



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-6192  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/6/2017  
**In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 1-G at 529 N Bishop Ave - App No. 19361T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. SO2017-6192.pdf, 2. O2017-6192.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
9/6/2017	1	City Council	Referred	

## *SEEINance -TtrrtM*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO: 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:

**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.

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1:3



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