



City of Chicago



SO2020-4543

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1512 W Ohio St - App No. 20505T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for publication

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 the RS-3 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 125 feet west of and parallel to North Armour Street; West Ohio Street; and a line 150 feet west of and parallel to North Armour Street,

to those of an RM-4.5 Residential Multi-Unit District and a corresponding uses 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: 1512 West Ohio Street

17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE & PLANS*
1512 West Ohio Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 3,125 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject site. The existing *non-conforming* and vacant structures will be razed. The new building will feature three (3) dwelling units, located on and between the basement thru 4th Floors. There will be off-street parking for three (3) vehicles located in a detached garage, at the rear of the site. The new building will be masonry in construction and measure 44 feet-11 inches in height.

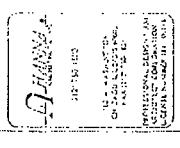
- (A) The Project's Floor Area Ratio: 5,312 square feet (1.7 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units/1,042 square feet
- (C) The amount of off-street parking: 3 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 7 feet-11 inches
 - b. Rear Setback: 37 feet-6 inches
 - c. Side Setbacks:
 - East: 3 feet-0 inches
 - West: 2 feet-0 inches
- (E) Building Height: 44 feet-11 inches

SETBACK CALCULATION COMPLIANCE STATEMENT
 OF THE PROJECT AT THE FOLLOWING ADDRESS:
 1018 LEGG AVENUE, CHICAGO, ILLINOIS 60614
 APPROVED: [Signature] DATE: 11/21/07

2018 LEGG ENERGY EFFICIENCY
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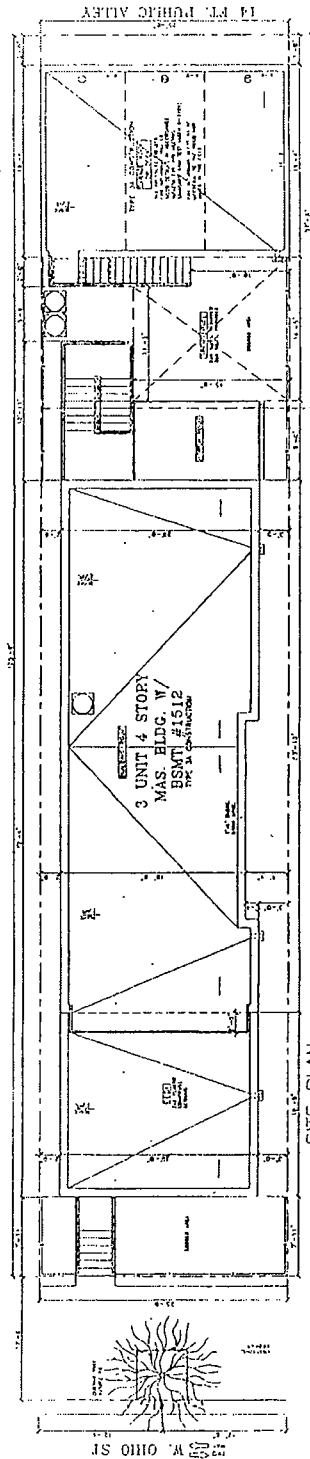
ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
 OF THE PROJECT AT THE FOLLOWING ADDRESS:
 1018 LEGG AVENUE, CHICAGO, ILLINOIS 60614
 APPROVED: [Signature] DATE: 11/21/07

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
 OF THE PROJECT AT THE FOLLOWING ADDRESS:
 1018 LEGG AVENUE, CHICAGO, ILLINOIS 60614
 APPROVED: [Signature] DATE: 11/21/07
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NO. 1018 LEGG AVENUE
 CHICAGO, ILLINOIS 60614
 [Other project information]

Final for Publication



SITE PLAN
 SCALE: 1/8" = 1'-0"

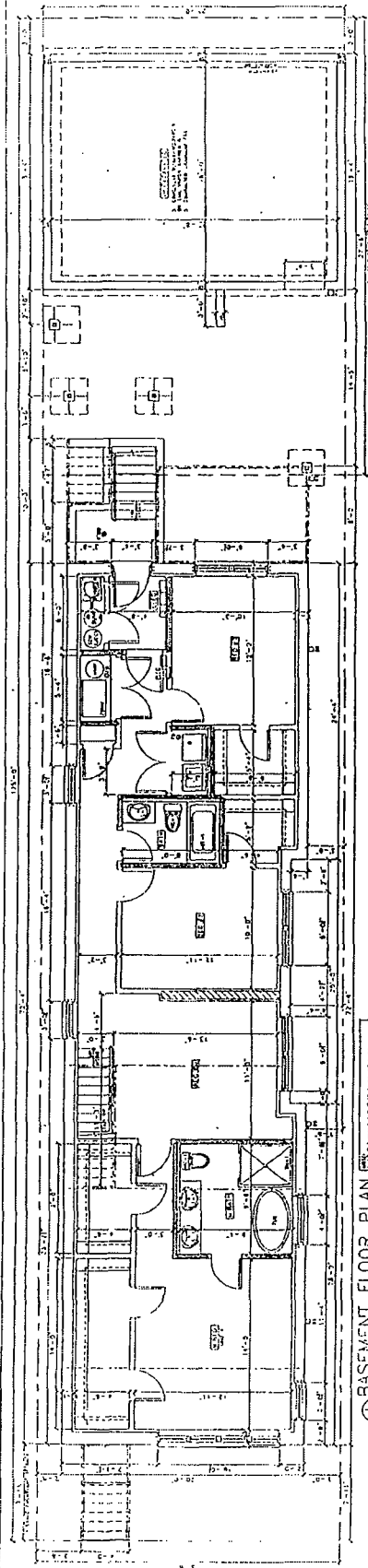
1018 LEGG AVENUE, CHICAGO, ILLINOIS 60614
 2018 ELECTRICAL CODE ADDRESS 10 - THIS PROJECT
 Q MINIMA ARCHITECTS, INC. 2018

PLANNING
 1015 WASHINGTON
 1000 F STREET, N.W.
 WASHINGTON, D.C. 20004
 ARCHITECTS

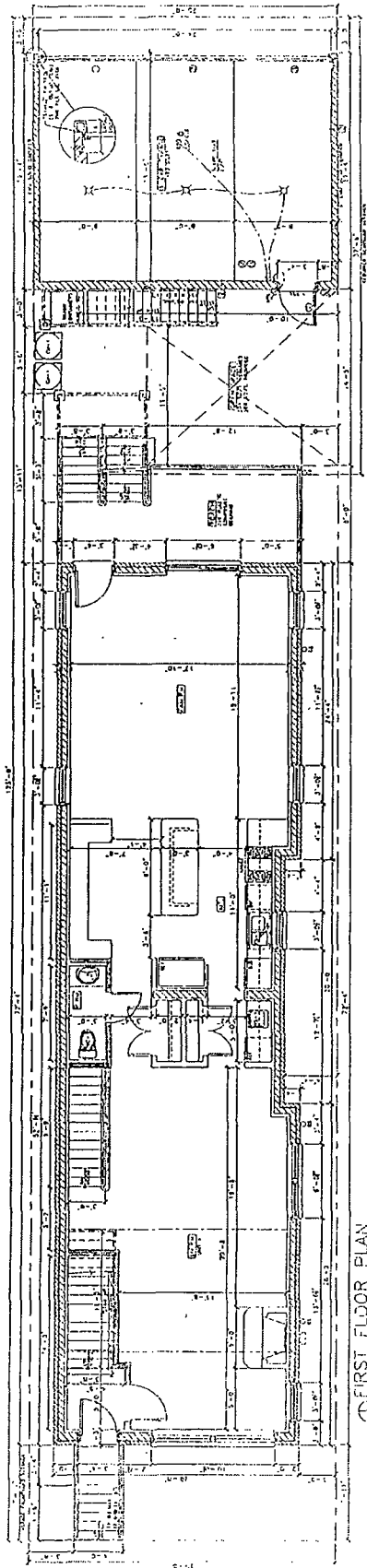
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 SHEET NO. 100-100-100
 DATE 10-10-10



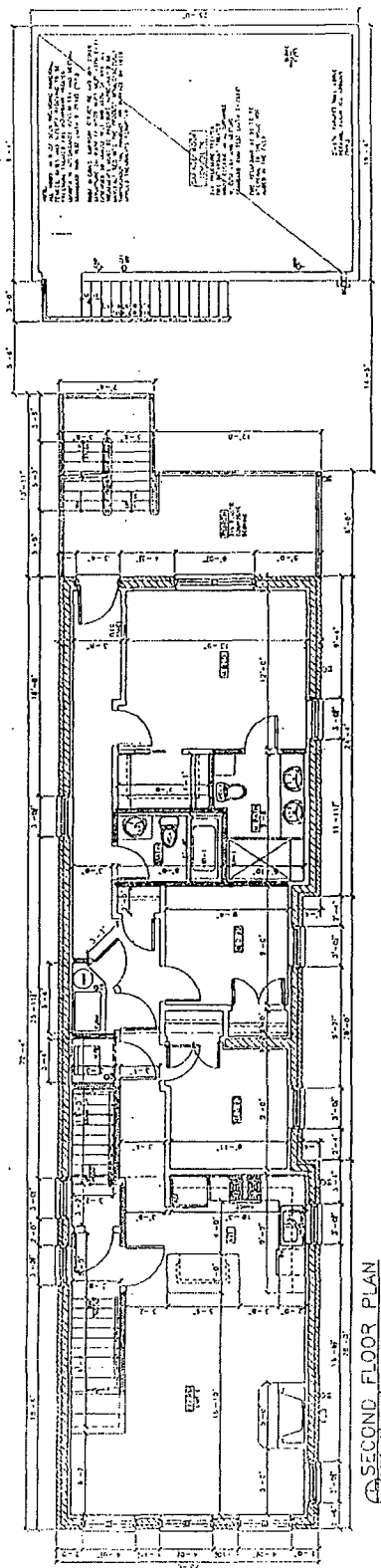
PROFESSIONAL ARCHITECT
 STATE OF MARYLAND
 LICENSE NO. 100-100-100
 EXPIRES 10-10-10



BASMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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 SHEET NO. 100-100-100

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ANNAL
 2711 23rd Ave.
 112th W. 170th St.
 Chardon, Ohio 44024
 (419) 285-1111
 FAX (419) 285-1112
 ANNAL ARCHITECTS, INC.
 ARCHITECTS

PROJECT NO. 100-100-100
 SHEET NO. 100-100-100
 DATE 10-10-10

OWNER: 100-100-100
 PROJECT: 100-100-100
 ADDRESS: 100-100-100
 CITY: 100-100-100
 STATE: 100-100-100
 ZIP: 100-100-100

PROJECT NO. 100-100-100
 SHEET NO. 100-100-100
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OWNER: 100-100-100
 PROJECT: 100-100-100
 ADDRESS: 100-100-100
 CITY: 100-100-100
 STATE: 100-100-100
 ZIP: 100-100-100

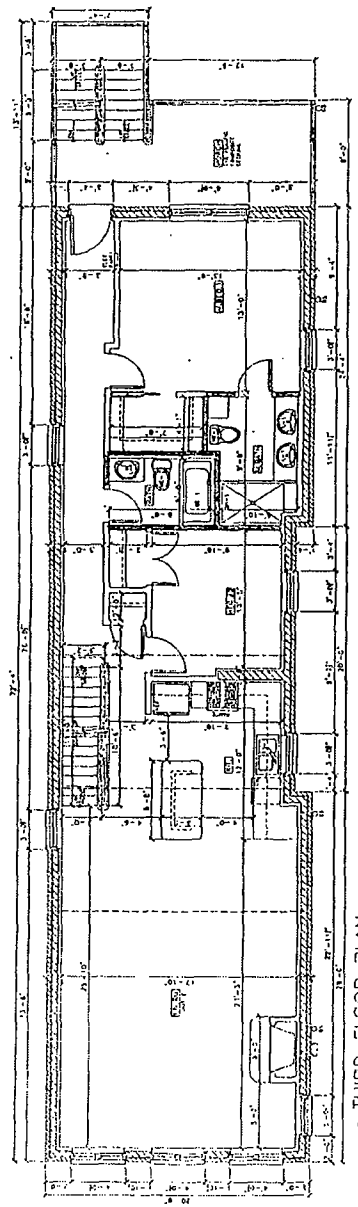
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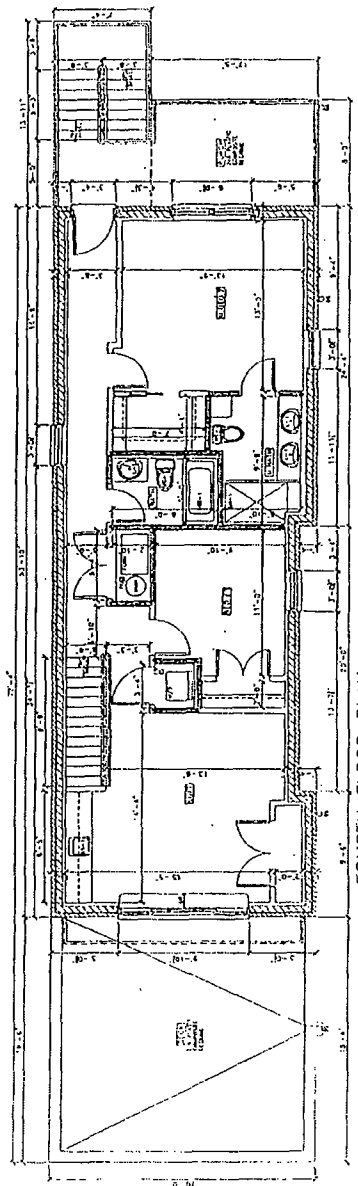
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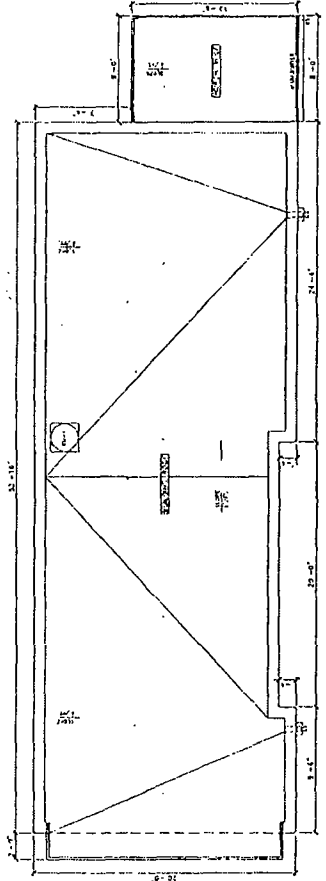
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 SHEET NO. 100-100-100
 DATE 10-10-10



⊕ THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



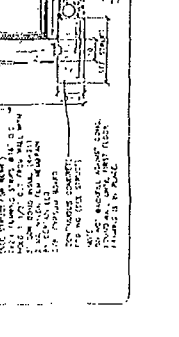
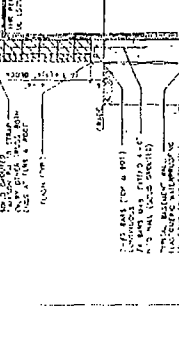
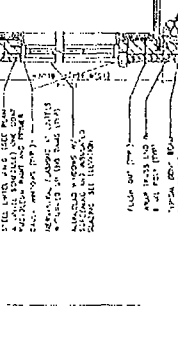
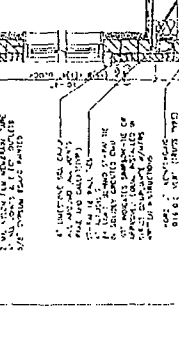
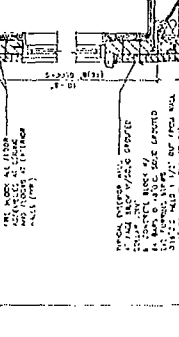
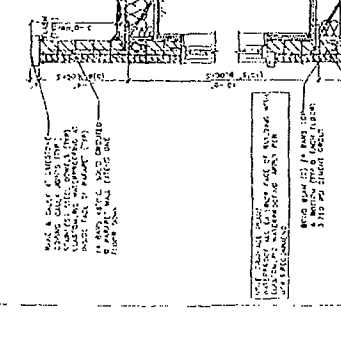
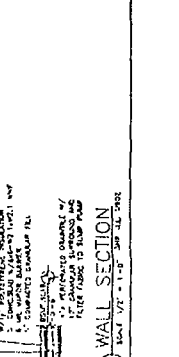
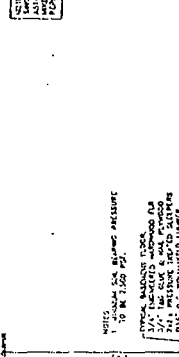
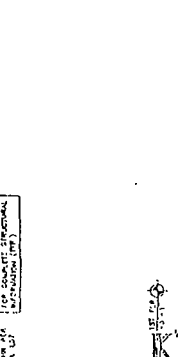
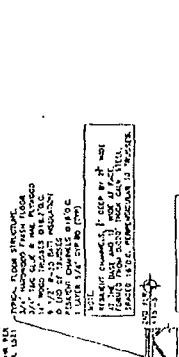
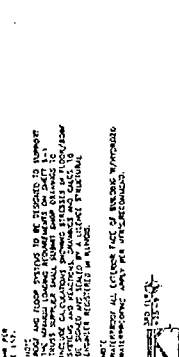
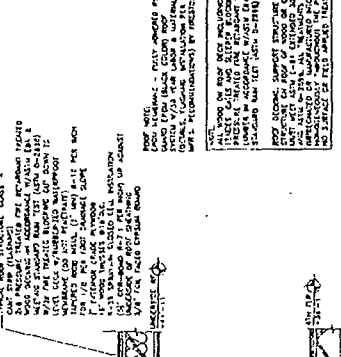
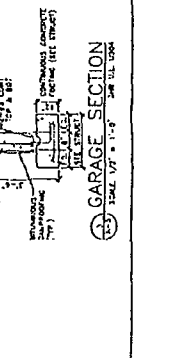
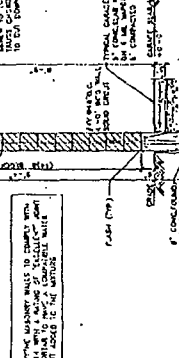
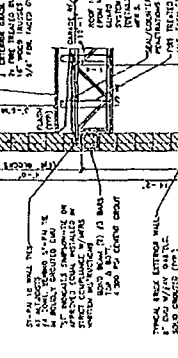
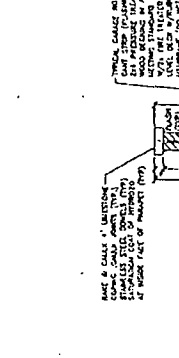
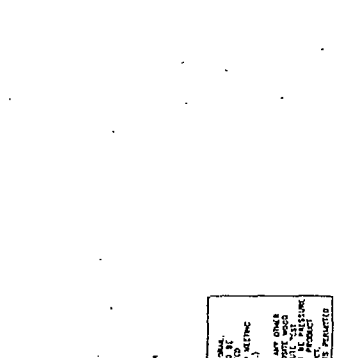
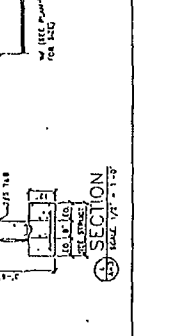
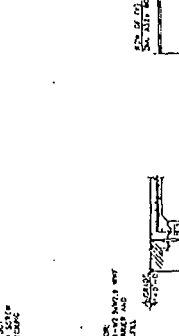
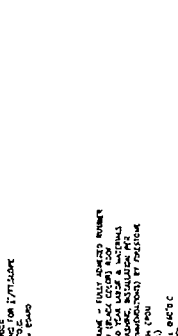
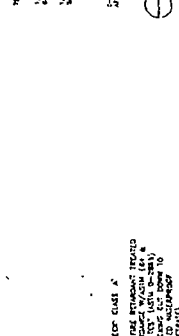
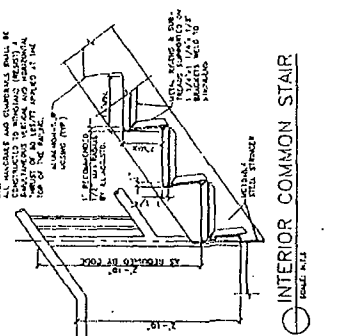
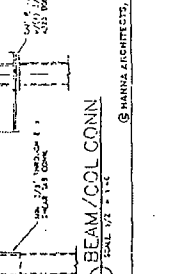
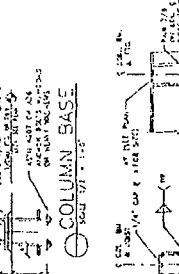
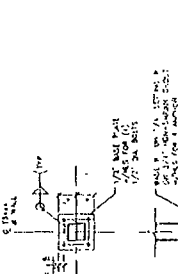
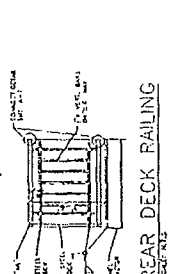
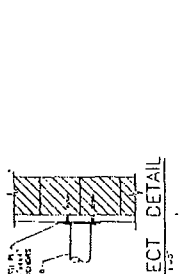
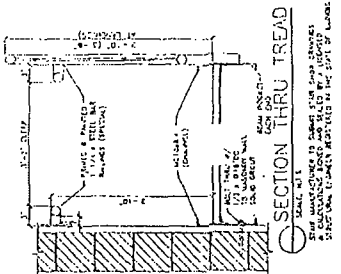
⊕ FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



⊕ ROOF PLAN
 SCALE: 1/8" = 1'-0"

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ALL WALLS AND CURTAINS SHALL BE CONSIDERED AS PERMANENT UNLESS OTHERWISE NOTED. REINFORCEMENT SHALL BE PLACED AS SHOWN AT THE TOP OF THE WALLS UNLESS OTHERWISE NOTED.

POOR MATERIALS - POLYMER CONCRETE SHALL NOT BE USED. ALL REINFORCEMENT SHALL BE 60,000 PSI YIELD STRENGTH STEEL UNLESS OTHERWISE NOTED. ALL REINFORCEMENT SHALL BE PLACED AS SHOWN AT THE TOP OF THE WALLS UNLESS OTHERWISE NOTED.

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