

### Legislation Details (With Text)

File #:	SO2	2017-6192			
Туре:	Ordi	nance	Status:	Passed	
File created:	9/6/2	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:	Мар	) No. 1-G			
A 44 I 4	1. SO2017-6192.pdf, 2. O2017-6192.pdf				
Attachments:	1. S	O2017-6192.pdf, 2. O2017-6	5192.pdf		
Date	1. S Ver.	O2017-6192.pdf, 2. O2017-6 Action By	•	tion	Result
		• •	Act	tion assed as Substitute	<b>Result</b> Pass
Date	Ver.	Action By	Act Pa		
Date 10/11/2017	Ver. 1	Action By City Council Committee on Zoning, Land	Act Pa dmarks Re	assed as Substitute	

### 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)

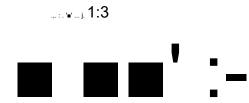
Setback: 0 feet (Variation required) North Side Setback: 20 feet

South Side Setback: 4 feet (Variation required)

e) Building Height: 36 feet

• 17-10-0207-A • 17-13-0303-C(2) - Plans Attached. -0 73 0~u 0 CO m 0 cn -1 m

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