

**SUBSTITUTE
TYPE I
ZONING AND DEVELOPMENT NARRATIVE AND PLANS
ZONING MAP AMENDMENT
FOR THE PROPERTY COMMONLY KNOWN AS 2014-16 NORTH BISSELL STREET**

Applicant seeks a voluntary Type I Map Amendment of the City of Chicago Zoning Map from the current RT 4 District to that of an RM 5.5 District for the property commonly known 2014-16 North Bissell Street. The applicant seeks to subdivide the existing 53 foot wide zoning lot into two zoning lots. The resulting northern lot will be 27 x 75 feet for a 2,025 square foot lot area and will maintain the existing four residential dwelling unit building. The resulting southern lot will be 26 x 75 feet for a 1,950 square foot lot area and be improved with a new three residential dwelling unit building.

The following is a list of the proposed dimensions of the development:

2014 NORTH BISSELL STREET (NEW CONSTRUCTION)

Density:	3 residential dwelling units
Minimum Lot Area Per Unit (MLA):	650 square feet
Off Street Parking:	3
Height:	40 feet 6 inches
Floor Area:	4,874 square feet
Floor Area Ratio:	2.5
Front Setback:	4.7 feet
Rear Setback:	1 foot
North Side Setback:	1 foot
South Side Setback:	1 foot

2016 NORTH BISSELL STREET (EXISTING WITH NO PROPOSED ADDITIONS)

Density:	4 residential dwelling units
Minimum Lot Area Per Unit (MLA):	approximately 506 square feet
Off Street Parking:	0
Height:	approximately 40 feet
Floor Area:	4,316 square feet
Floor Area Ratio:	approximately 2.13
Front Setback:	approximately 9.1 feet
Rear Setback:	approximately 2.47 feet
North Side Setback:	approximately .47 foot
South Side Setback:	approximately 3.37 feet



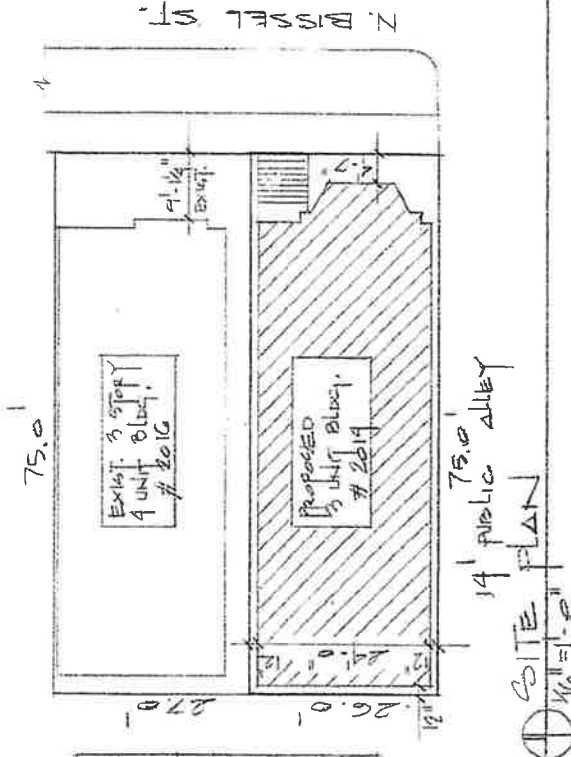
PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184 - 001485

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ZONING INFORMATION	
LOT AREA	26.0 x 75.0 = 1,950 SF.
F.A.R. RM 55	2.5 F
MAX. BLDG	4,875 SF
BSMT	140 SF
1st Floor	1,578 SF
2nd Floor	1,578 SF
3rd Floor	1,578 SF
TOTAL	4,874 SF.



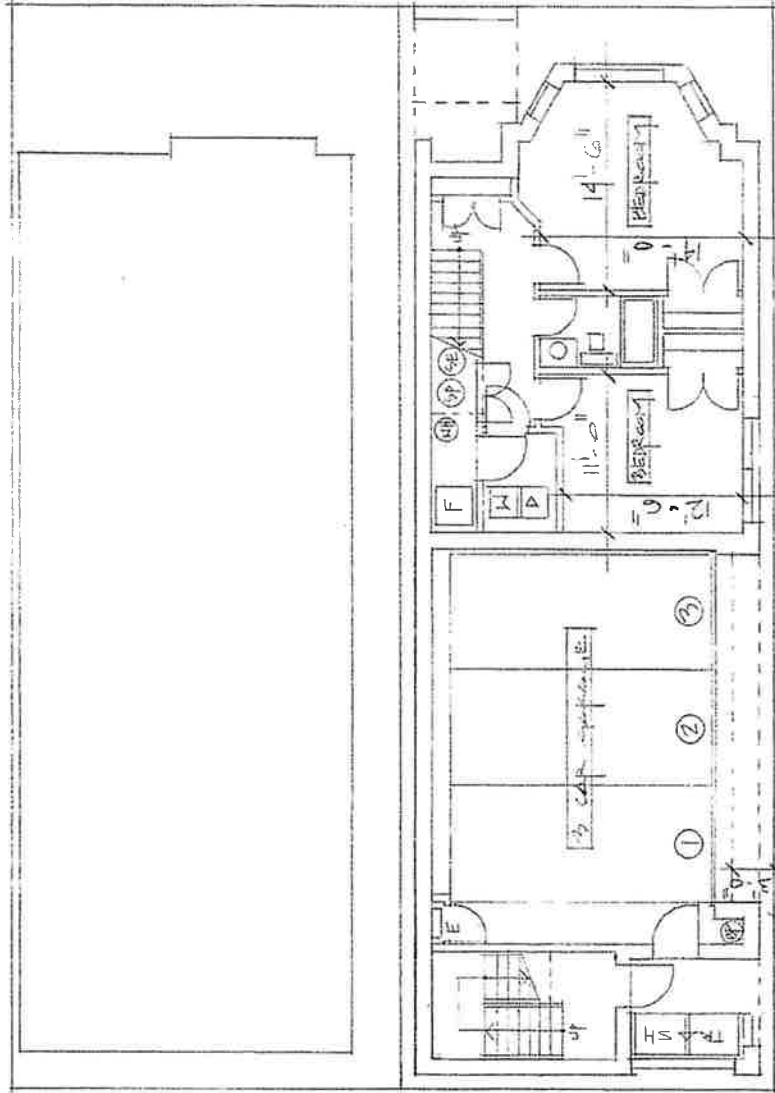


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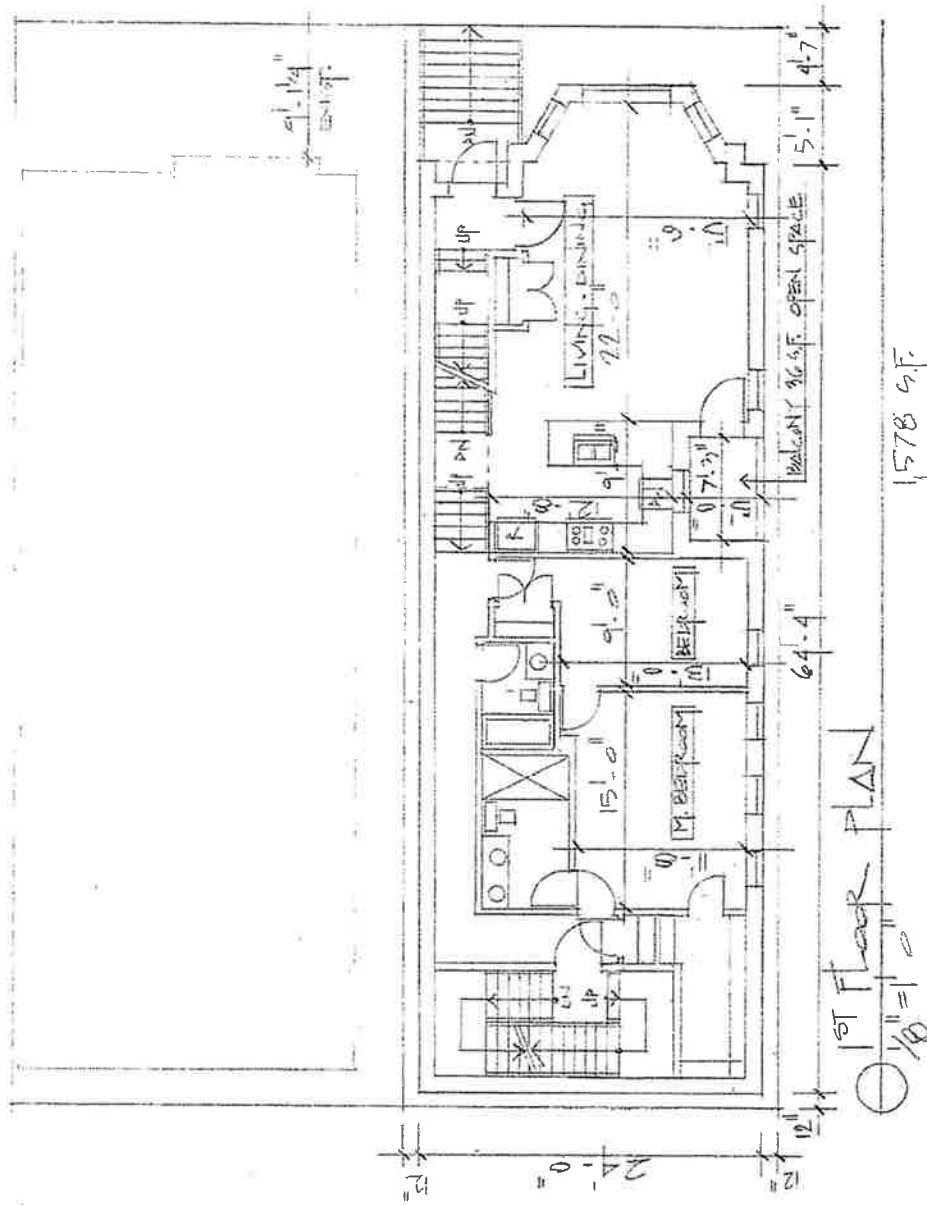
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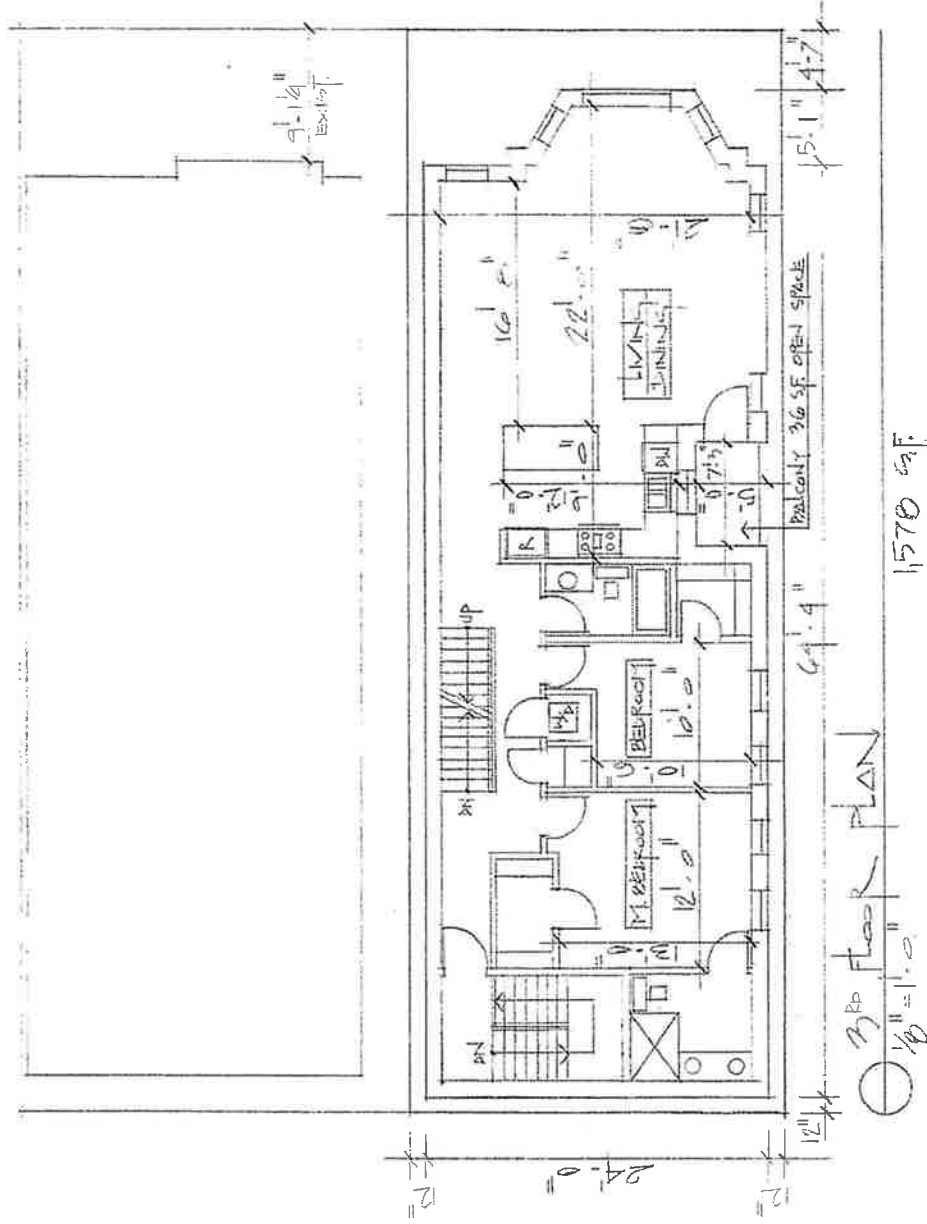


Basement Floor Plan
1/8" = 1'-0"
140 S.F.

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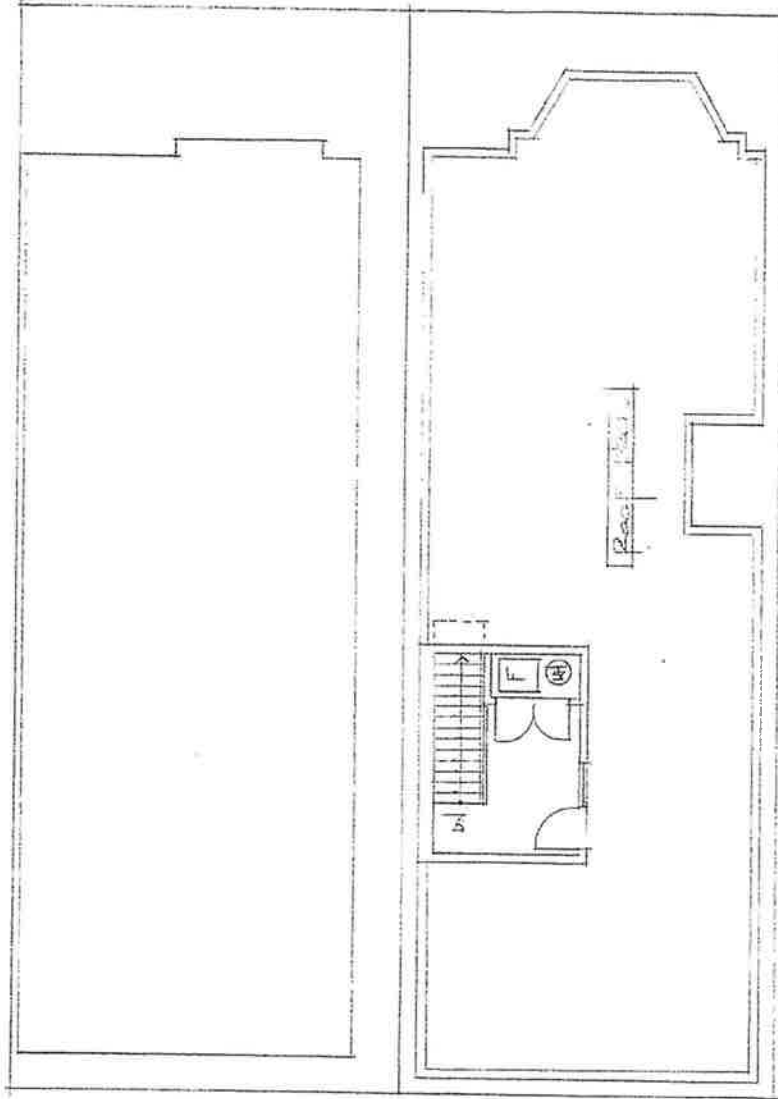
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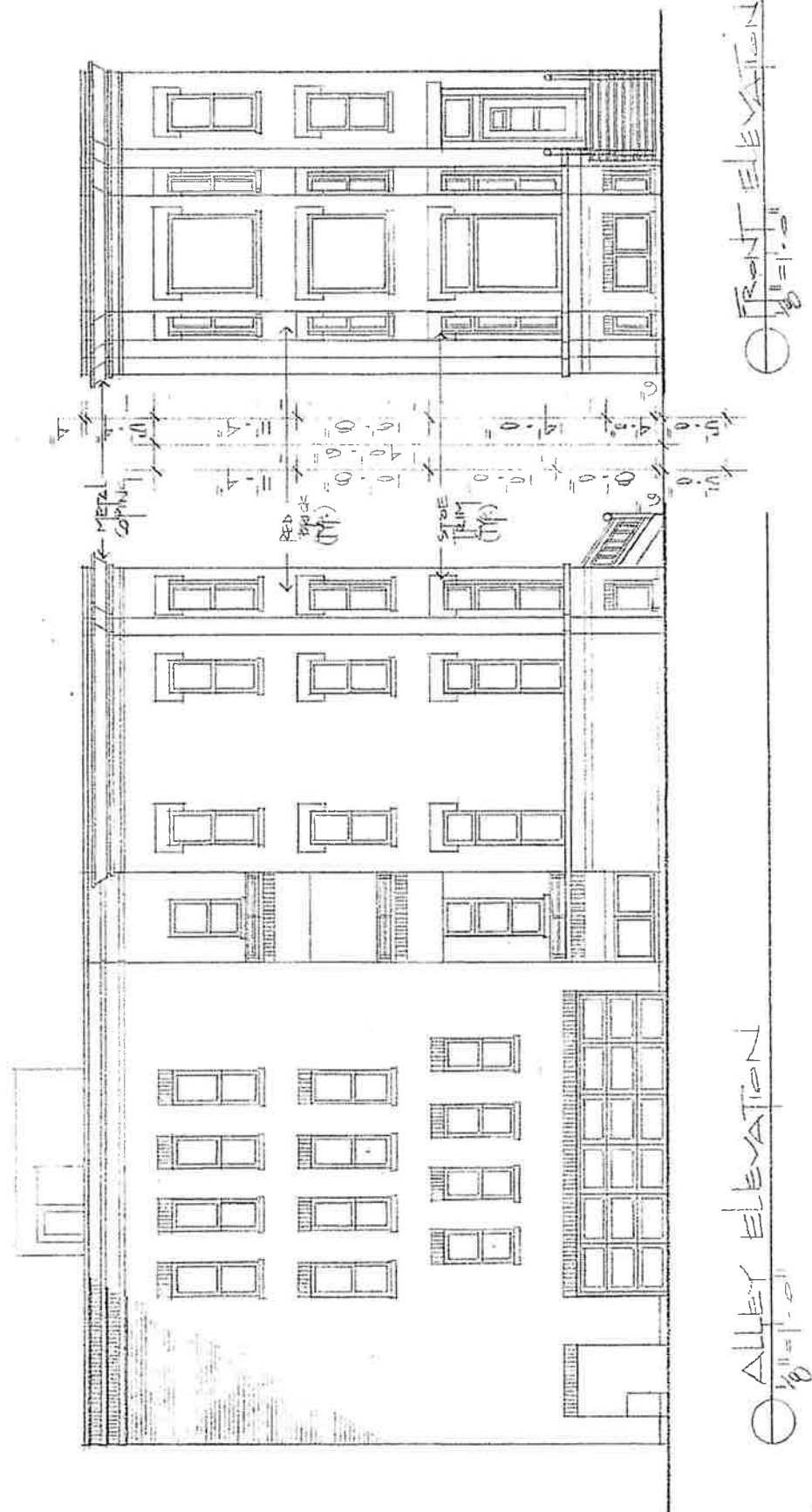


○ Roof Plan
 $\frac{1}{8}'' = 1'-0''$

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ALLEY ELEVATION
 1/8" = 1'-0"

FRONT ELEVATION
 1/8" = 1'-0"