



City of Chicago



SO2013-4946

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/26/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17761T1 at 1907-1909 N Bissell Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUPPLEMENTAL SUBMISSION
TYPE 1 REZONING FOR 1905-1907 NORTH BISSELL STREET

PROJECT DESCRIPTION:	Zoning Change from RT4 to RM5.5
Proposed land use:	Divide an improved zoning lot into 2 and build a new 3 dwelling unit residential building (existing building will remain and will be converted from 7DU to 3 DU)
Floor Area Ratio:	Lot area: 3,112 sf each lot Existing Building Gross Area: 6,780 sf. Existing Building FAR: 2.2 Proposed Building Gross Area: 5,862 sf. Proposed Building FAR = 1.9
Density:	1,037 sf. per DU
Off- Street parking:	3 parking spaces for each building
Set Backs	Existing Building : Front: 9'-6" Side: 0' (North), 2.75'(South) Rear: 37'-2" Proposed Building: Front: 6'-4" Side: 3' (north), 2' (South) Rear: 37'-6"
Building height:	Existing Building: 51' Proposed Building: 47'

Glossary



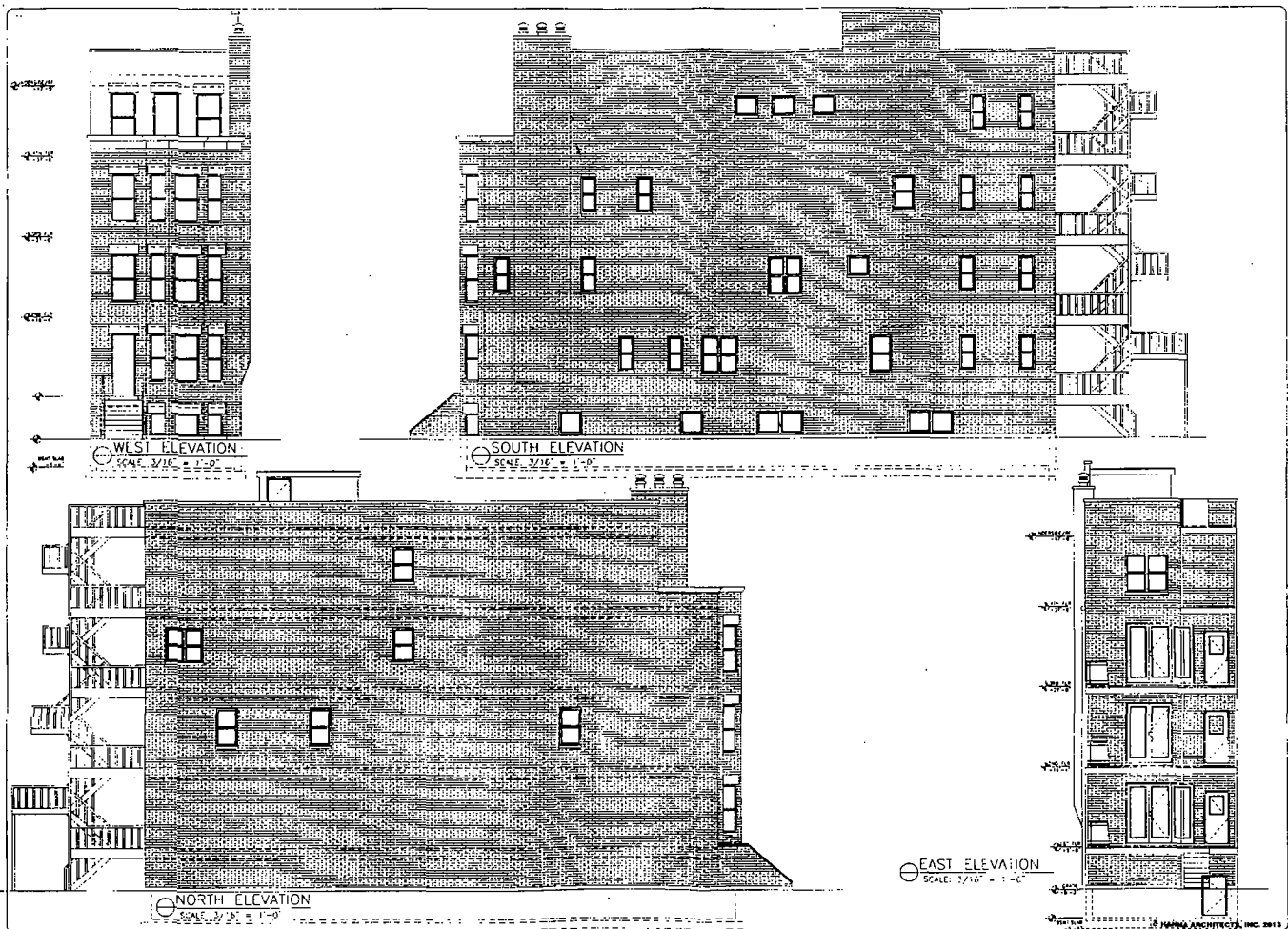
14324080250000 04/22/2008

Description	Value
PIN:	14-32-408-025-0000
Address:	1907 N Bissell St
City:	Chicago
Township:	North Chicago
Property Classification:	2-11
Square Footage:	6,250 (Land)
NBHD:	12
Taxcode:	74001

Assessed Valuation

Description	2012 Board Certified Assessment	2011 Board of Review Certified
Land Assessed Value	\$43,750	\$46,875
Building Assessed Value	\$81,893	\$96,600
Total Assessed Value	\$125,643	\$143,475

Property Characteristics



HANNA
ARCHITECTS

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138 W. WASHINGTON
CHICAGO, ILLINOIS 60602
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PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 134-07460

RAY / DAWSON, P.C.
ARCHITECTS
(312) 886-4600

DESIGNED BY
DRAWN BY
CHECKED BY
DATE

DESIGNED FOR REVIEW
DESIGNED FOR REVIEW
DESIGNED FOR REVIEW
DESIGNED FOR REVIEW

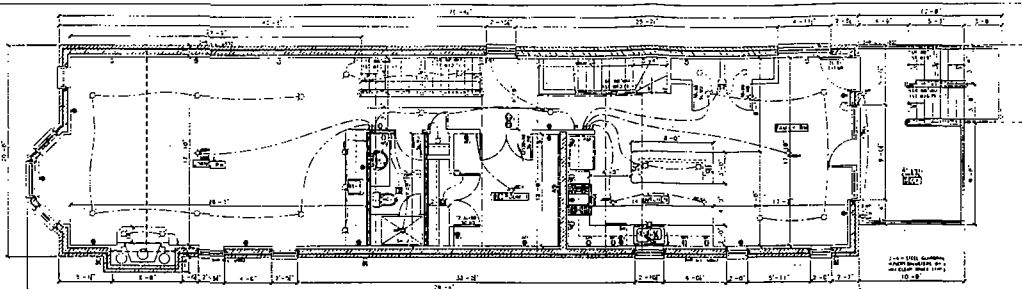


PROJECT NAME & ADDRESS
1905 N. RUSSELL ST.
3 UNIT APART.
BUILDING
CHICAGO, ILLINOIS

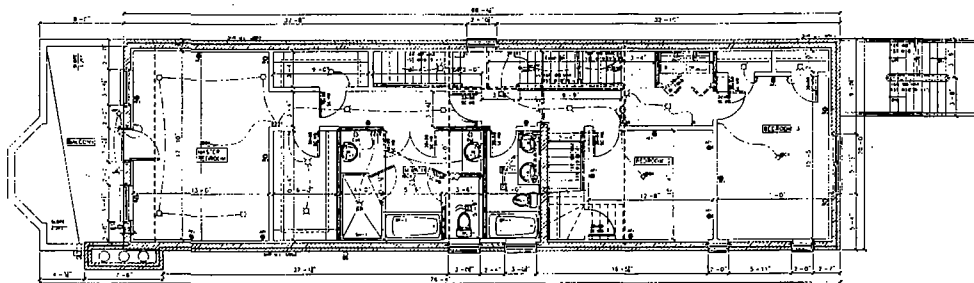
SHEET TITLE
BUILDING
ELEVATIONS

FILE NAME

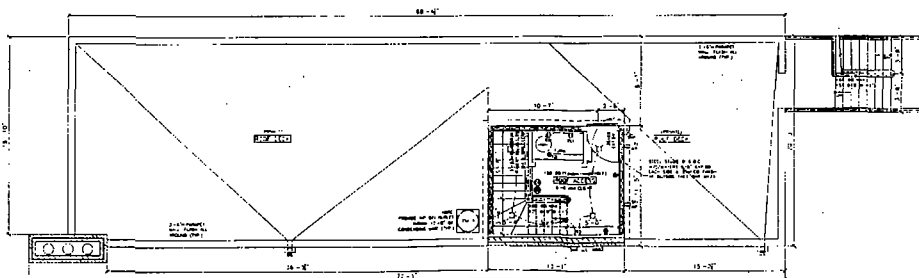
SHEET NUMBER
A-4



⊕ THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



⊕ FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"



⊕ ROOF DECK PLAN
SCALE 1/8" = 1'-0"



012 799-1809
180 W. WASHINGTON
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FAX (312) 799-1805

PROFESSIONAL DESIGN FIRM
ARCHITECTURE CORPORATION
LICENSED NUMBER 184-00489

RAY / DANSON, P.C.
ARCH & ENGINEERS
012 865-6825

NOTES:
1. See all drawings for notes and specifications.
2. See all drawings for notes and specifications.
3. See all drawings for notes and specifications.
4. See all drawings for notes and specifications.
5. See all drawings for notes and specifications.
6. See all drawings for notes and specifications.
7. See all drawings for notes and specifications.
8. See all drawings for notes and specifications.
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10. See all drawings for notes and specifications.

DESIGN FOR REVIEW
DESIGN FOR PERMIT
DESIGN FOR BID
DESIGN FOR CONSTRUCTION

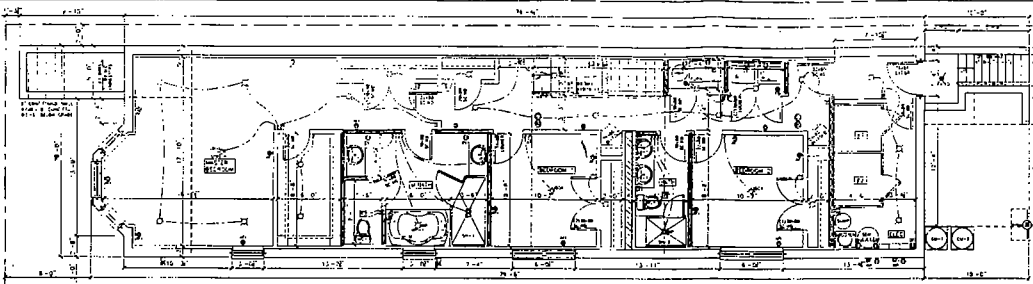


PROJECT NAME & ADDRESS
905 N. BISSILL ST.
3 UNIT APART.
BUILDING
CHICAGO, ILLINOIS

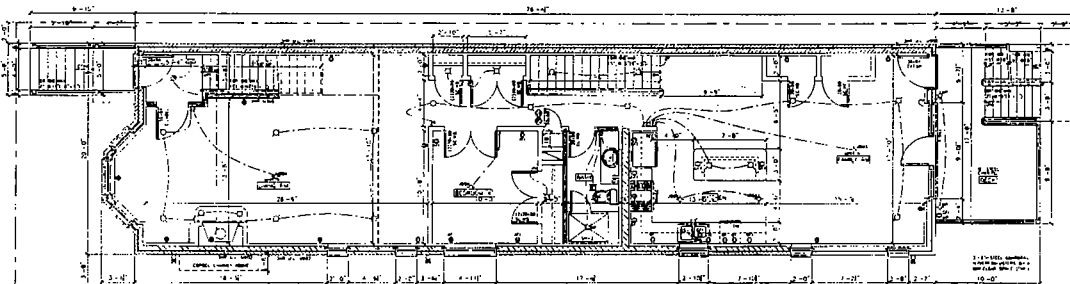
SHEET TITLE
THIRD THRU
ROOF FLOOR
PLAN

FILE NAME

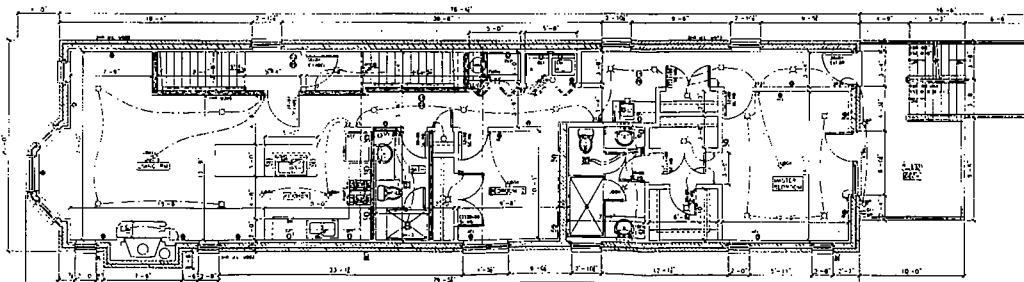
SHEET NUMBER



⊕ BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



⊕ FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



⊕ SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



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PROFESSIONAL DESIGN FIRM
ARCHITECT COMPANY LICENSE
ILLINOIS NUMBER 196-001888
RAY / DAWSON, P.C.
ARCHITECTS & ENGINEERS
(312) 855-4400

DESIGNED BY: HANNA ARCHITECTS
DRAWN BY: HANNA ARCHITECTS
CHECKED BY: HANNA ARCHITECTS
DATE: 10/1/01



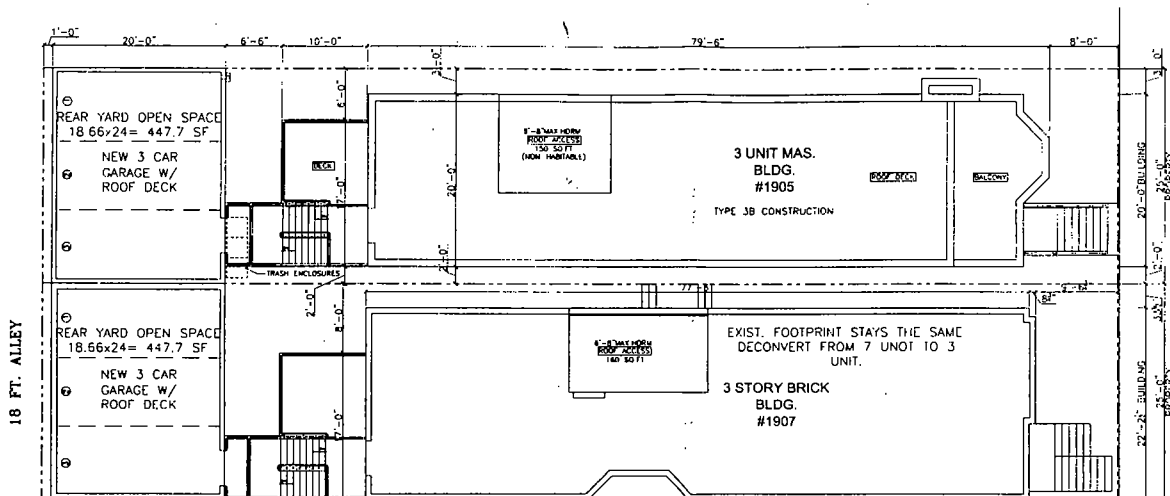
PROJECT NAME & ADDRESS
1905 N. DISSELL ST.
3 UNIT APART.
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
BASEMENT THRU
SECOND FLOOR
PLAN

FILE NAME

SHEET NUMBER
A-2

REVISED
PLANS
SUBSTITUTED



⊕ SITE PLAN

ZONING DATA:		RM-5.5
LOT AREA	25.00' x 125.00' =	3,125.00 SQ. FT.
FAR	2.5 =	7,812.5 SQ. FT.
BASILEMENT		0 SQ. FT.
FIRST FLOOR		1,550.0 SQ. FT.
SECOND FLOOR		1,550.0 SQ. FT.
THIRD FLOOR		1,550.0 SQ. FT.
FOURTH FLOOR		1,367.0 SQ. FT.
TOTAL		6,017.0 SQ. FT.

REAR YARD OPEN SPACE:
REQUIRED: 36 SF PER UNIT
108 SF TOTAL

HANNA
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PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001455

N. BISSELL ST.

GRASS STRIP
25'-0" WIDE

1905 N BISSELL AVE.

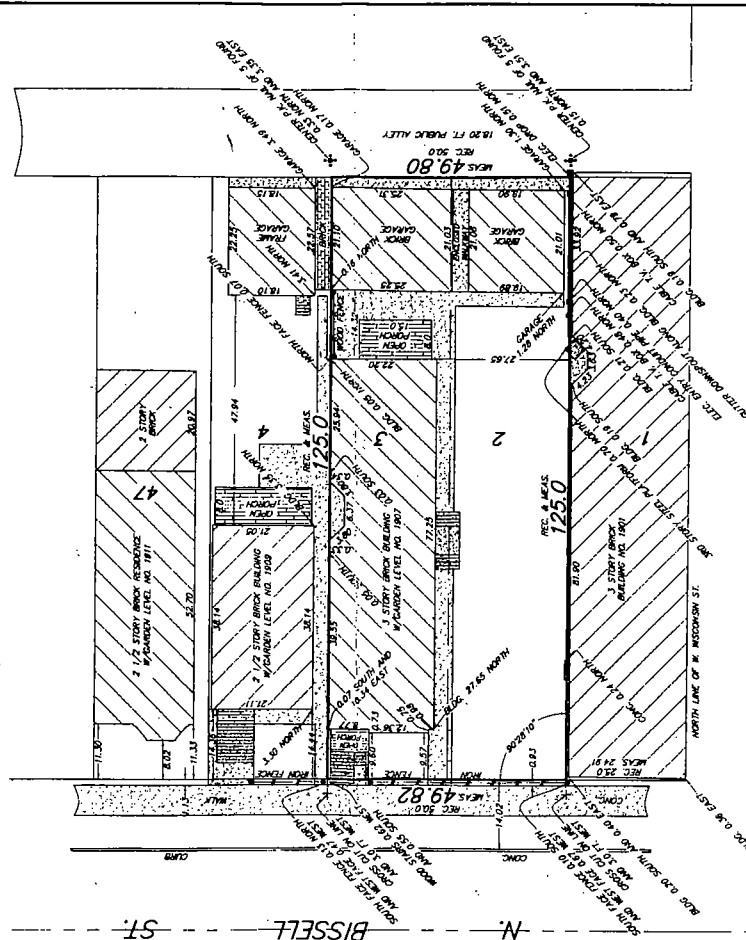
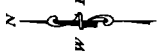
Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

ORDER NO.
13-0244

SUB-LOTS 1 AND 3 IN THE SUBDIVISION OF LOT 48 IN SUB-BLOCK 6 IN BLOCK 3 IN SHEPHERD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1907 N. BISSSELL ST., CHICAGO, IL.

Scale - 1 inch = 20 feet



WISCONSIN ST.

State of Illinois
County of Cook

JENS E. DOE PROFESSIONAL LAND SURVEYORS, P.C. does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described herein and that the plat herein shown is a correct representation of said survey.

Chicago, Illinois, Dated this 6th day of May 2013.

This professional service conforms to the current Illinois minimum standards for professional land surveyors.

JENS E. DOE PROFESSIONAL LAND SURVEYORS, P.C.
JENS E. DOE
Professional Land Surveyor
Illinois License No. 3390

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD
LICENSE EXPIRATION: 11-30-14

NOTE:
The legal description shown on this plat is a copy of the land survey order placed by the client and for accuracy MUST be compared with the filed plat for the survey. The surveyor is not responsible for the accuracy of the legal description shown on this plat.

Compare distances between points before building and report any discrepancy to the client immediately.

Distances shown herein are not to be assumed or relied upon without verification by the client.

Field work completion date: May 1, 2013.

ORDERED BY:
PLD HOMES

1909, BISSELL:
 LOT SF
 24.9x125= 3,112 SF
 RM FAR 1.2= 3,735 SF
 BY RIGHT NO SET BACK
 RELIEF SOUGHT

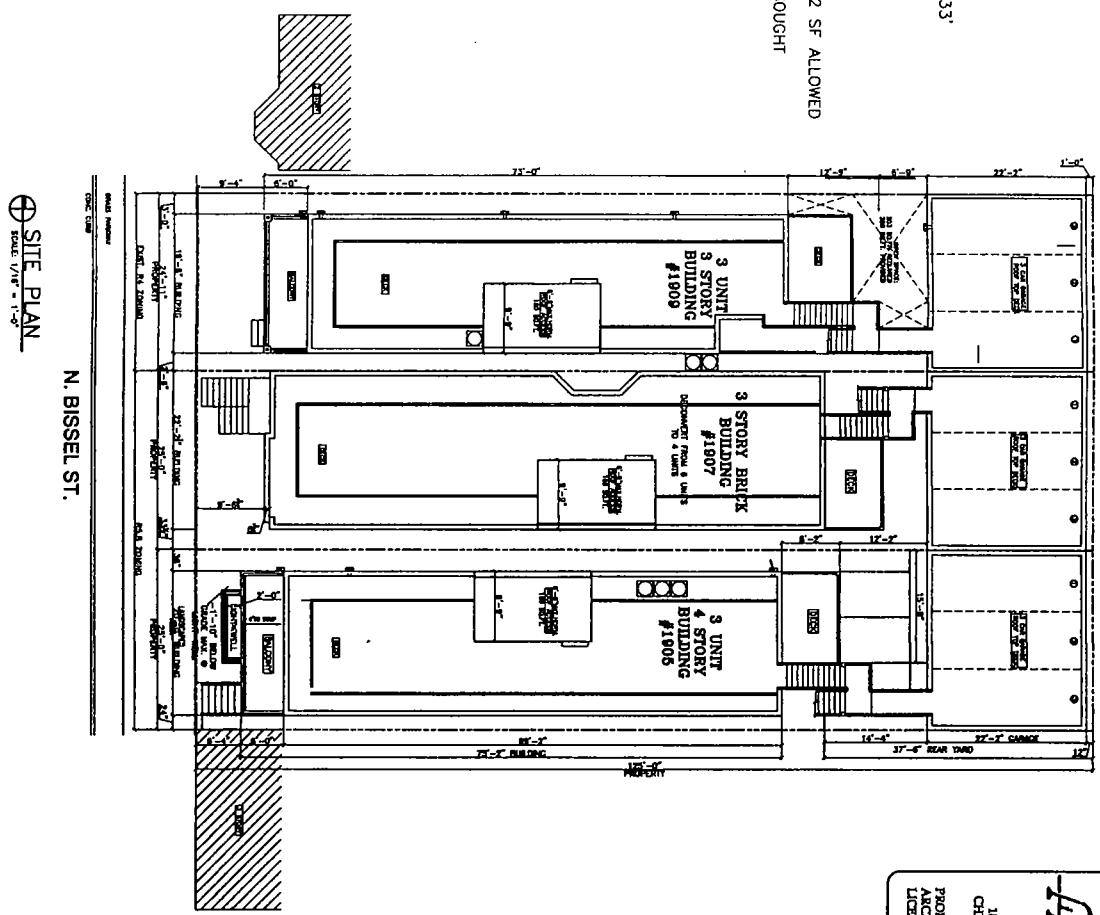
1907 BISSELL:
 -EXISTING BUILDING
 -SF= 6,780 SF
 -LOT SF= 3,112 SF
 -FAR REQ'D= 2.17
 -R5.5 REQ'D

VARIATIONS
 SETBACK RELIEF REQ'D TO MAKE
 NON CONFORMING BUILDING COMPLY
 1. HEIGHT
 ALLOWED 47'
 EXISTING 51'
 2. FRONT YARD EXISTING OK
 EXCEPT NEW FRONT STAIR WORK
 FOR BSMT. UNIT ACCESS.
 3. REAR YARD
 37.6" REQ'D
 37.2" PROVIDED
 4. SIDE YARD
 5' TOTAL REQ'D
 2.75' PROVIDED
 5. PARKING SPACE | LESS THAN 4
 REQ'D.

NOTE:
 *ZONING CHANGE TO R5.5 TO SAVE
 EXISTING 1907 BISSELL BLDG.

1905 BISSELL:
 -NEW BUILDING
 -R5.5 COMPLIANT
 -BLDG. HT.=47'
 -FRONT SETBACK AVG. 6.33'
 -SIDE SETBACK
 3' TO SOUTH
 2'-6" TO NORTH
 -OPEN SPACE COMPLEES
 1465 SF PER FLOOR
 x4 FLOORS= 5,862 SF
 5862 SF PROVIDES<7812 SF ALLOWED
 -OK
 -NO ADDITIONAL RELIEF SOUGHT

1905-1909 N BISSELL AVE.

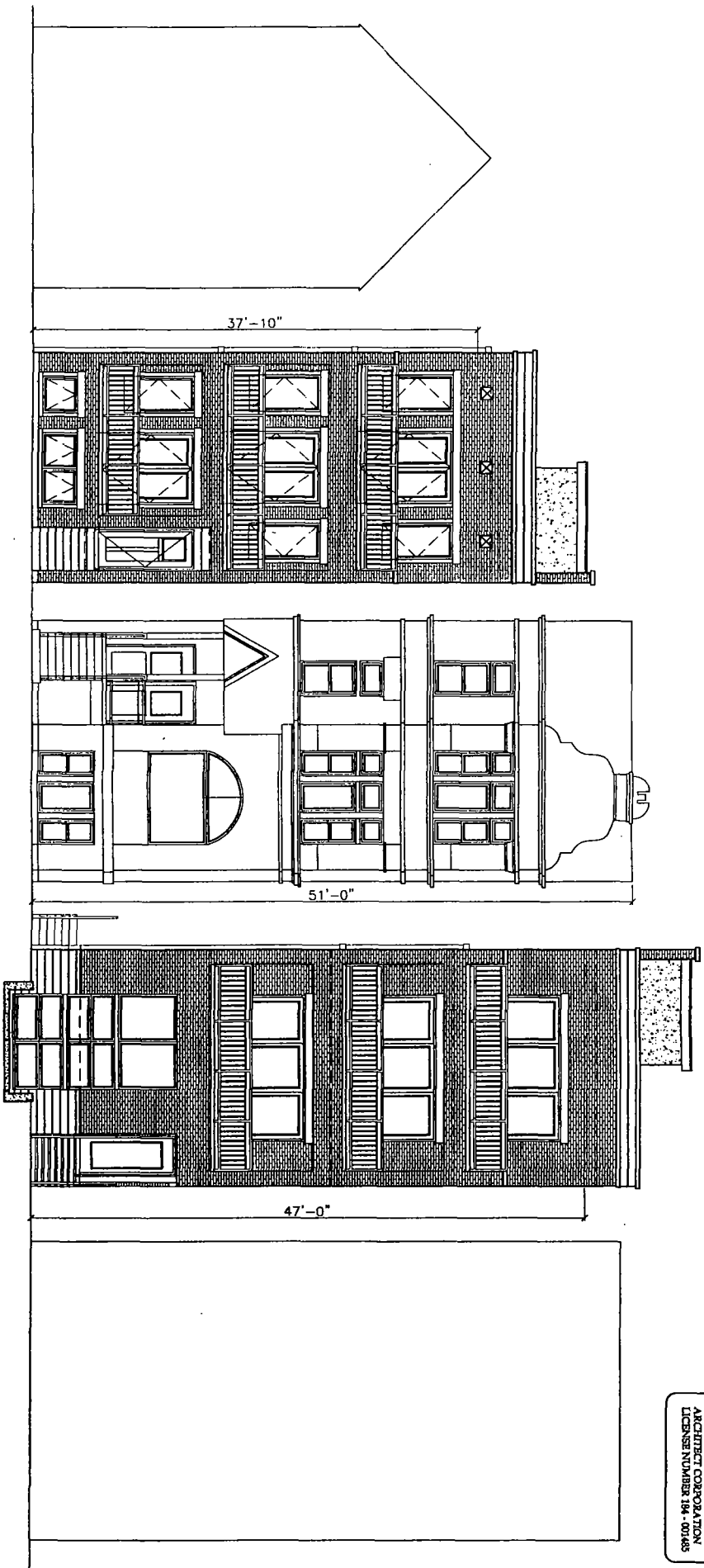


⊕ SITE PLAN
 SCALE: 1/8" = 1'-0"

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○ STREET ELEVATION
SCALE: 1/8" = 1'-0"

1905-1909 N BISSELL AVE.