



# City of Chicago



SO2019-1353

Office of the City Clerk

## Document Tracking Sheet

|                                 |  |
|---------------------------------|--|
| <b>Meeting Date:</b>            | 3/13/2019  |
| <b>Sponsor(s):</b>              | Misc. Transmittal  |
| <b>Type:</b>                    | Ordinance  |
| <b>Title:</b>                   | Zoning Reclassification Map No. 1-G at 1474 W Ohio St -<br>App No. 19968T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                      |

## 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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 1-G in the area bounded by:**

**The public alley next north of and parallel to West Ohio Street; a line 75 feet east of and parallel to North Armour Street; West Ohio Street; a line 50 feet east of and parallel to North Armour Street.**

**To those of a RM4.5 Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1474 West Ohio Street, Chicago**

## NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1474 WEST OHIO STREET, CHICAGO IL

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three-story, three dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance

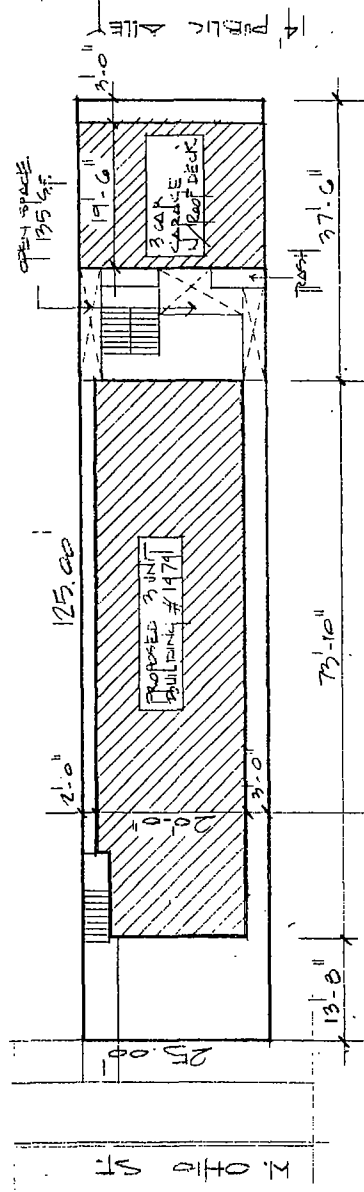
|                      |   |
|----------------------|---|
| Project Description: | Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District         |
| Use:                 | Residential Building with 3 Dwelling Units  |
| Floor Area Ratio:    | 1.4   |
| Lot Area:            | 3,125 Square Feet   |
| Building Floor Area: | 4,380 Square Feet   |
| Density:             | 1,041 Square Feet per Dwelling Unit   |
| Off- Street parking: | Parking spaces: 3   |
| Set Backs:           | Front: 13 Feet and 8 Inches<br>West Side: 2 Feet / East Side: 3 Feet<br>Rear: 3 Feet *<br>Rear Yard Open Space: 135 Square Feet |
| Building height:     | 37 Feet 11 Inches   |

\* Will file for a variation if needed.



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LICENSE NUMBER 184-001485

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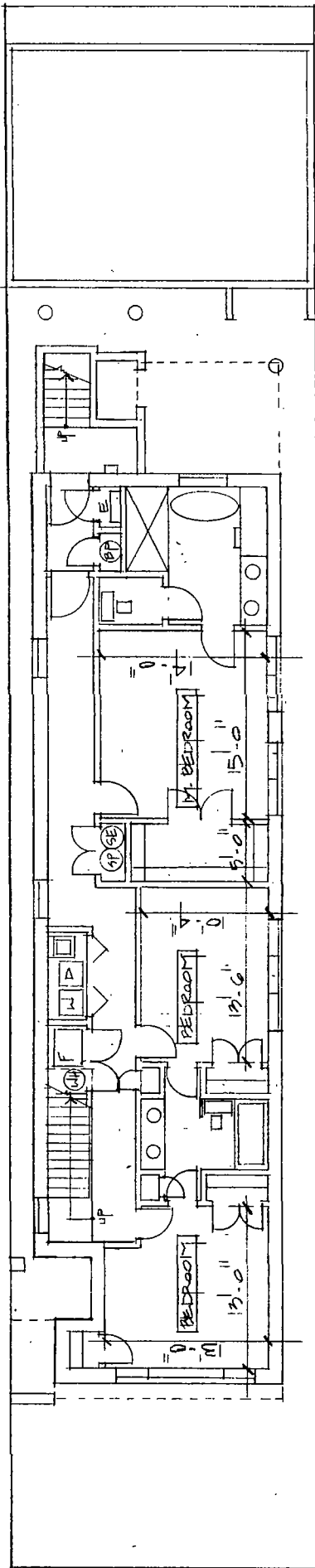


⊕ SITE PLAN  
1/8" = 1'-0"



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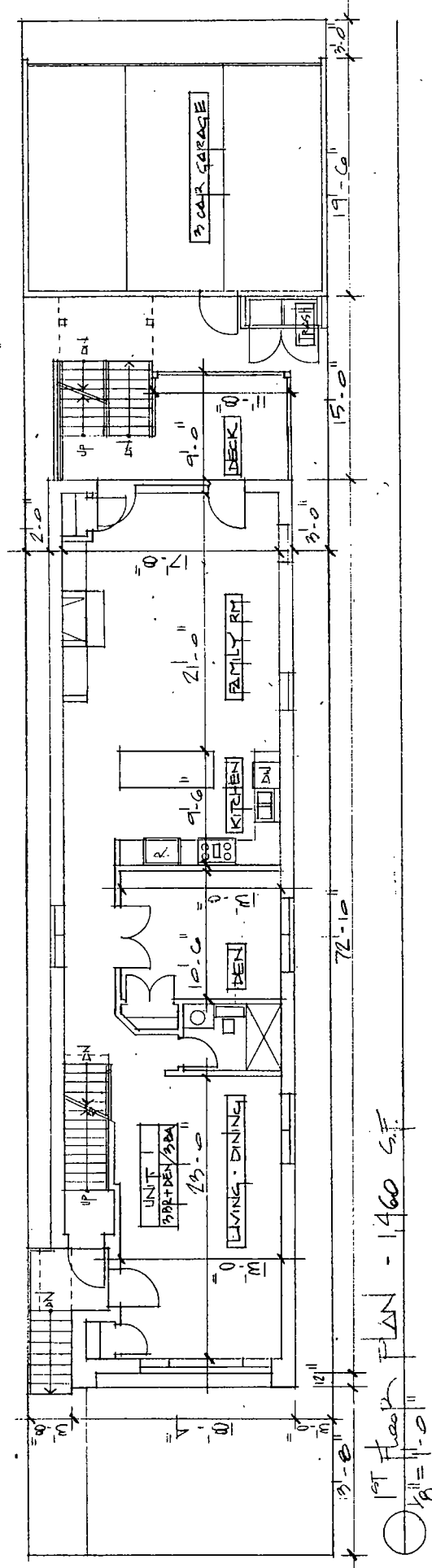


⊙ BASEMENT Floor PLAN  
1/8" = 1'-0"



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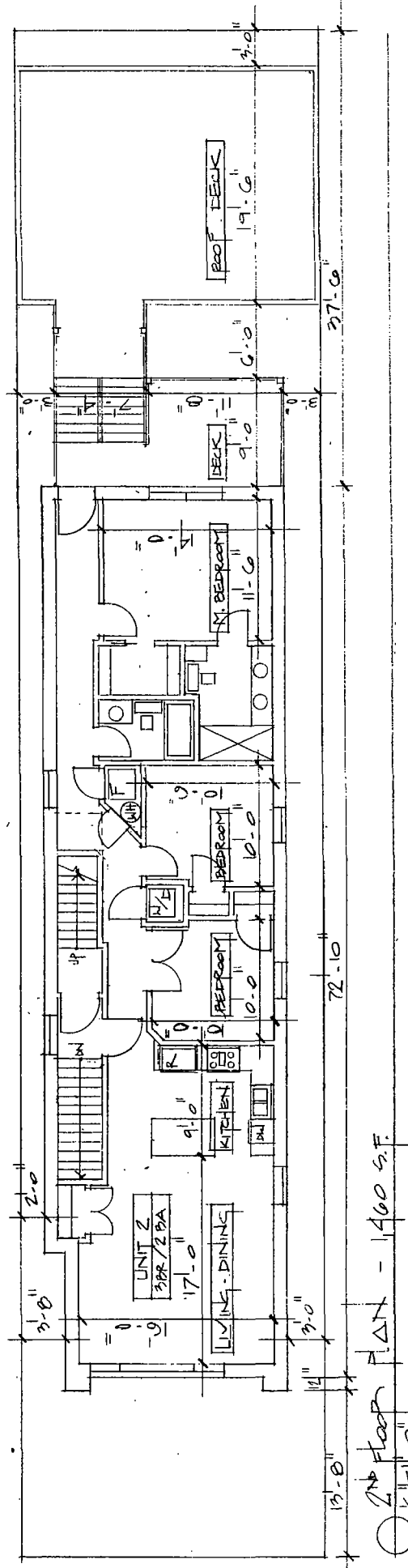
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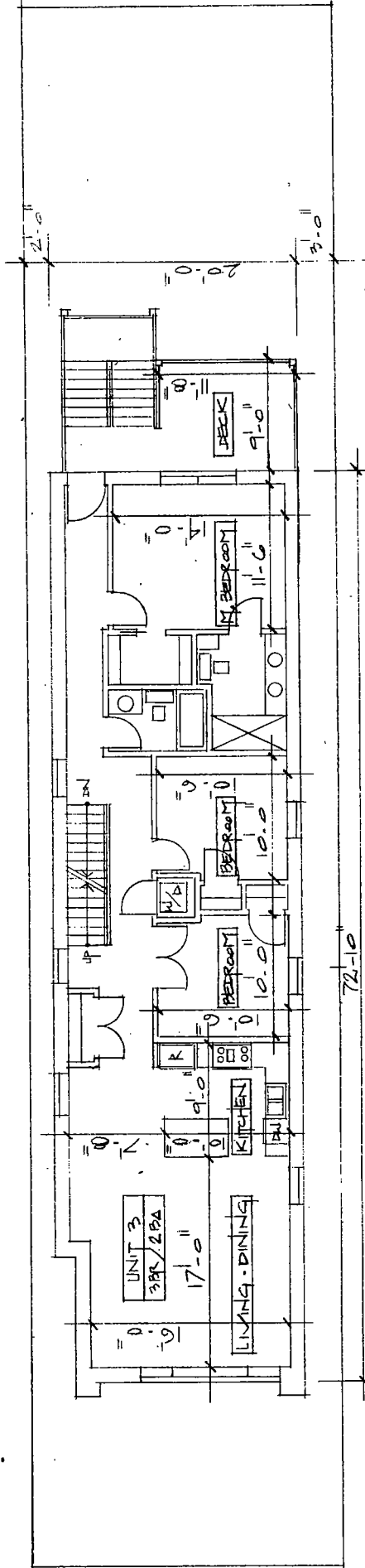
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3<sup>RD</sup> Floor Plan - 1,460 G.F.  
1/8" = 1'-0"

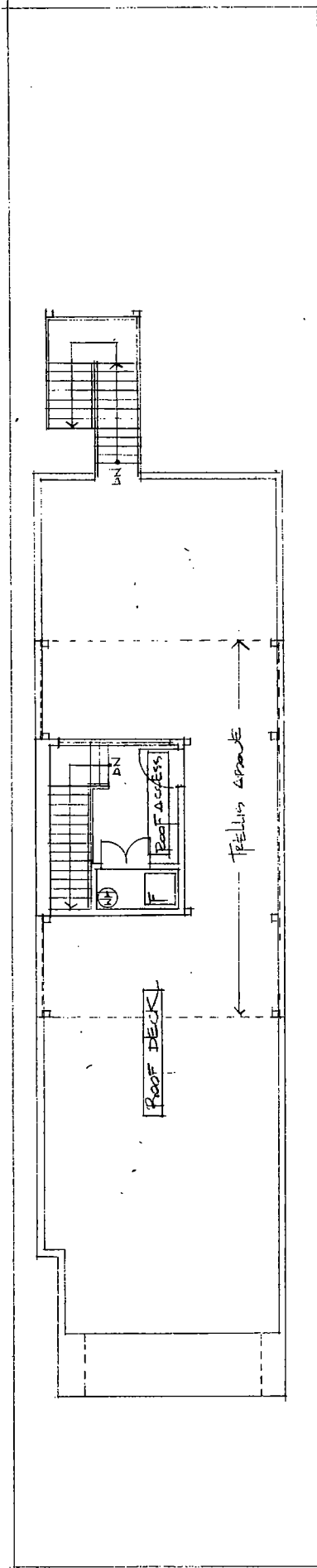




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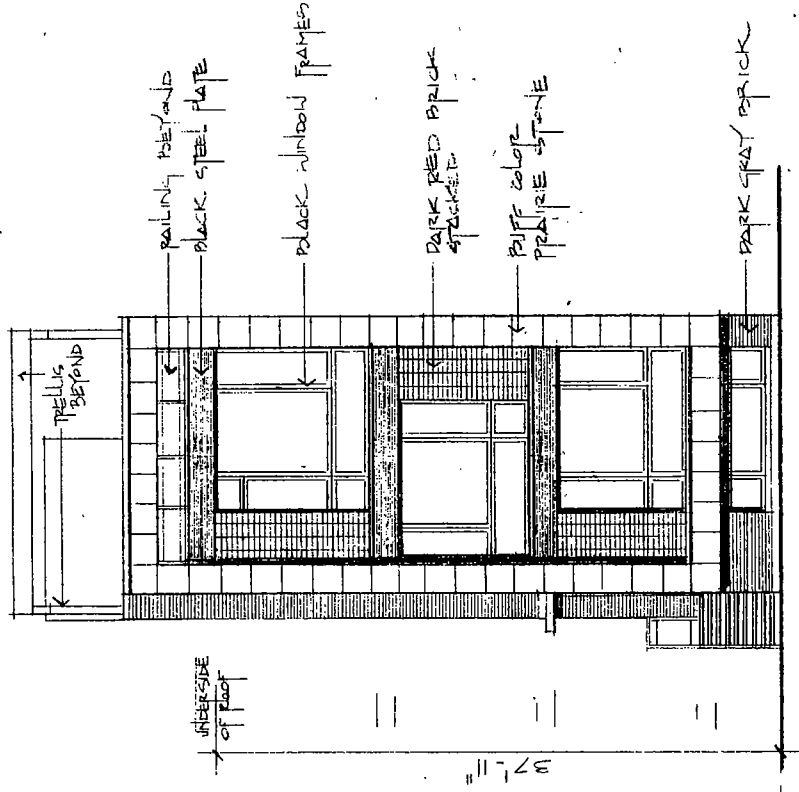


○ Roof Plan  
1/8" = 1'-0"



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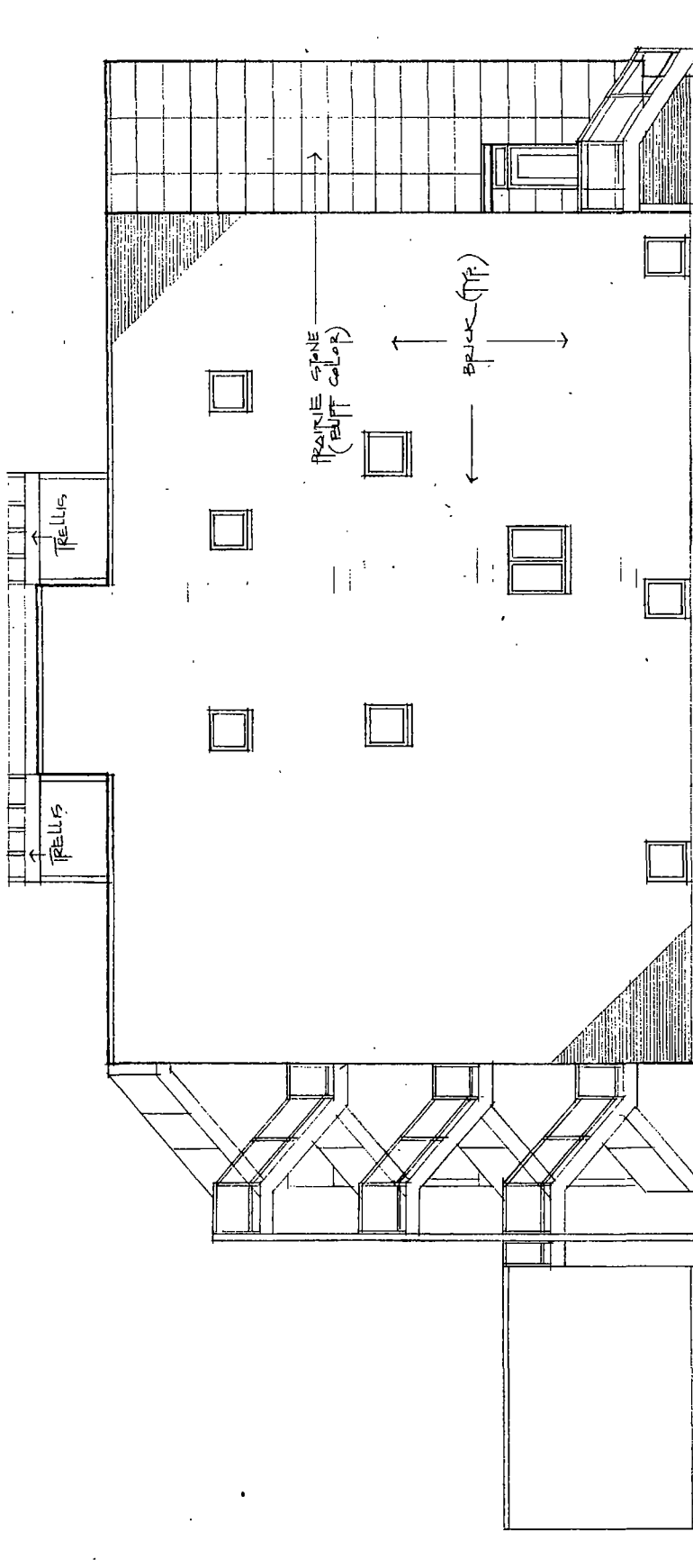


FRONT ELEVATION  
1/8" = 1'-0"



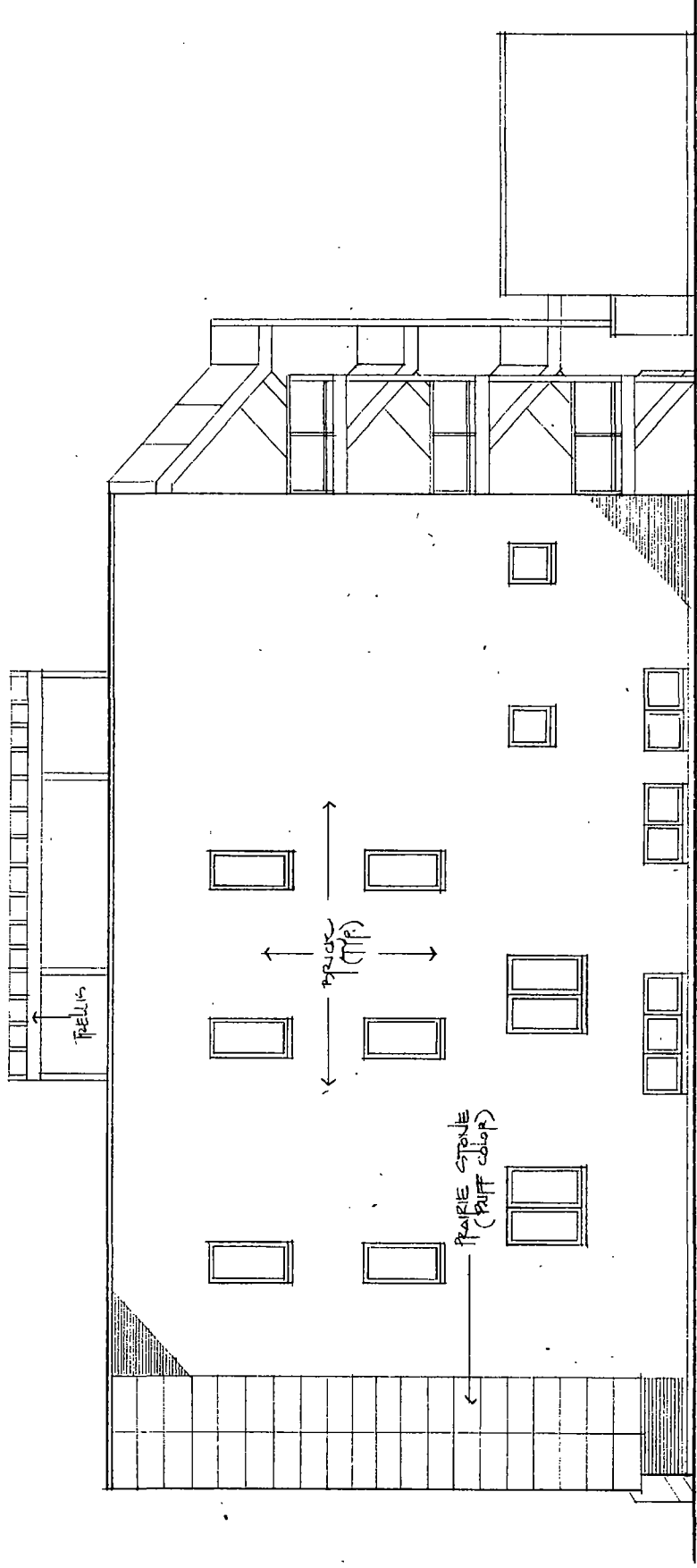
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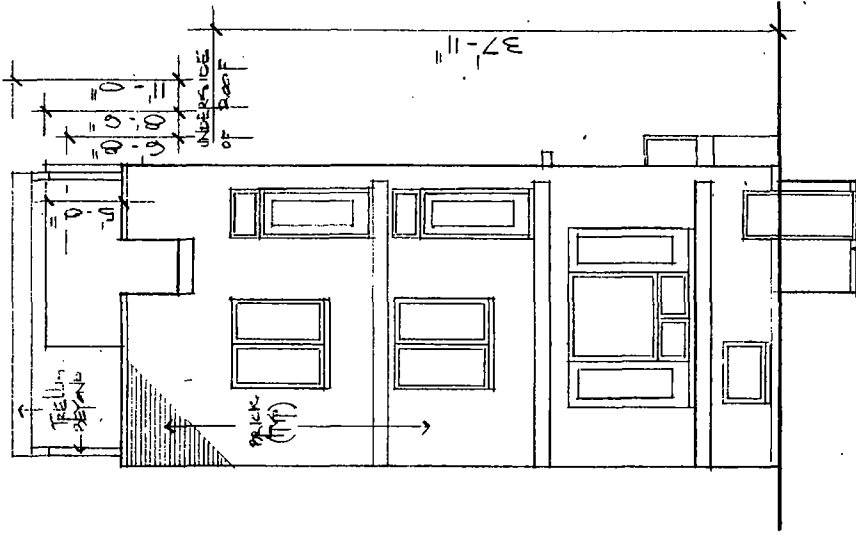


○ EAST ELEVATION  
1/8" = 1'-0"



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