



City of Chicago



O2017-7761

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/8/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1462 W Ohio St - App No. 19437T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1943771

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 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

the alley next north of and parallel to West Ohio Street; a line 175 feet west of and parallel to North Bishop Street; West Ohio Street; and a line 200 feet west of and parallel to North Bishop Street.

to those of a RM5 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 property: 1462 West Ohio Street

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – 1462 W. Ohio Street

Proposed Zoning: RM-5

Lot Area: 3,146.27 square feet

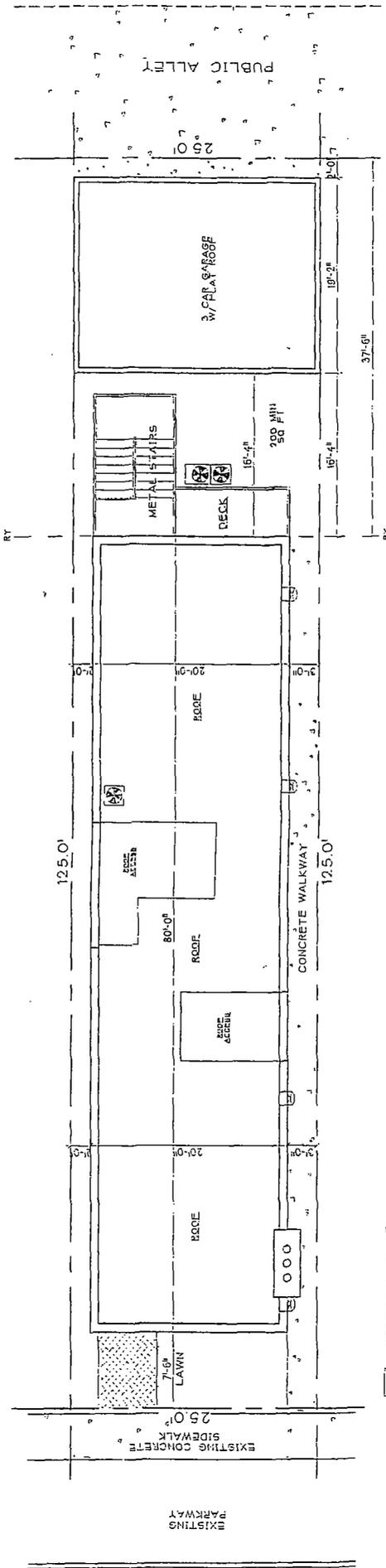
Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story residential building that will contain three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. A three-car detached garage will be located at the rear of the subject lot.

- (a) The Project's Floor Area Ratio: 1.89
- (b) The project's density (Lot Area per Dwelling Unit): 1,048.76 square feet
- (c) The amount of off-street parking: 3 parking spaces
- (d) Setbacks:
 - a. Front Setback: 7 feet 6 inches
 - b. Rear Setback: 37 feet 6 inches
 - c. Side Setbacks: East side – 3 feet / West side – 2 feet
 - d. Rear Yard Open Space: 200 square feet
- (e) Building Height: 45 feet

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

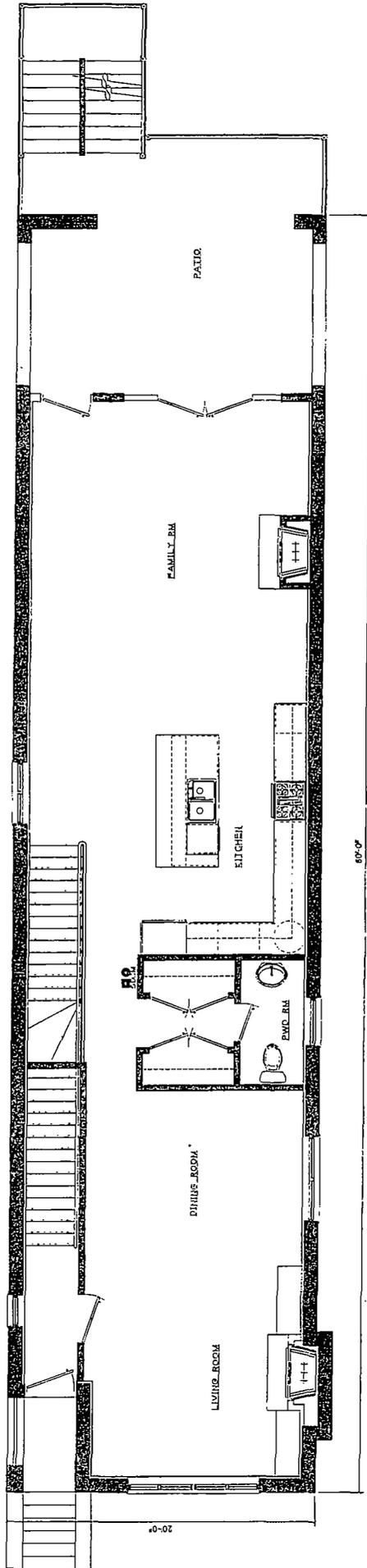
FINAL FOR PUBLICATION



1 SITE PLAN

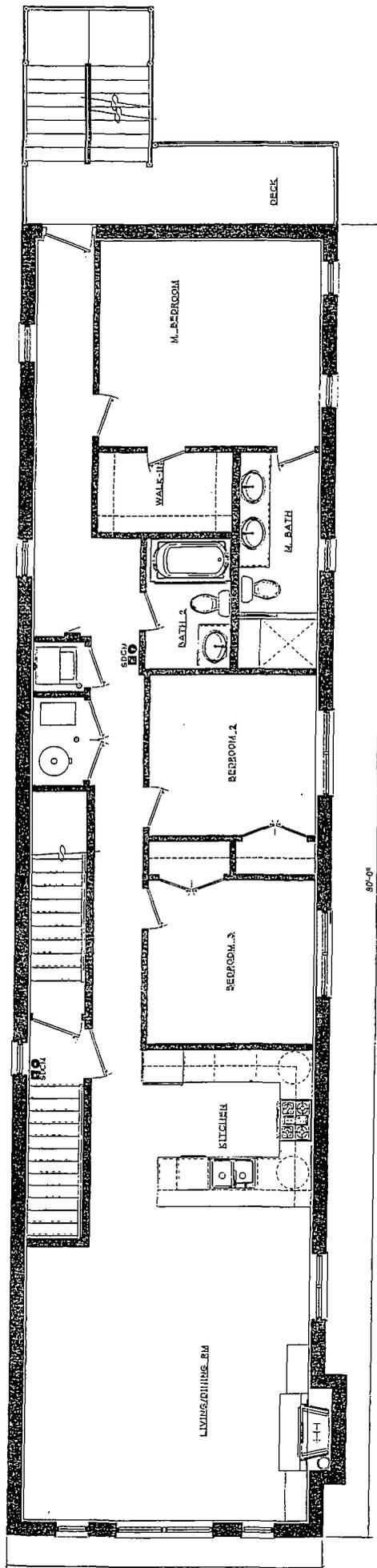
SCALE 1/8" = 1'-0"

FINAL FOR PUBLICATION



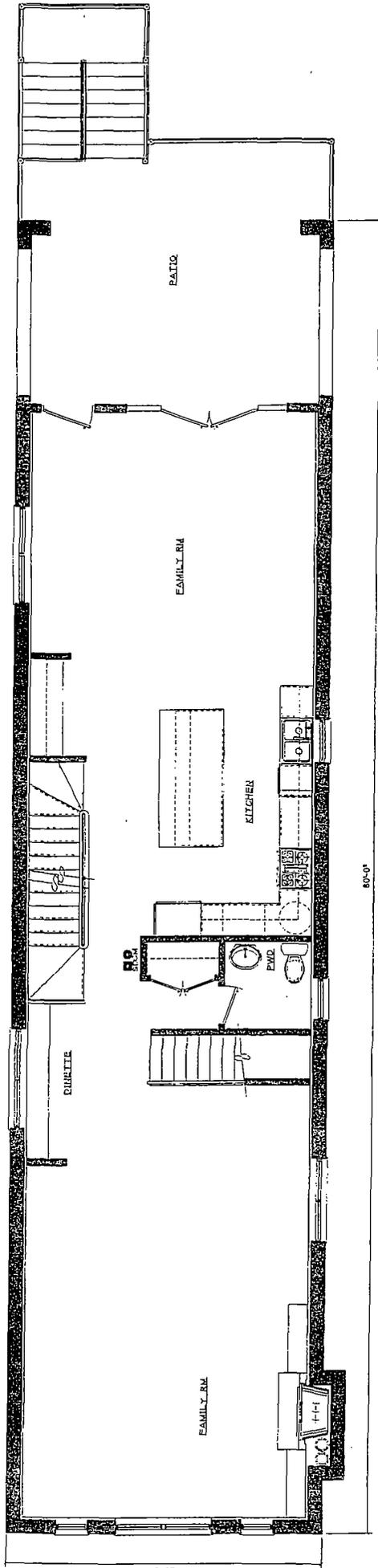
2 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

FINAL FOR PUBLICATION



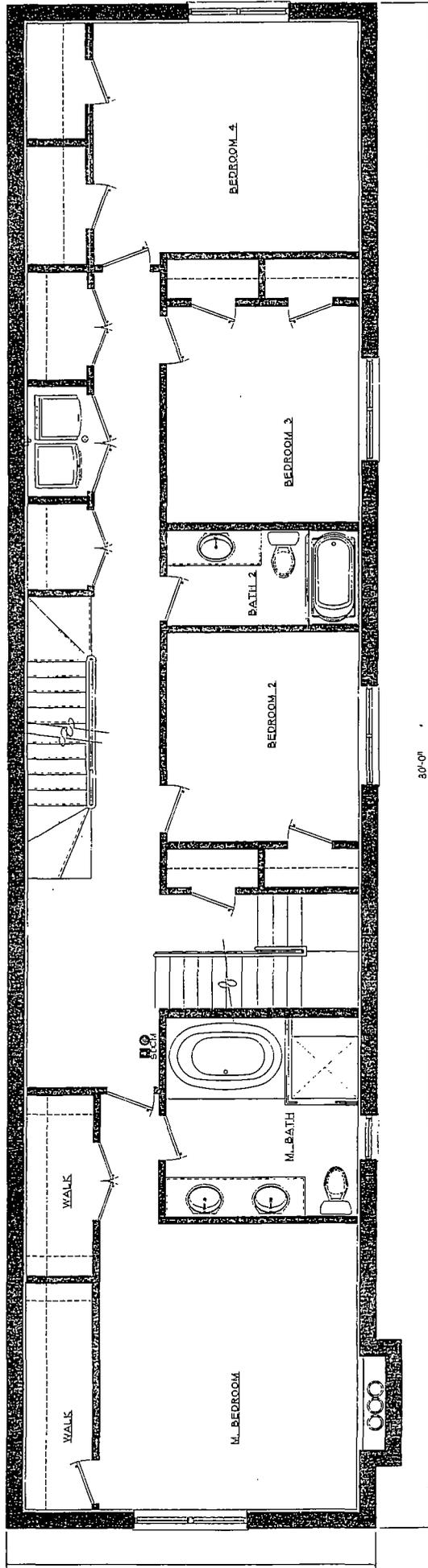
3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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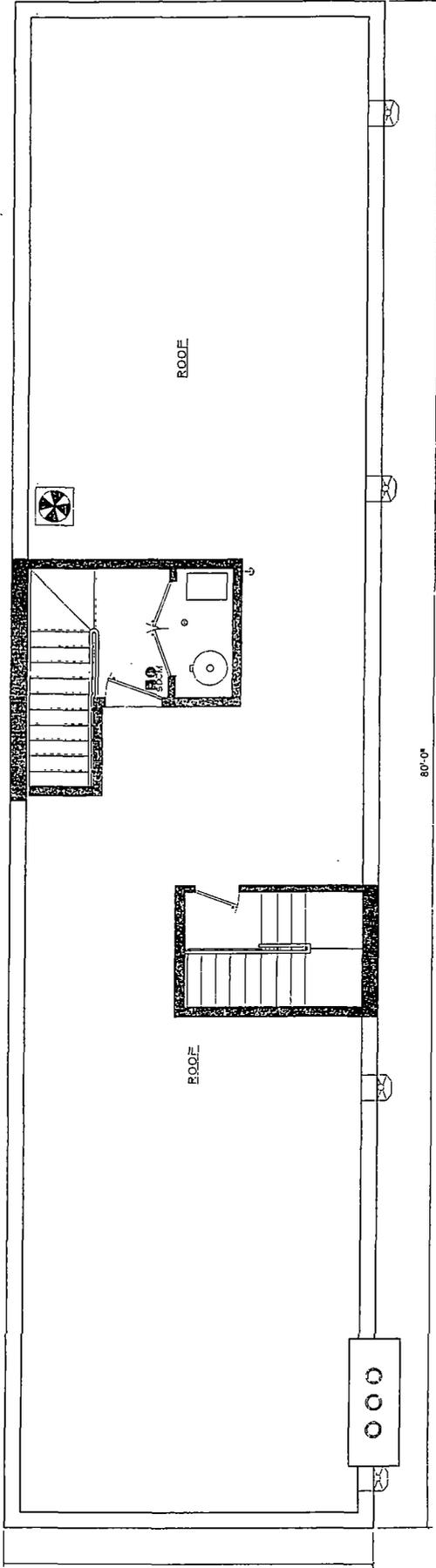
4 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION



5 FOURTH FLOOR PLAN
SCALE 1/4" = 1'-0"

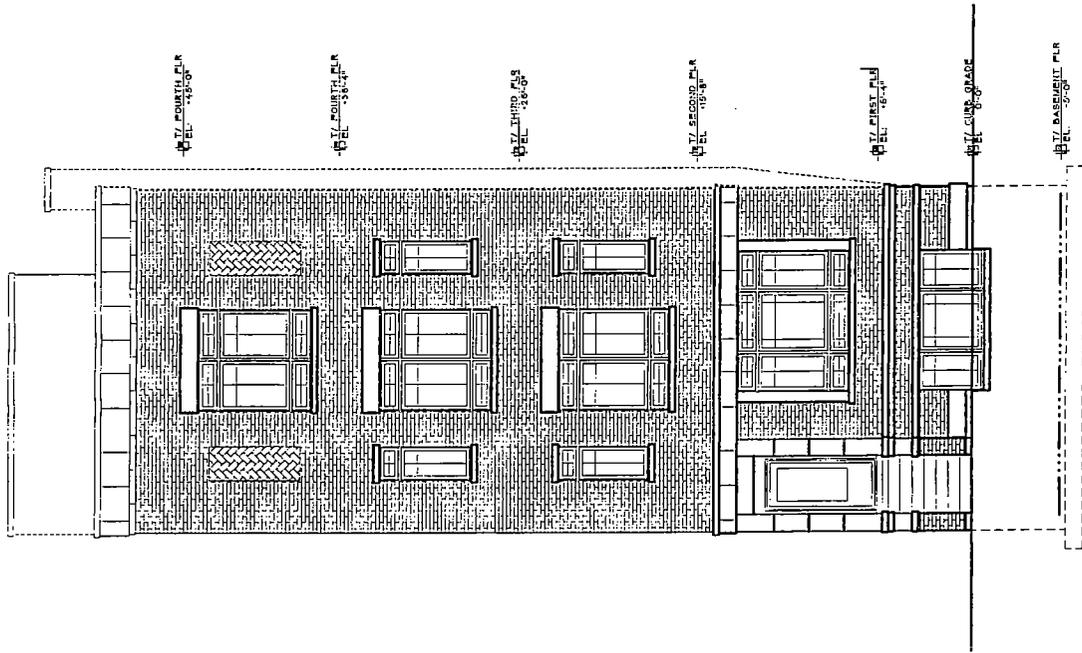
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6 ROOF FLOOR PLAN

SCALE: 1/4" = 1'-0"

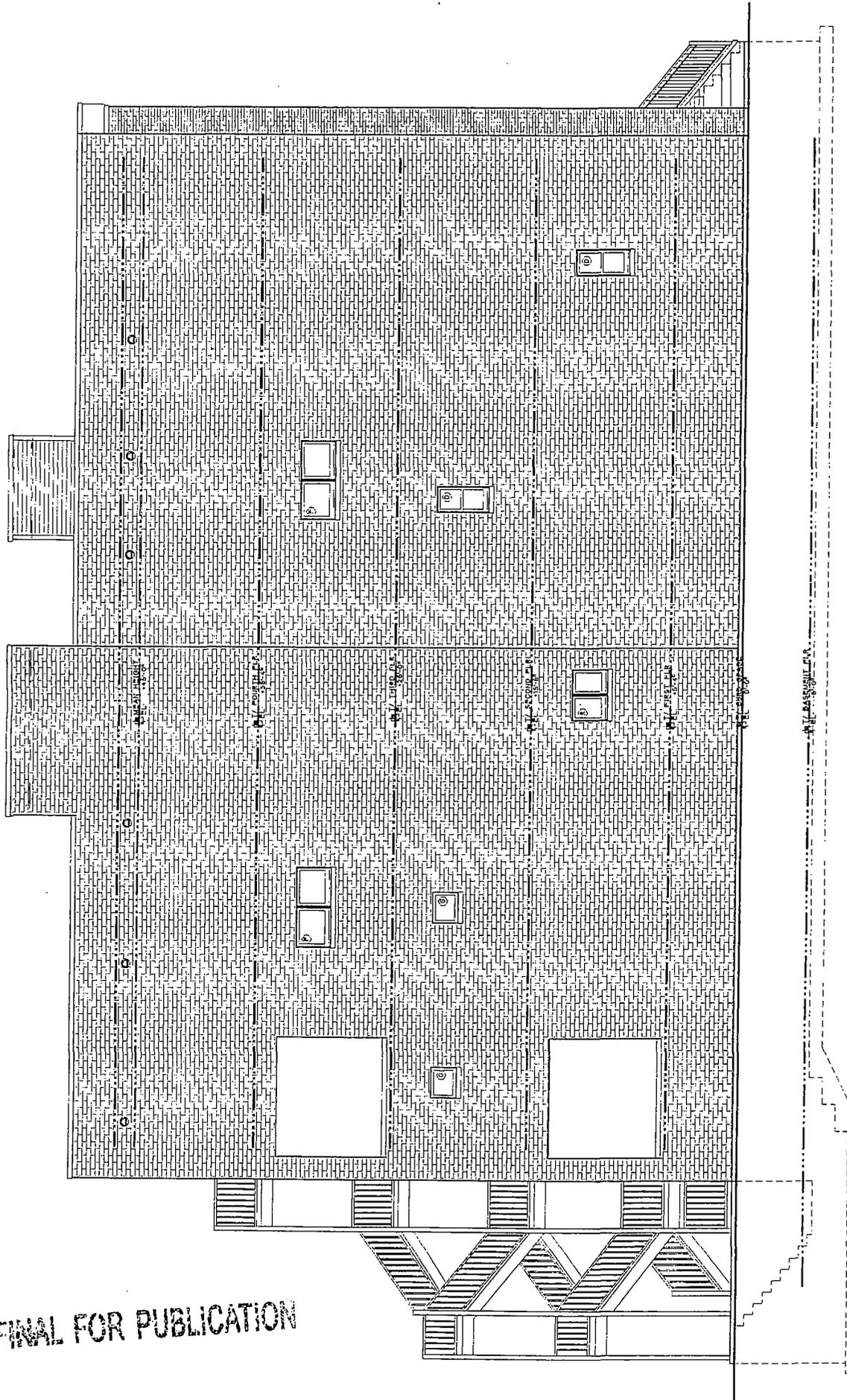
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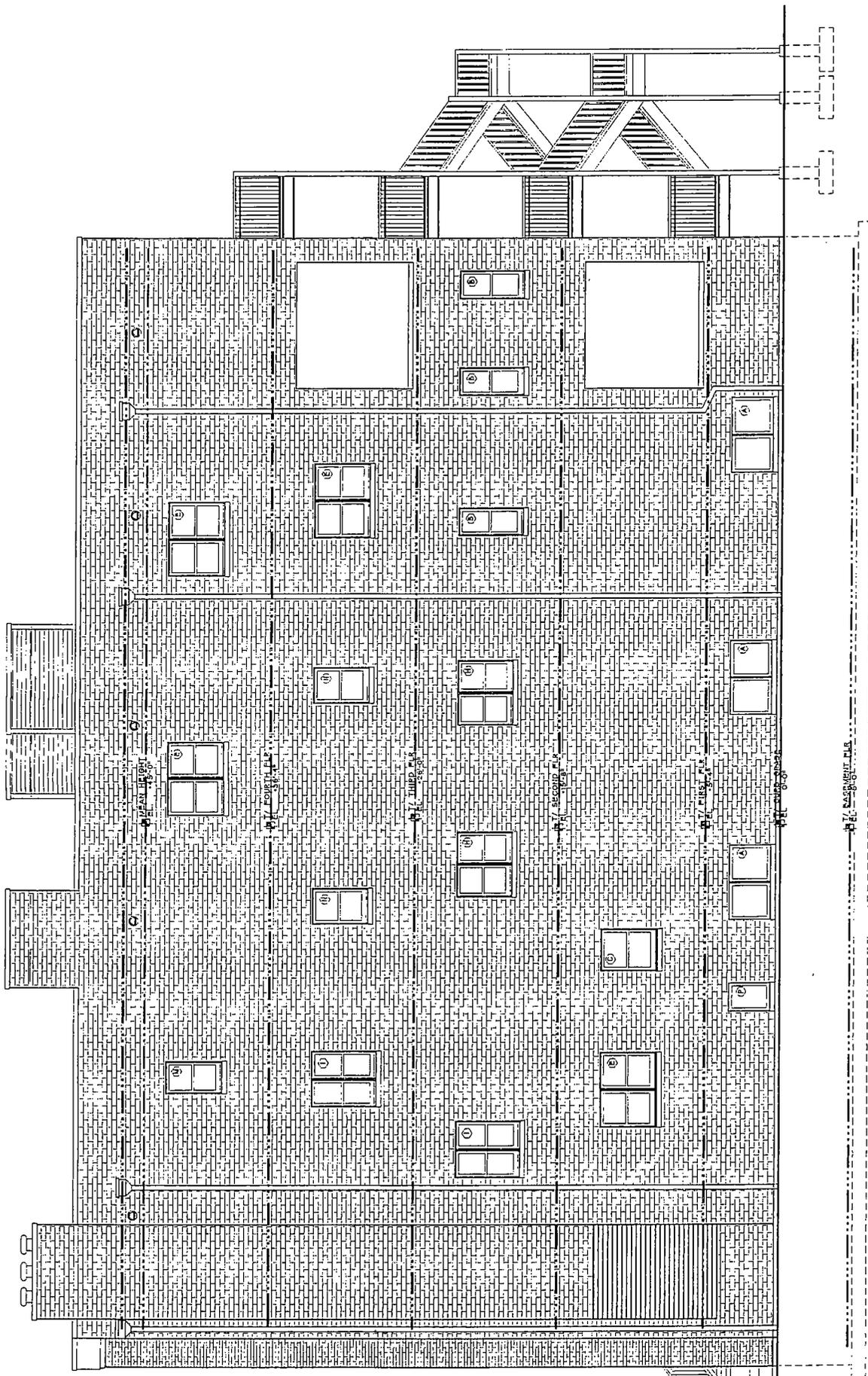
4 FRONT ELEVATION
SCALE 1/4" = 1'-0"

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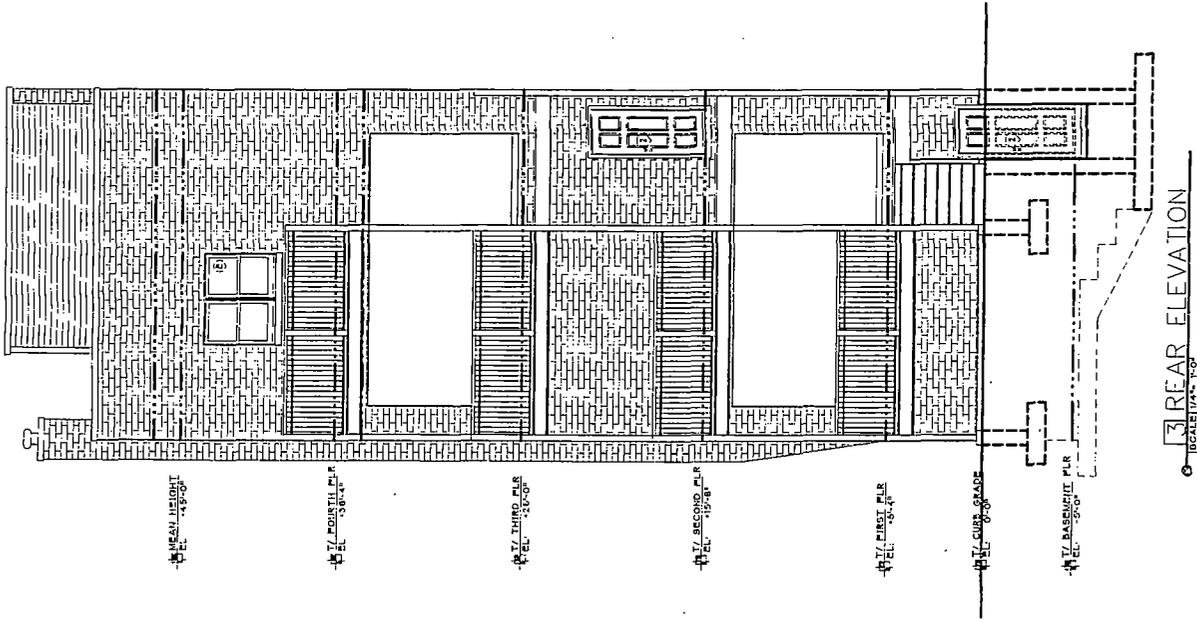


1 LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



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RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



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