



City of Chicago



SO2017-6192

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/6/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 529 N Bishop Ave - App No. 19361T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE
ORDINANCE

19361 TJ
INTRO DATE:
SEPT. 6, 2017
TO ATYPE 1

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.1-G in the area bounded by

a line 150 feet south of and parallel to West Ohio Avenue;
the alley next east of and parallel to North Bishop Street;
the alley next south of and parallel to West Ohio Street; and
North Bishop Street,

to those of a RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

Common address of properties: 529 North Bishop Street

17-13-0303-C (1) Narrative Zoning Analysis – 529 N. Bishop, Chicago, IL

Proposed Zoning: RM-4.5

Lot Area: 29,160 square feet

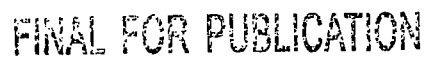
Proposed Land Use: The Applicant is proposing to develop the subject property with eighteen (18) residential townhouses. Each townhouse will be masonry in construction. Each townhouse will be 36 feet. Onsite parking for two (2) cars will be provided in an attached garage located within each residential townhouse.

- (a) The Project's floor area ratio: 1.59 (46,379 square feet proposed)
- (b) The project's density (Lot Area Per Dwelling Unit):
 - 1,620 square feet
 - 18 dwelling units proposed
- (c) The amount of off-street parking: 36 spaces
- (d) Setbacks:
 - West (Front) Setback: 0 feet (Variation required)
 - East (Rear) Setback: 0 feet (Variation required)
 - North Side Setback: 20 feet
 - South Side Setback: 4 feet (Variation required)
- (e) Building Height: 36 feet

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

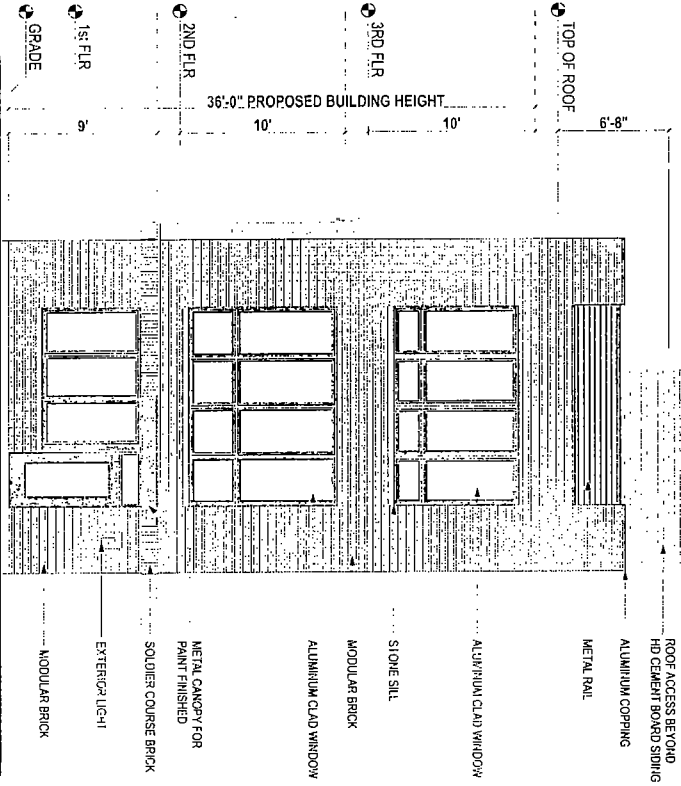
FINAL FOR PUBLICATION



FRONT ELEVATION

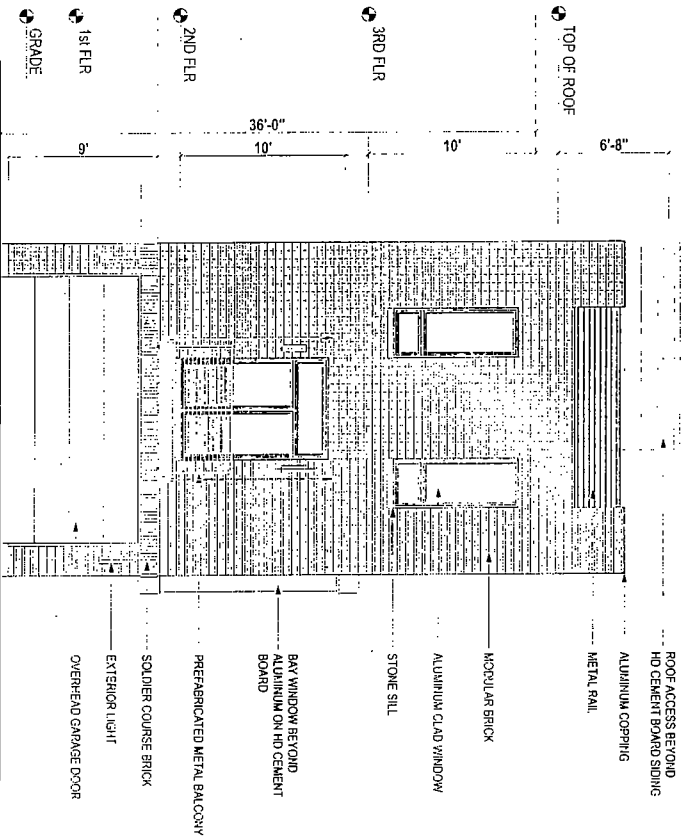


COORDINATE ELEVATIONS WITH OVERALL PLAN



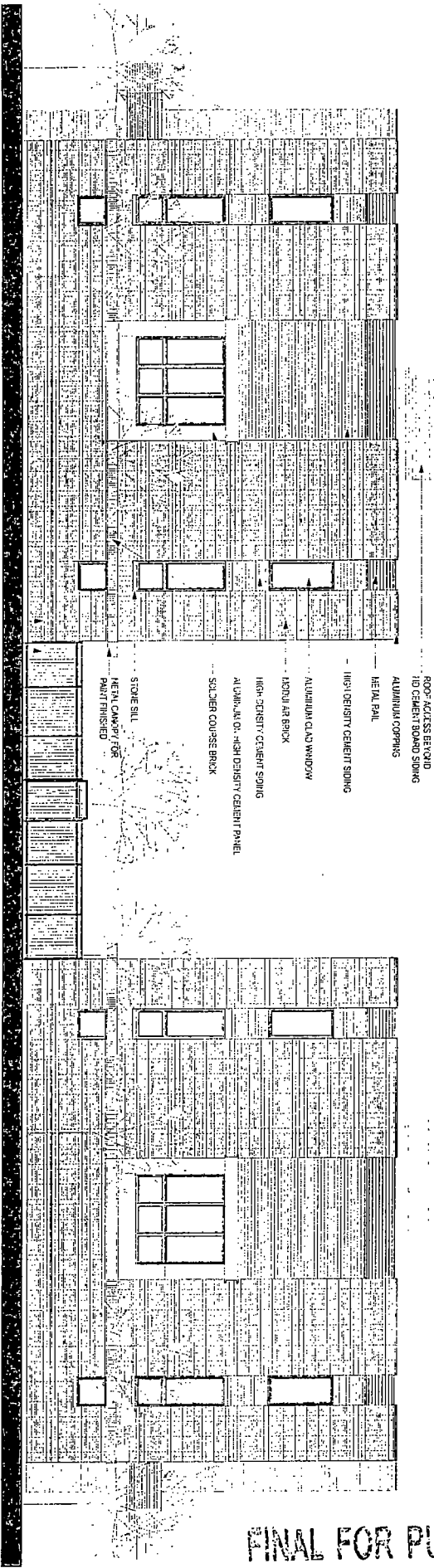
REAR ELEVATION

COORDINATE ELEVATIONS WITH OVERALL PLAN



FINAL FOR PUBLICATION

DATE 29 AUGUST / 2017



FRONT ELEVATION WEST

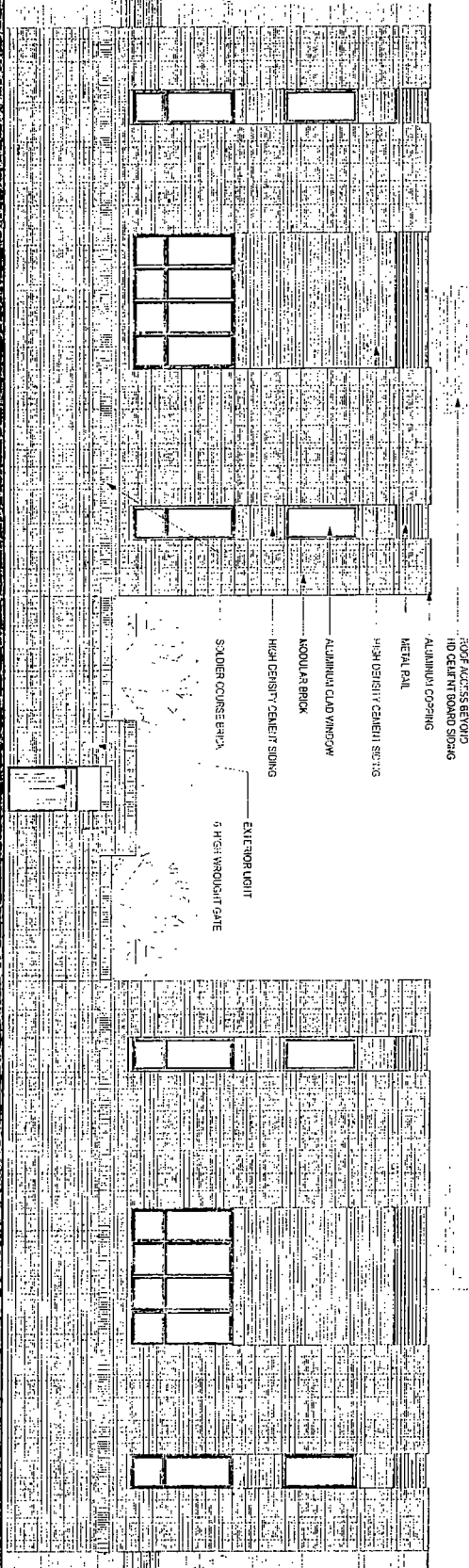
8" HIGH WROUGHT IRON FENCE
MODULAR SINK

ROOF ACCESS BEYOND
TO CEMENT BOARD SIDING
ALUMINUM COPINGS
METAL PAUL
HIGH DENSITY CEMENT SIDING
ALUMINUM CLAD WINDOW
MODULAR BRICK
HIGH DENSITY CEMENT SIDING
ALUMINUM CLAD HIGH DENSITY CEMENT PANEL
SOLDER COARSE BRICK
STONE SILL
METAL CANOPY FOR
PAINT FINISHED

FINAL FOR PUBLICATION

DATE: 30 AUGUST 2017

REAR ELEVATION EAST



DATE 30 AUGUST 2017

FINAL FOR PUBLICATION