



# City of Chicago



SO2018-4956

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/27/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-H at 2131 W Ohio St - App No. 19700T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

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, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-H in the area bounded by

West Ohio Street; a line 300 feet east of and parallel to North Leavitt Street; the alley next south of and parallel to West Ohio Street; a line 275 feet east of and parallel to North Leavitt Street

to those of a RM-5 Residential Multi-Unit District.

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

Common Address of Property: 2131 West Ohio Street

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**SUBSTITUTE**

**PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

**2129-2131 WEST OHIO STREET**

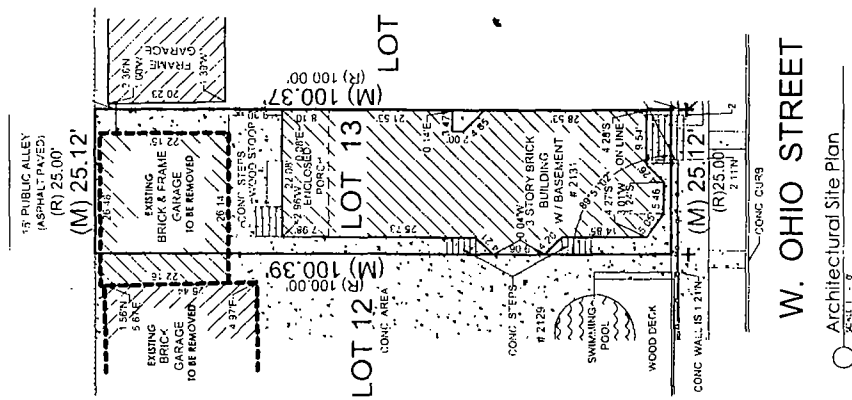
RM-5 Residential Multi-Unit District

The applicant seeks a zoning amendment to allow for the subdivision of one improved zoning lot into two separate lots; 2129 W Ohio (Lot 12) will be improved with a single family home and will remain zoned at RS-3; 2131 W Ohio (Lot 13) is improved with a 3 story, 4 dwelling unit building and will be rezoned from an RS-3 to an RM-5 in order to bring the building into compliance. No changes will be made to the existing building. The height will remain at 35 feet 6 inches.

**2131 WEST OHIO STREET:**

Lot Area	2,521.8 square feet
MLA	400 square feet
Parking	3 parking spaces*
Rear Setback	31.45 feet existing
East Setback	0 feet existing
Front Setback	1.24 feet existing
West Setback	0 feet existing
FAR	1.70
Building Square Footage	4,296 square feet
Building Height	35 feet 6 inches existing

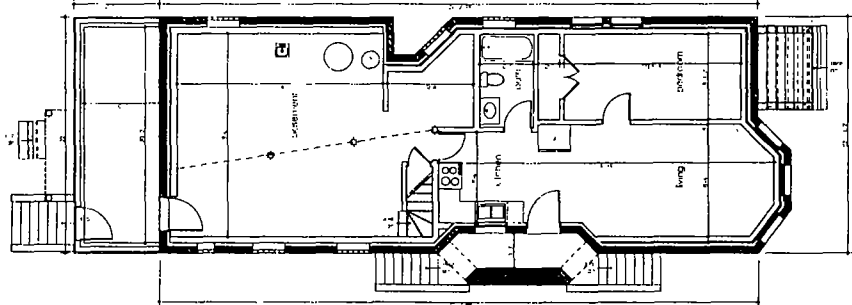
\*Will seek relief



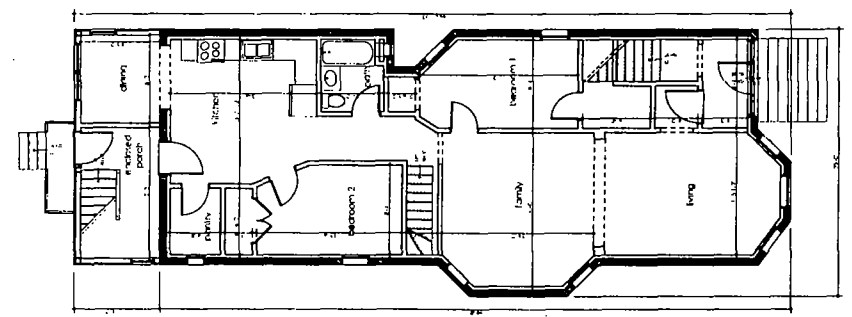
W. OHIO STREET  
 Architectural Site Plan  
 SCALE: 1" = 10'

Lot area: 2521.5 sf.  
 Floor area total: 4296.0 sf.

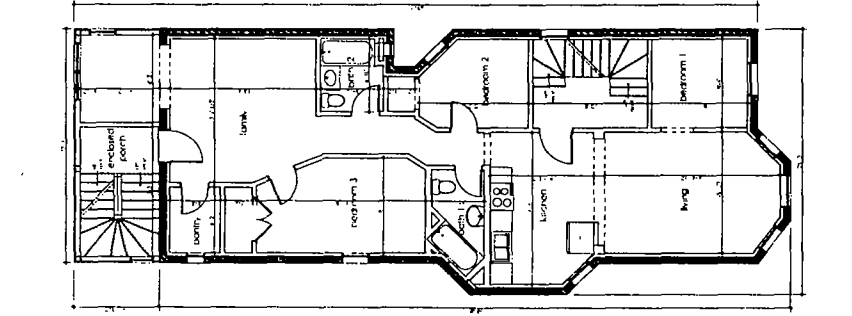
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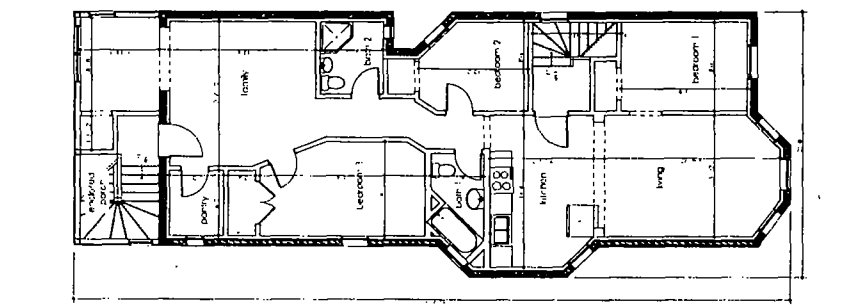
Basement Plan  
 SCALE: 3/16" = 1'-0"  
 1364 sf



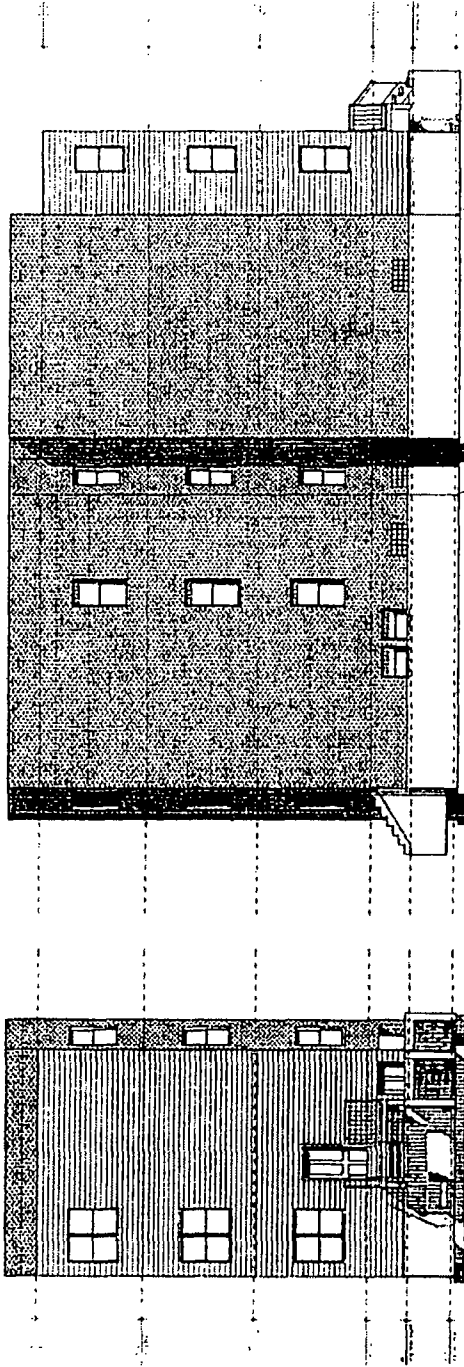
First Floor Plan  
 SCALE: 3/16" = 1'-0"  
 1432 sf



Second Floor Plan  
 SCALE: 3/16" = 1'-0"  
 1432 sf

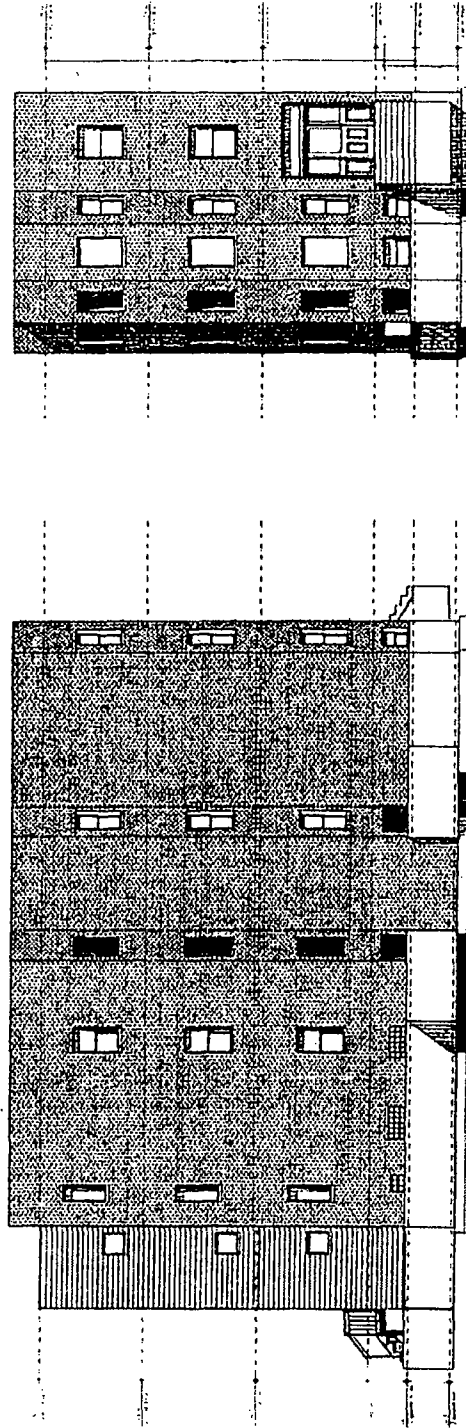


Third Floor Plan  
 SCALE: 3/16" = 1'-0"  
 1432 sf



Rear Elevation

Right Elevation



Left Elevation

Front Elevation

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