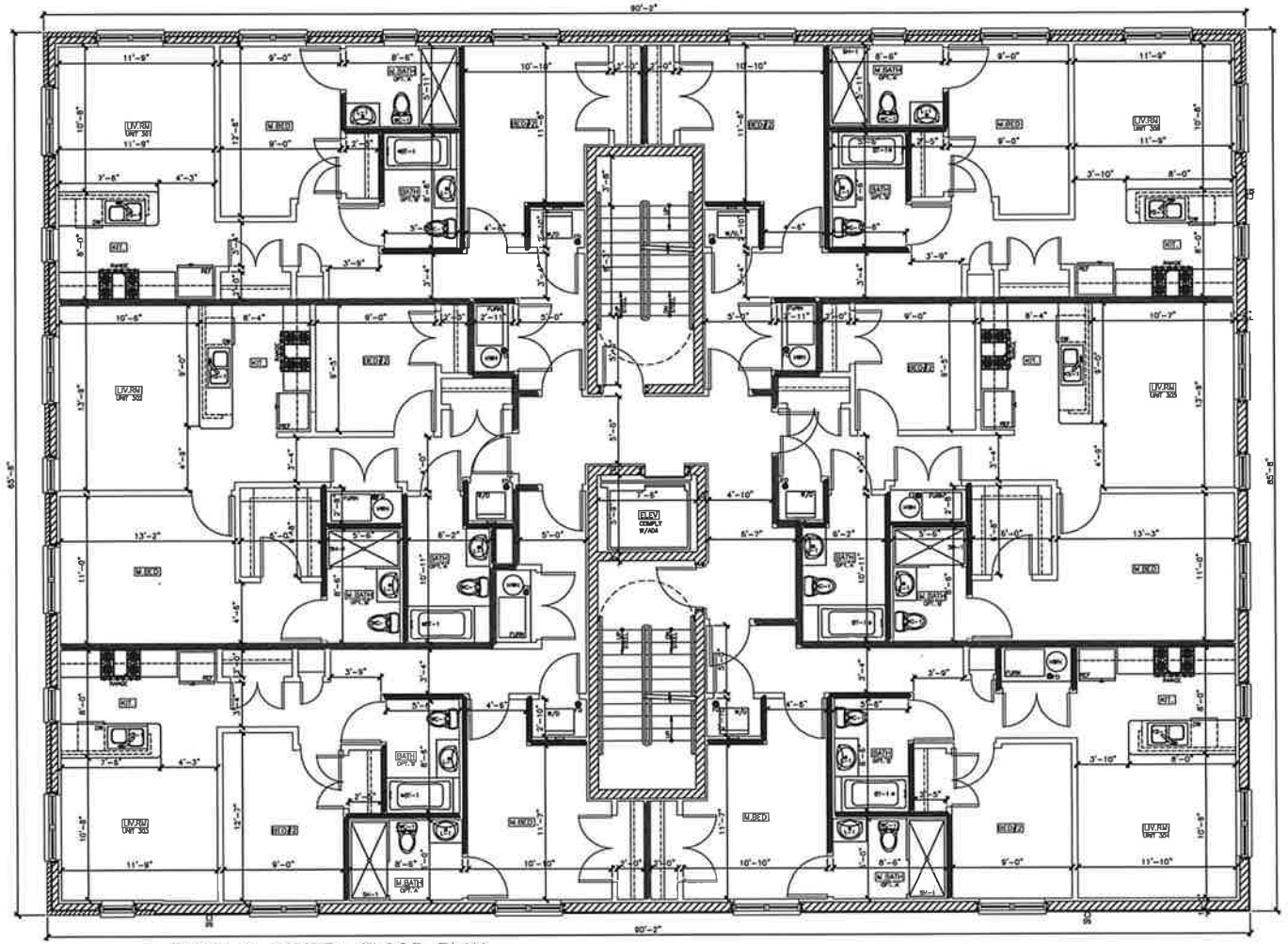
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SHEET TITLE
SECOND FLOOR PLAN

FILENAME

SHEET NUMBER
A-3



THIRD & FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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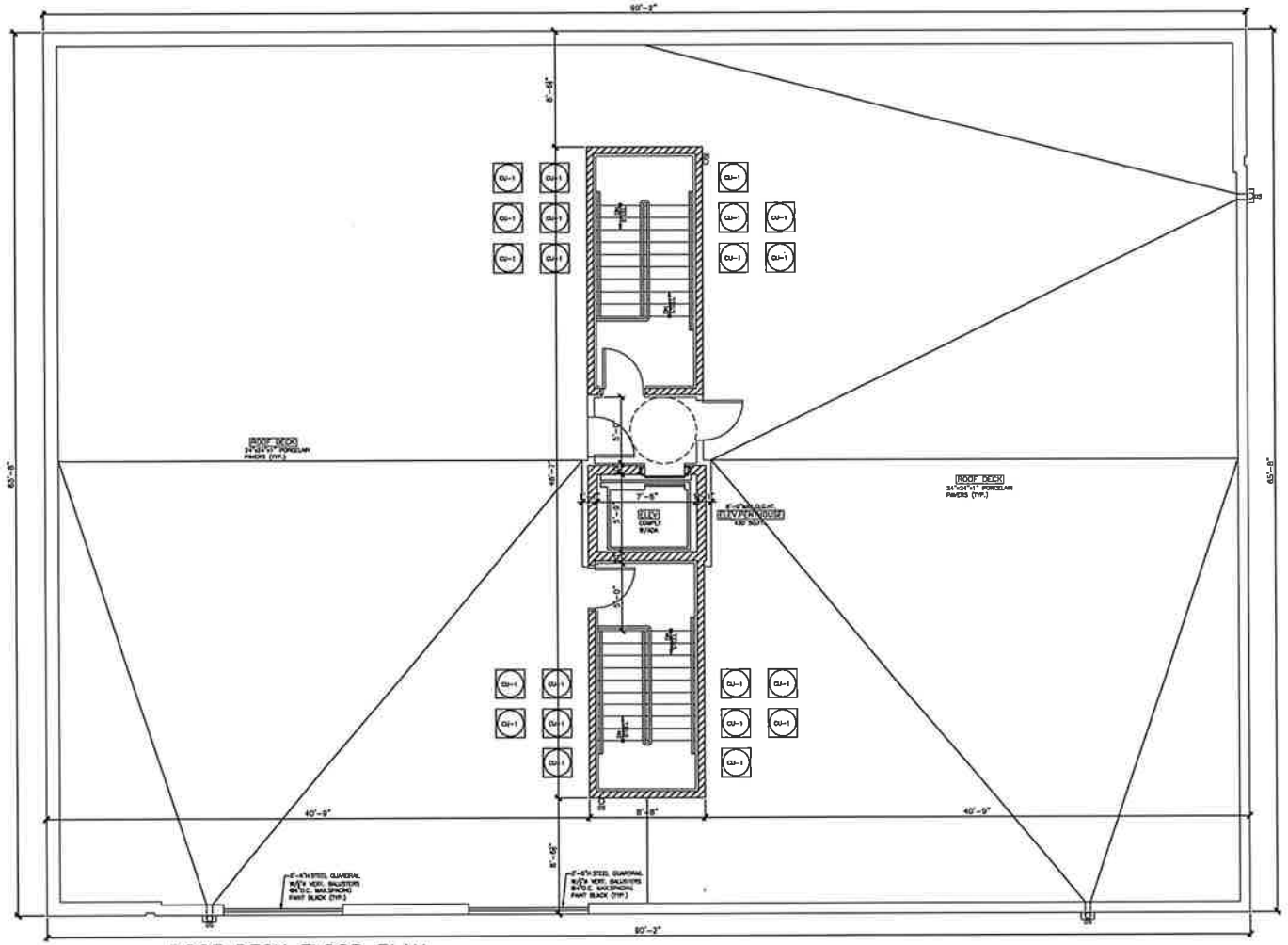
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SHEET TITLE
THIRD AND FOURTH FLOOR PLANS

FILENAME

SHEET NUMBER
A-4



ROOF DECK FLOOR PLAN

SCALE: 1/4" = 1'-0" (ENTIRE BUILDING SPRINKLERED)

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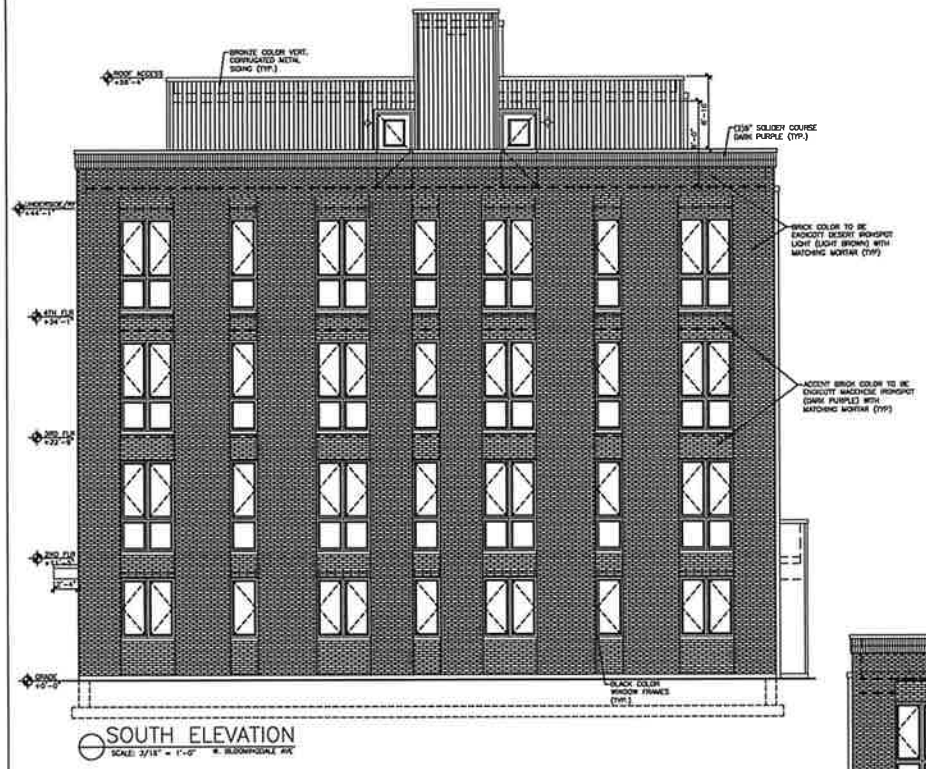
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ROOF DECK FLOOR PLAN

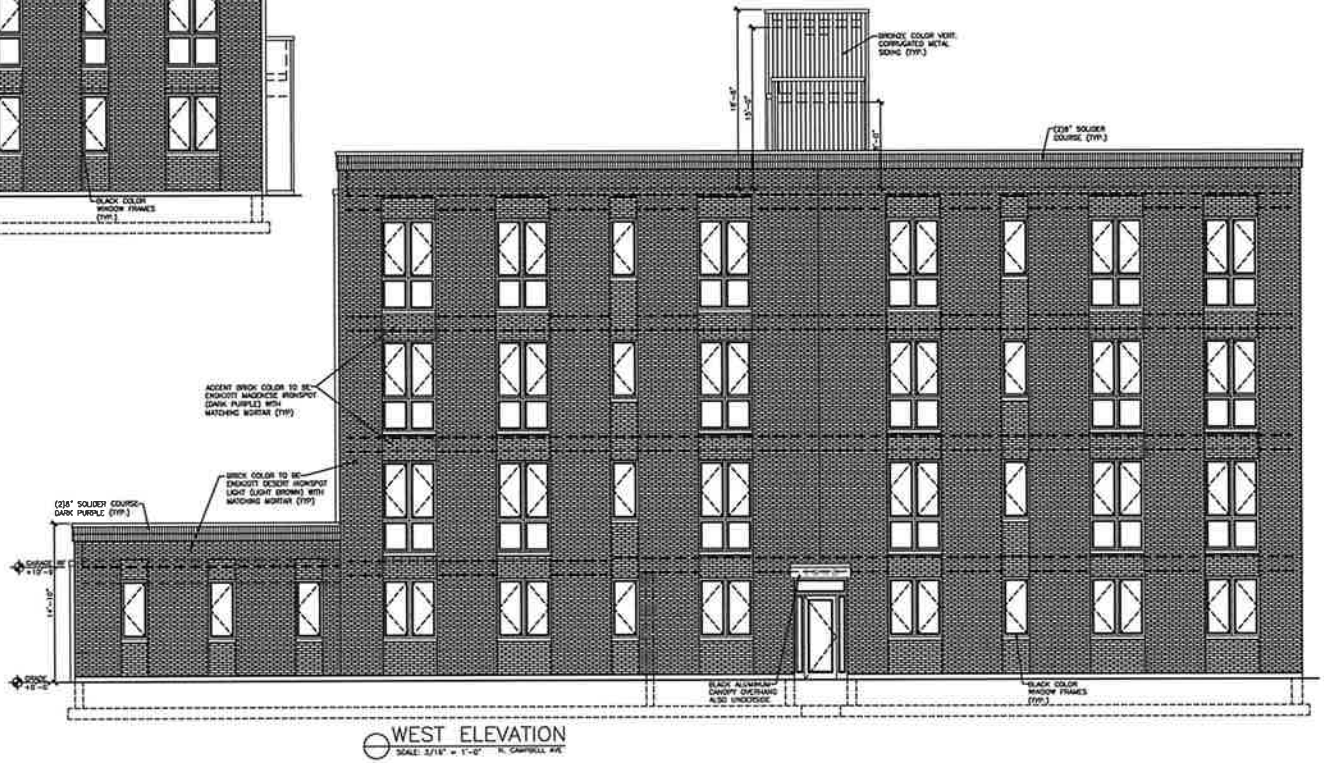
FILENAME

SHEET NUMBER
A-5



SOUTH ELEVATION

SCALE: 3/16" = 1'-0" W. BLOOMINGDALE AVE.



WEST ELEVATION

SCALE: 3/16" = 1'-0" N. CAMPBELL AVE.

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21 UNIT 4 STORY MASONRY BLDG. SLAB ON GRADE

CHICAGO, ILLINOIS

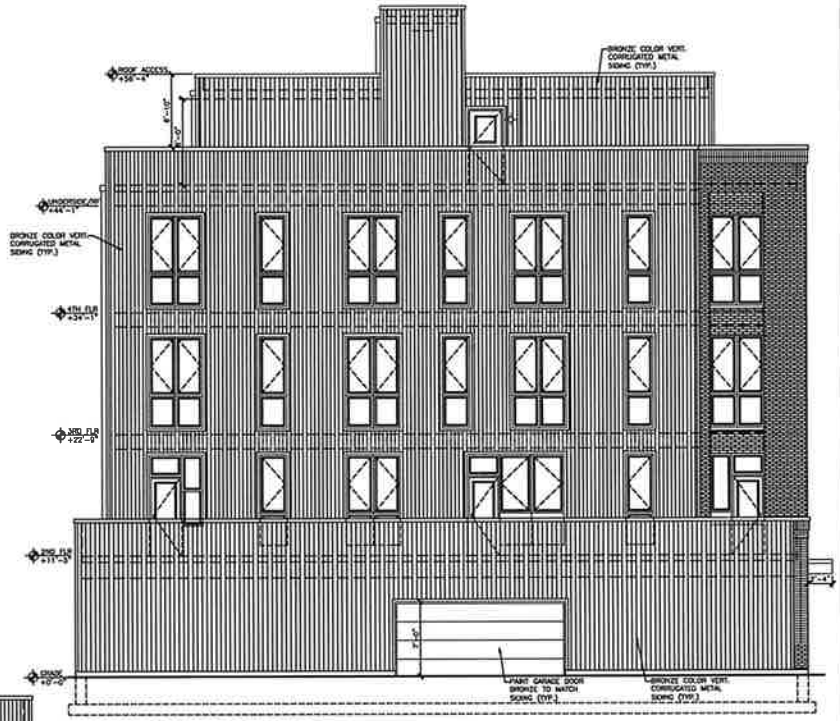
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SOUTH AND WEST BLDG ELEVATIONS

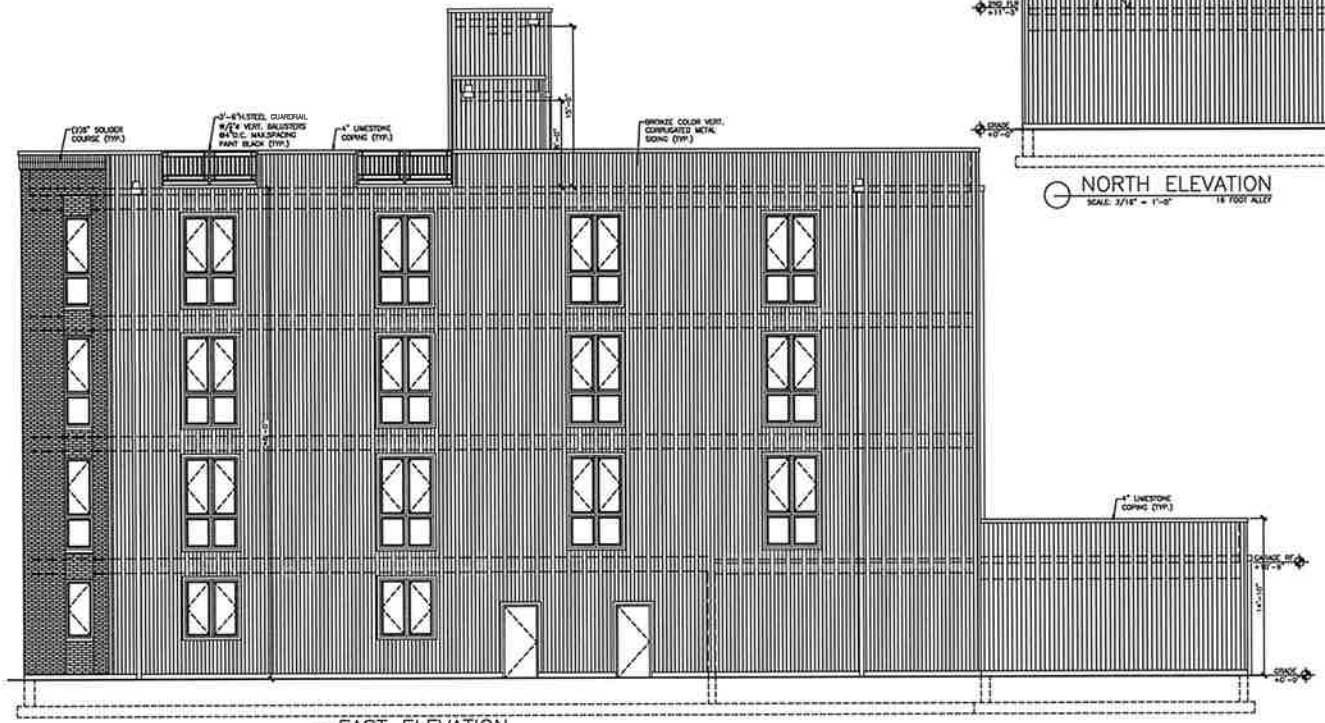
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A-6



NORTH ELEVATION
SCALE: 3/16" = 1'-0" 18' FOOT ALLEY



EAST ELEVATION
SCALE: 3/16" = 1'-0"

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SHEET TITLE
NORTH AND EAST BLDG ELEVATIONS

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A-7