



City of Chicago



SO2015-5317

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1609 W Ohio St - App No. 18440T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18440 TI
INTRO DATE:
JULY 29, 2015

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 RS3 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 55.75 feet west of and parallel to North Ashland Avenue; the alley next south of and parallel to West Ohio Street; and a line 80 feet west of and parallel to North Ashland Avenue,

to those of a B2-2 Neighborhood Mixed-Use 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.

WAB # 9AM
WARD # 9AM
FILE #

Common Address of Property: 1609 West Ohio Street

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis
1609 West Ohio Street, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

Lot Area: 2,485.625 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) single-family residence. The proposed new building will have a rooftop deck and an enclosed roof access (stairwell). There will also be a new detached (two-car) garage, with rooftop deck, at the rear of the property. The new building will be masonry in construction and measure 37'-10" in height.

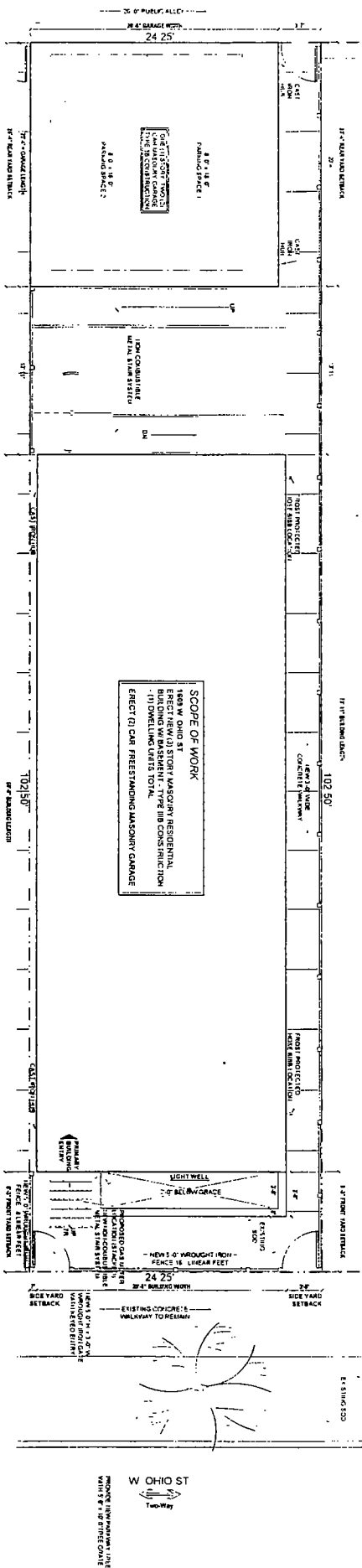
- (a) The Project's Floor Area Ratio:
3,720 square feet (1.49 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):
1 dwelling unit (2,485.625 square feet)
- (c) The amount of off-street parking:
2 parking spaces
- (d) Setbacks:
 - a. Front Setback: 8'-3"
 - b. Rear Setback: 20'-4"
(The Applicant will be seeking a Variation in order to permit the location of stairs to access the proposed rooftop garage deck.)
 - c. Side Setbacks:
East: 0'-0"
West: 3'-0"
- (e) Building Height:
37'-10"

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***17-13-0303-C(2) Plans Attached.**

1609 WEST OHIO ST.

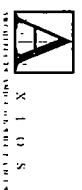
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1 SITE PLAN
CS1.0

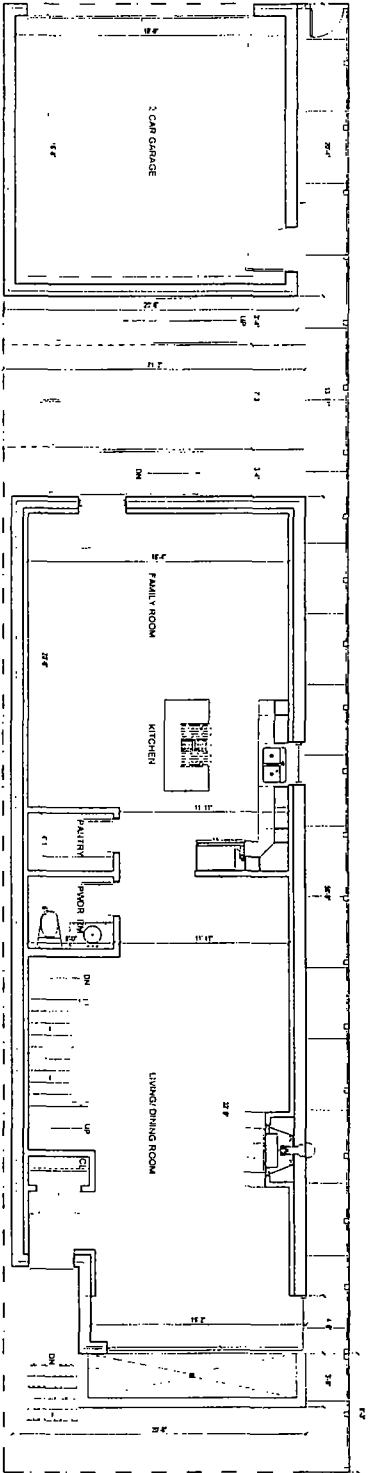
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7	10/15/10	ISSUED FOR PERMITS	CS1.0	
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1609 W. Ohio St.
Chicago, Illinois

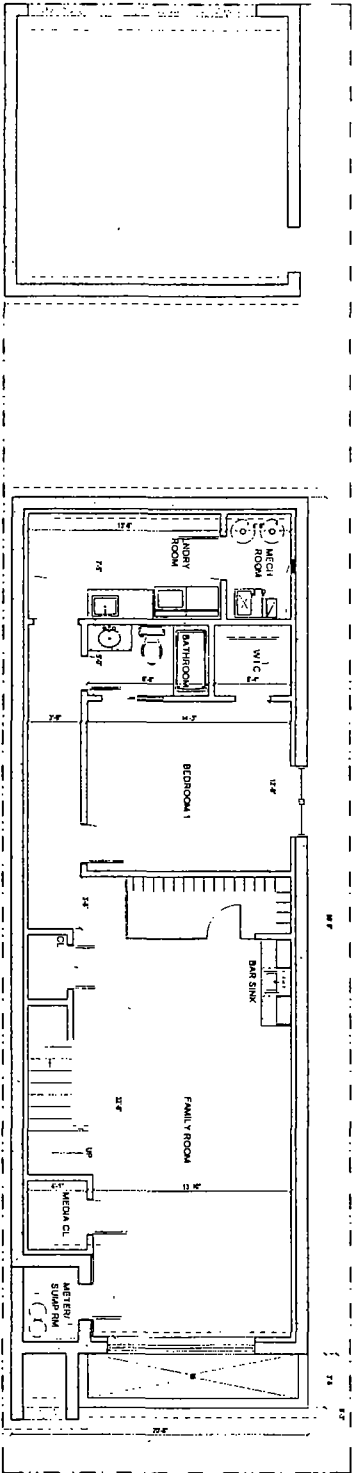


STATE OF ILLINOIS
ARCHITECT
X I O S
1609 WEST OHIO ST.
CHICAGO, ILLINOIS 60612

PROJECT NO. CS1.0
DATE: 10/15/10
DRAWN BY: CS1.0
CHECKED BY: CS1.0
COVER SHEET
CS1.0



2 FIRST FLOOR PLAN



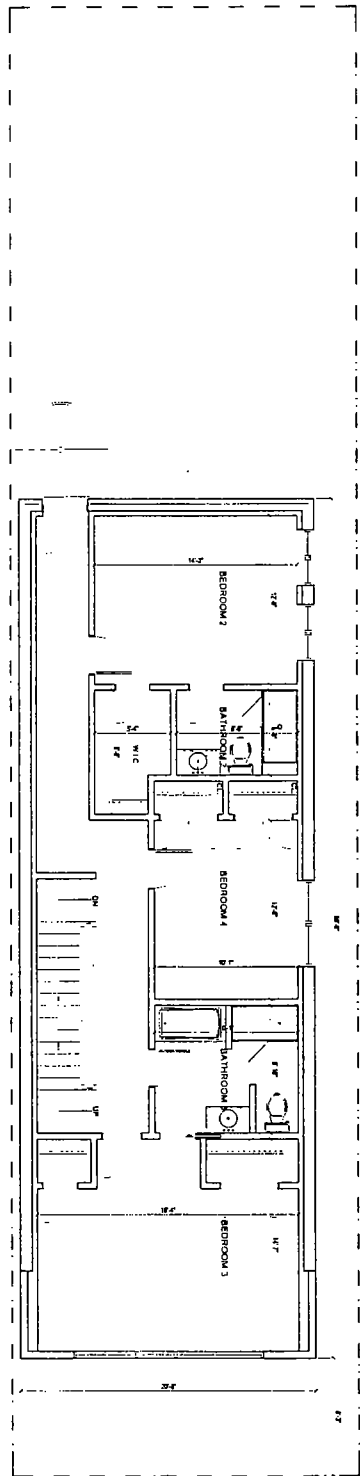
1 BASEMENT PLAN



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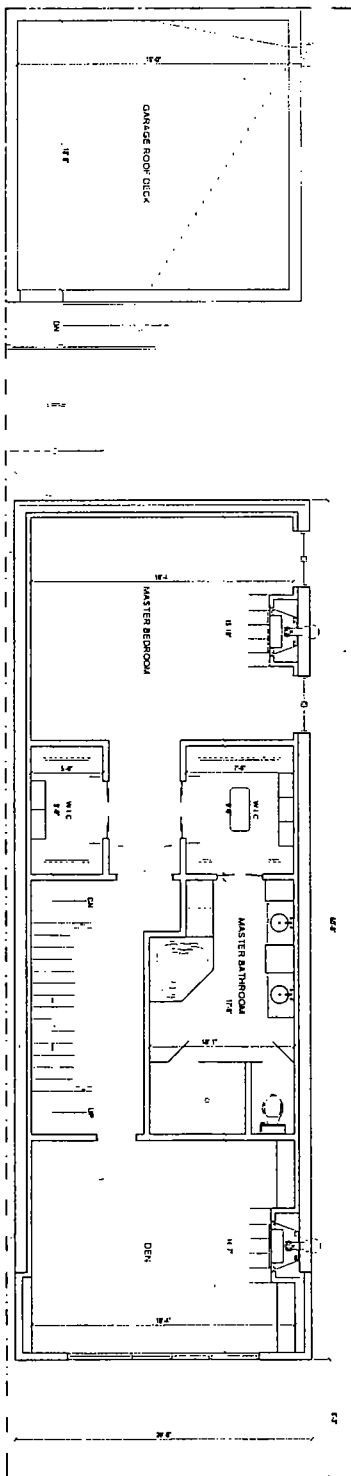
<p>1609 W. Ohio St. Chicago, Illinois</p>		<p>X I T S ARCHITECTS 120 N. LAUREL ST. CHICAGO, ILL. 60610 TEL. (312) 427-1100 FAX (312) 427-1101</p>	<p>STATE OF ILLINOIS REGISTERED ARCHITECT NO. 0021595 EXPIRES 11/30/2018</p>	<p>PROJECT NO. BDR 515 DATE 01/01</p>
<p>BASEMENT FLOOR PLAN FIRST FLOOR PLAN</p>				



2. THIRD FLOOR PLAN
ATT. 301-11-112



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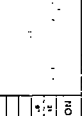
1. SECOND FLOOR PLAN
ATT. 301-11-111



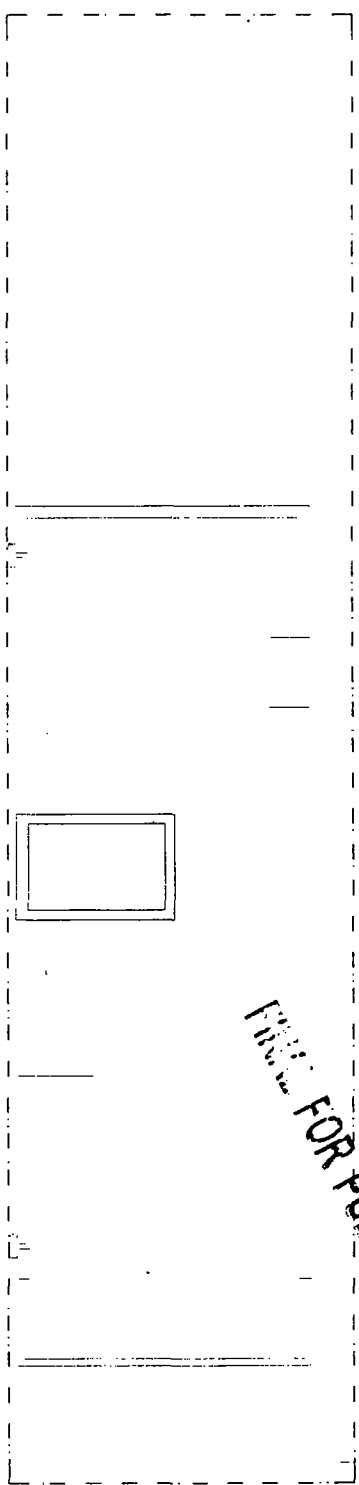
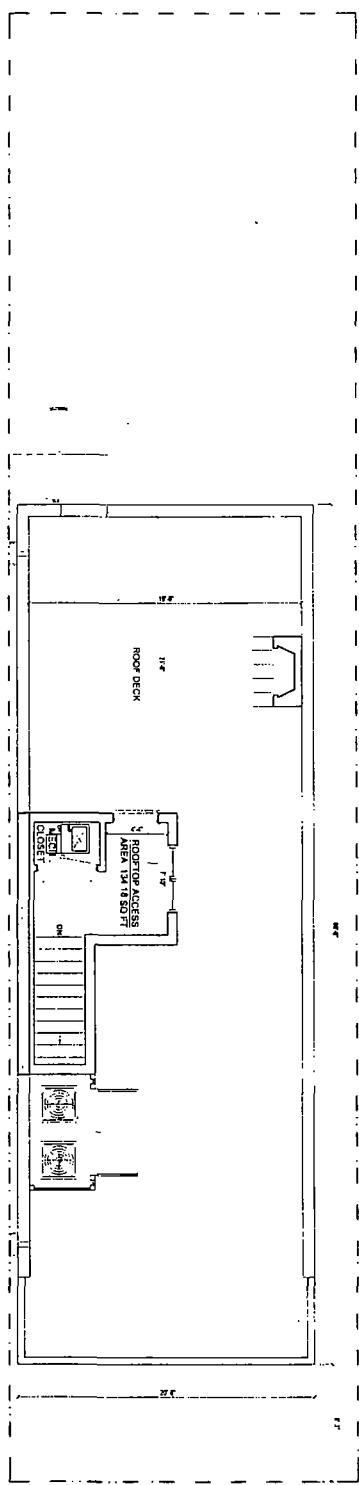
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SHEET		1609 W. OHIO ST.		CHICAGO, ILLINOIS		1609 W. OHIO ST.		A1.1	

NO. COMMENTS		NO. REVISIONS		NO. REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PROJECT
**1609 W. Ohio St.
Chicago, Illinois**



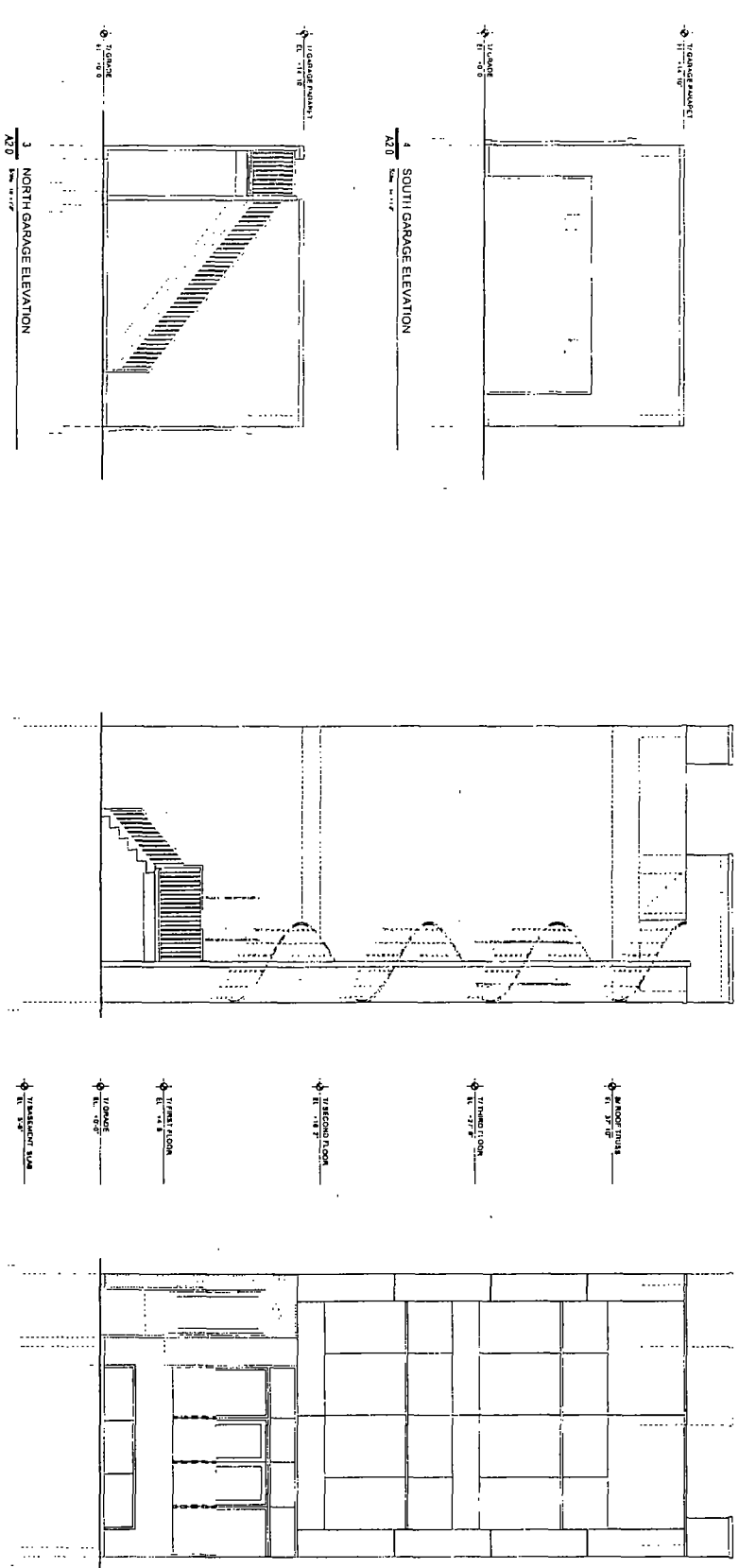
MECH. ROOF PLAN
A12



FINAL FOR PUBLICATION

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ISSUE NO: _____
A12

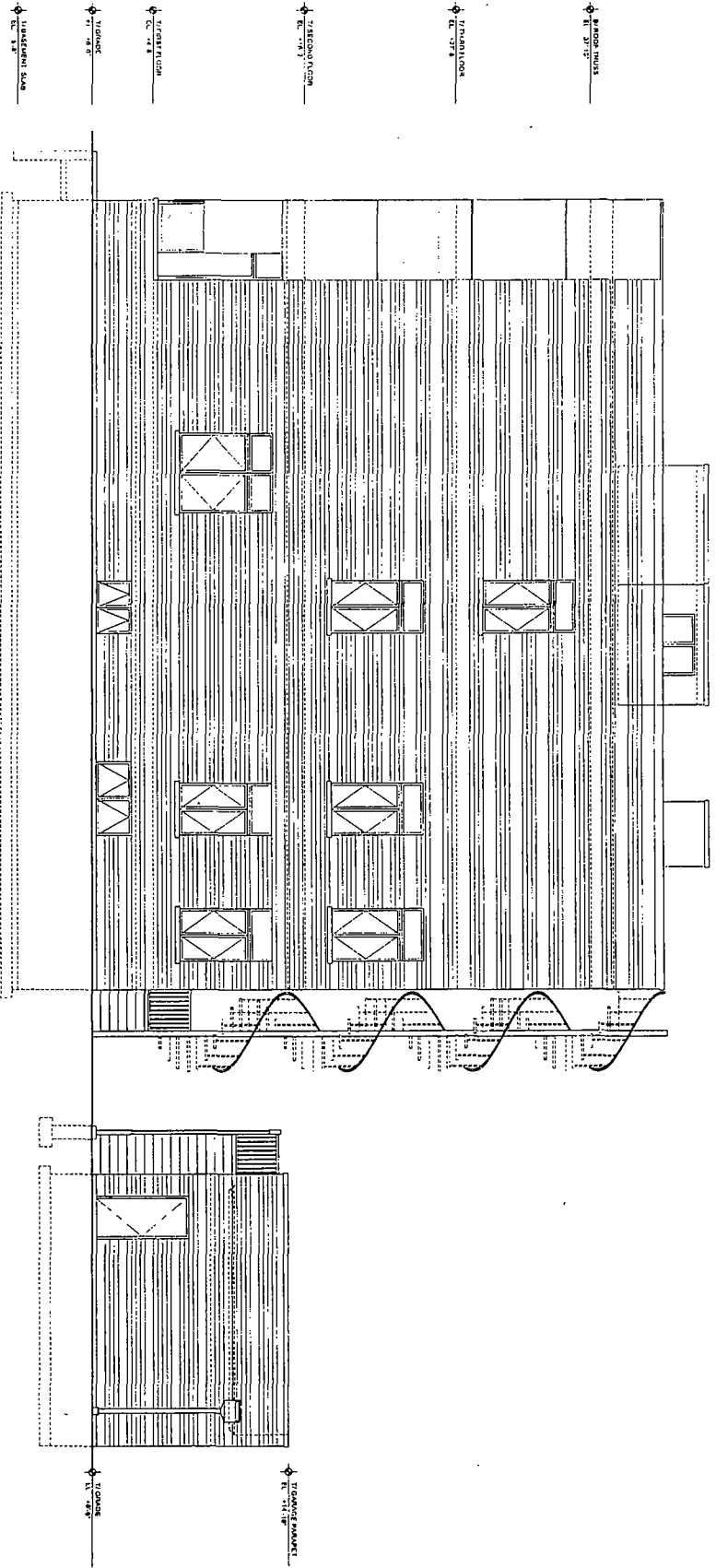
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CONTRACTOR CHICAGO GARAGE ELEVATIONS		QUANTITY LIST CHICAGO GARAGE ELEVATIONS		NO. DATE NO. 10/10/10 NO. 10/10/10		DESCRIPTION CHICAGO GARAGE ELEVATIONS		PROJECT 1609 W. Ohio St. Chicago, Illinois		ARCHITECT X I O S ARCHITECTS AND INTERIORS 1609 W. OHIO ST. CHICAGO, ILL. 60641 TEL: 312.329.1100 FAX: 312.329.1101		HILL & KOSMINSKA ARCHITECTS 1609 W. OHIO ST. CHICAGO, ILL. 60641 TEL: 312.329.1100 FAX: 312.329.1101		PROJECT NO. NORTH ELEVATION SOUTH ELEVATION GARAGE ELEVATIONS		BOX 515 10/10/10	
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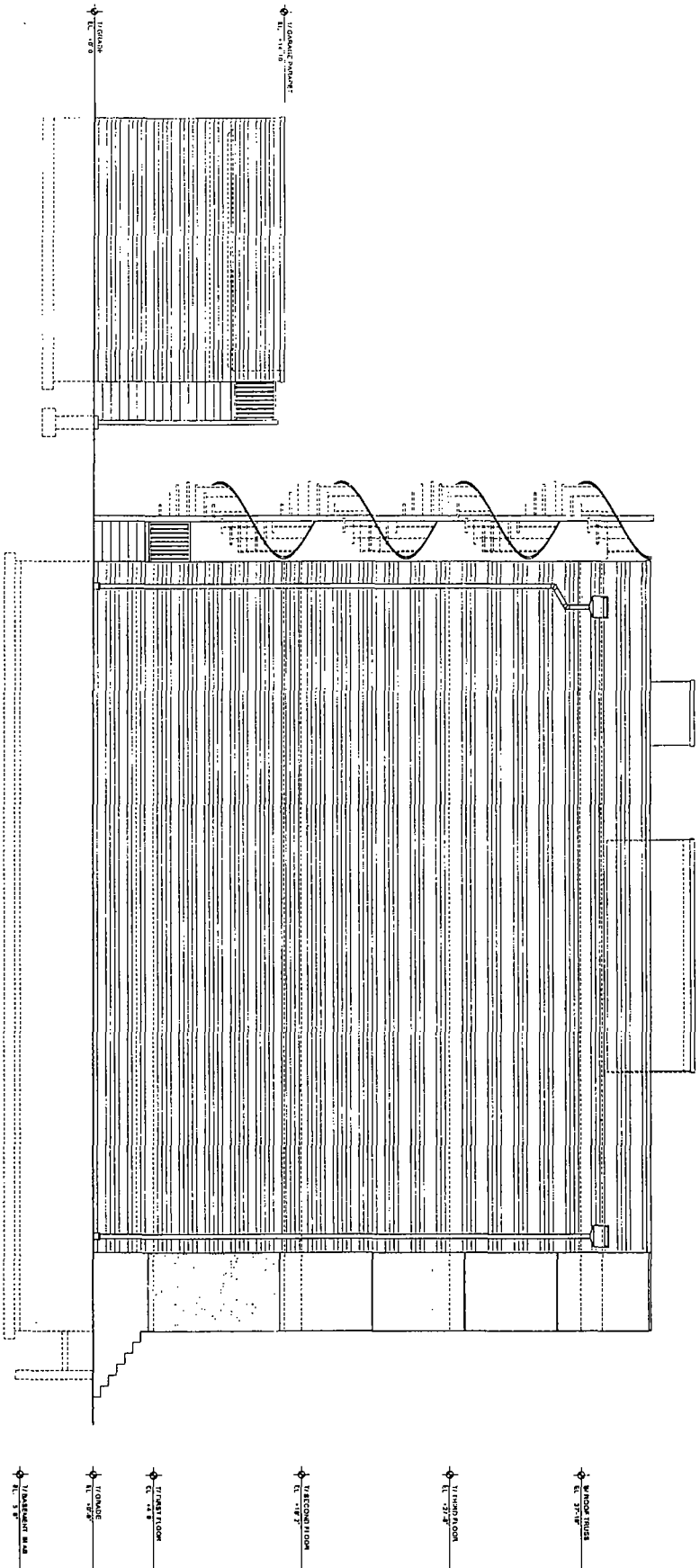
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1 WEST ELEVATION

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<p>OWNER'S RECORD</p> <p>DATE OF ISSUE: 11/18/2018 PROJECT NO.: 1609 OHIO ST. SHEET NO.: A2.1</p>							
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<p>PROJECT</p> <p>1609 W. Ohio St. Chicago, Illinois</p>							
<p>ARCHITECT</p> <p>XIOS ARCHITECTS AND CONSULTANTS LARRY M. LEMMON 1818 W. WASHINGTON CHICAGO, IL 60612 PH: 312.264.2000</p>							
<p>BILL G. KOKALINS ARCHITECT LICENSE NO. 0000000000 EXPIRES 11/18/2018</p>							
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<p>BOOK 515 SHEET A2.1</p>							

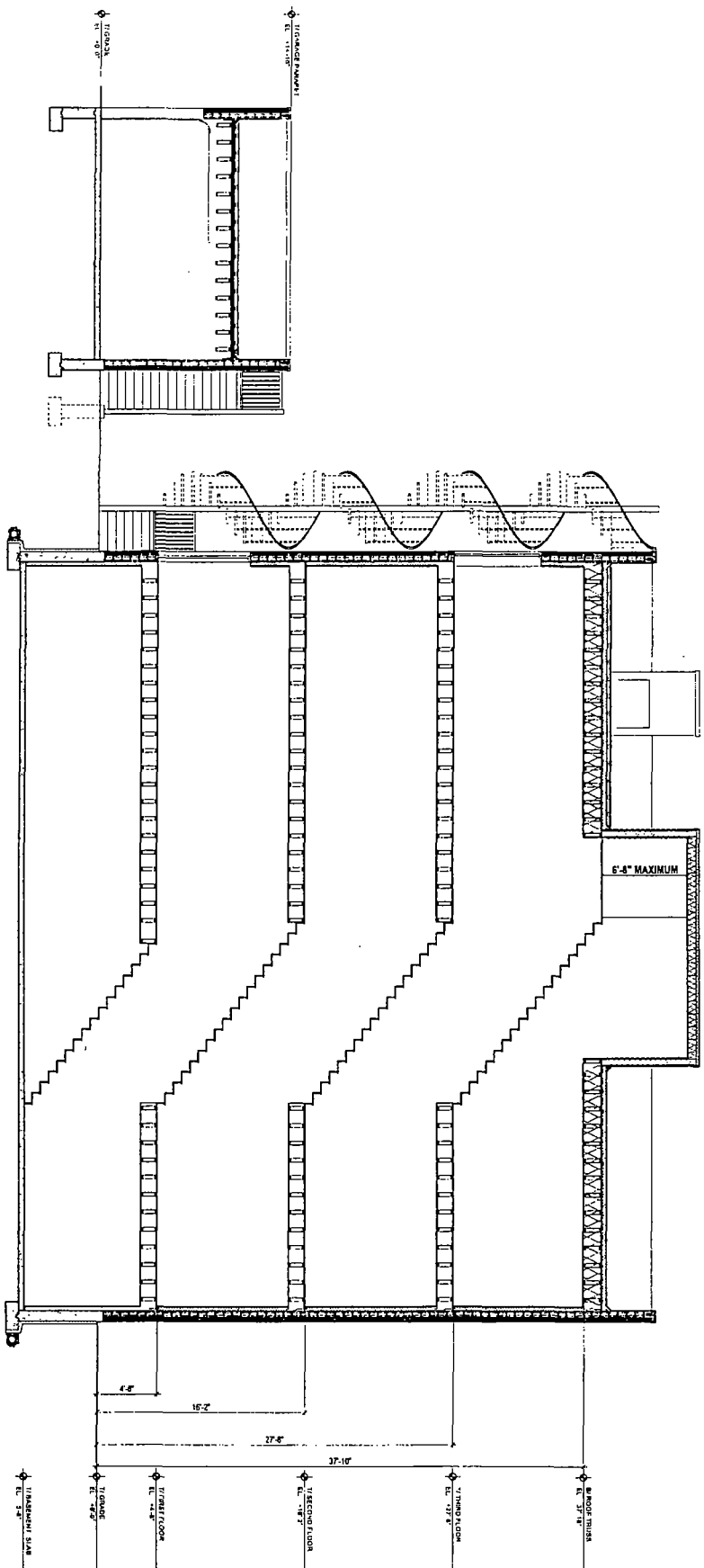
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1 EAST ELEVATION
A2.2

<p>CONTRACT NO. 11-11-1111 PROJECT NO. 11-11-1111 SHEET NO. A2.2</p>		<p>OWNER'S NAME PROJECT 1609 W. Ohio St. Chicago, Illinois</p>		<p>DATE 11/11/11</p>		<p>NO. 11-11-1111</p>	
<p>ARCHITECT X I O S ARCHITECTS AND CONSULTANTS 200 N. W. 11th St. CHICAGO, IL 60601 PH 312.111.1111</p>		<p>REGISTERED ARCHITECT BILL Q. KOKALIS LICENSE NO. 001-019548 EXPIRES 11/30/11</p>		<p>PROJECT NO. SHEET NO. EAST ELEVATION</p>		<p>DATE 11/11/11</p>	
<p>SCALE A2.2</p>		<p>PROJECT NO. SHEET NO. EAST ELEVATION</p>		<p>DATE 11/11/11</p>		<p>NO. 11-11-1111</p>	

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1 BUILDING SECTION
A3.0

<p>OWNER'S REVIEW</p> <p>THIS ARCHITECTURAL SET IS APPROVED FOR THE RECORDATION OF THE CITY OF CHICAGO AND THE COUNTY OF COOK, ILLINOIS, BY THE SIGNATURE OF THE ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE. THIS SET IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</p> <p>APPROVED BY: _____ DATE: _____</p> <p>PROJECT NO.: _____</p>		<p>NO. DATE DESCRIPTION</p> <p>11 11/15/2011 Preliminary</p> <p>12 08/20/2012 Working</p>	
<p>1609 W. Ohio St. Chicago, Illinois</p>		<p>PROJECT</p>	
<p>X I O S ARCHITECTS AND CONSULTANTS 181 N. Wabash Chicago, IL 60601 PH: 312.329.1111 FX: 312.329.1111</p>		<p>BILL G. KOKALIAS ARCHITECT ILLINOIS ARCHITECTS BOARD NO. 001-00864 EXPIRES 11/30/2018</p>	
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