



# City of Chicago



SO2015-5318

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/29/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-H at 1605 W Ohio St - App No. 18441T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18441 T1  
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 B3-2 Community Shopping District symbols and indications as shown on Map No. 1-H in the area bounded by

West Ohio Street; a line 31.50 feet west of and parallel to North Ashland Avenue; the alley next south of and parallel to West Ohio Street; and a line 55.75 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.

FILE #  
CRAW  
MAY 8 8 59 AM

Common Address of Property: 1605 West Ohio Street

**SUBSTITUTE NARRATIVE AND PLANS**

**17-13-0303-C (1) Narrative Zoning Analysis**  
1605 West Ohio Street, Chicago, Illinois –

Proposed Zoning: B2-2 Neighborhood Shopping District

Lot Area: 2,485.625 square feet

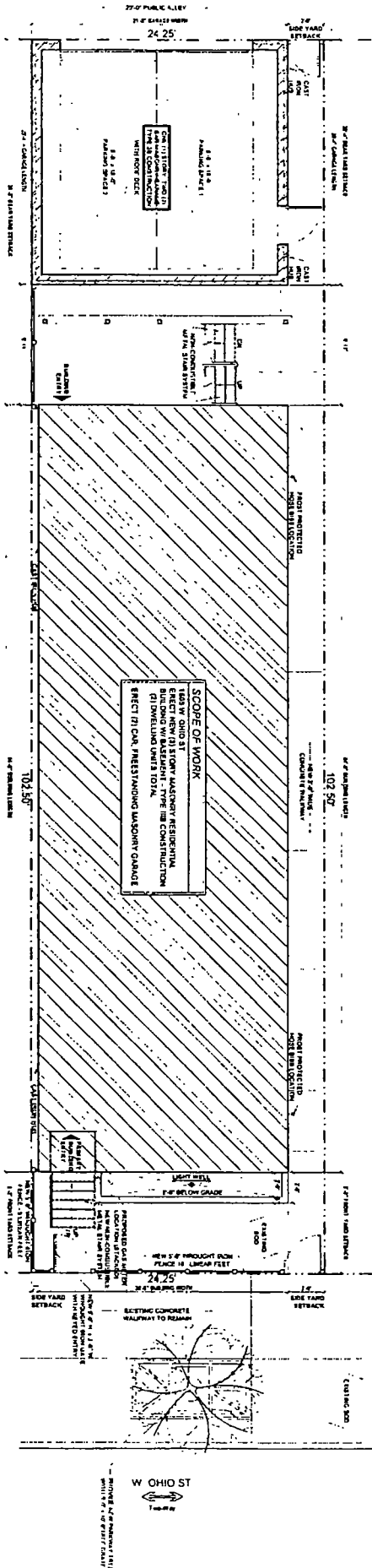
Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement), all residential building, with detached garage, at the subject property. The existing one-story frame building will be razed. The site will then be redeveloped with a new three-story, two dwelling unit building, with a rooftop deck and an enclosed roof access (stairwell). There will also be a new (detached) two-car garage located at the rear of the lot. The new building will be masonry in construction and measure 37'-10" in height.

- (a) The Project's Floor Area Ratio:  
4,032 square feet (1.62 FAR)
- (b) The Project's Density (Lot Area Per Dwelling Unit):  
2 dwelling unit (1,242.81 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'-7"  
West: 3'-0"
- (e) Building Height:  
37'-10"

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

**FINAL FOR PUBLICATION**

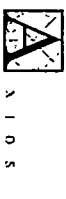
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SITE PLAN  
CS1.0

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04	07/20/2019	REVISED
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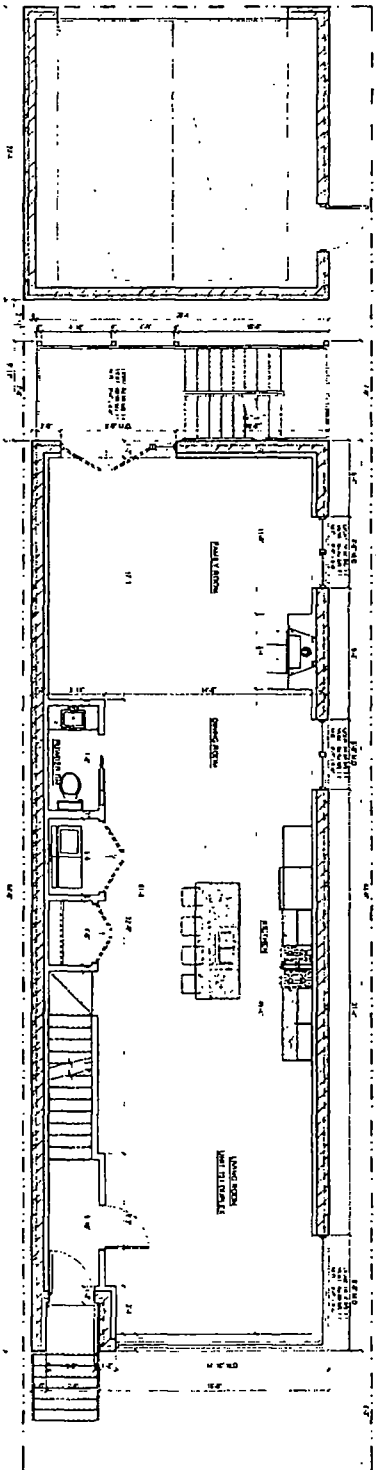
1605 W. Ohio St.  
Chicago, Illinois



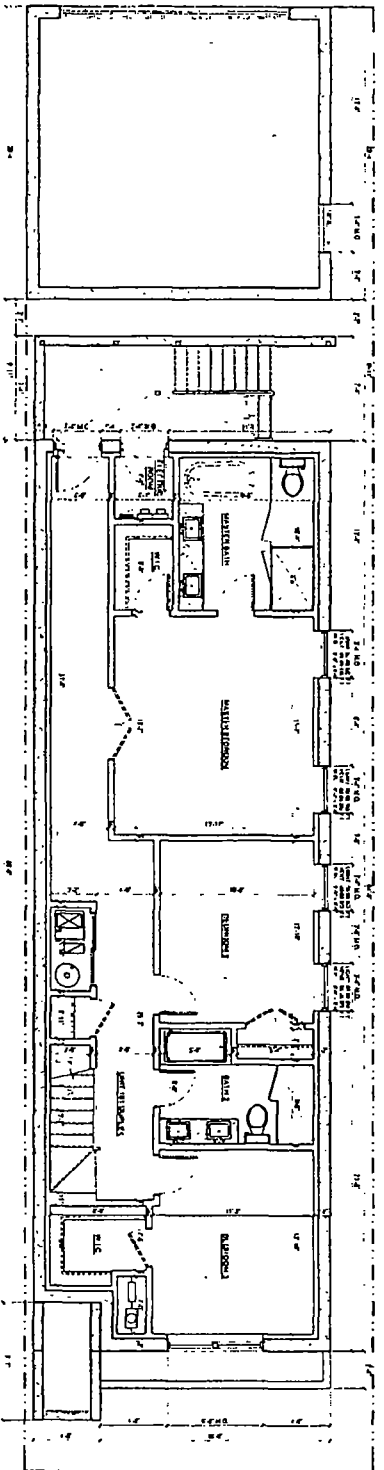
COVER SHEET

CS1.0

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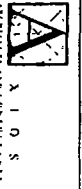


2 FIRST FLOOR PLAN  
A1.0



1 BASEMENT PLAN  
A1.0

1605 W. Ohio St.  
Chicago, Illinois



ARCHITECTS AND ENGINEERS

420 N. LAUREL ST.  
CHICAGO, ILL. 60610  
TEL. 462-4400  
FAX 462-4401



BILL G. SOKNYAN  
ARCHITECT

PROJECT NO. 1605 W. OHIO ST.  
DRAWING NO. 1605 W. OHIO ST. 1605 W. OHIO ST.  
BASEMENT FLOOR PLAN  
FIRST FLOOR PLAN

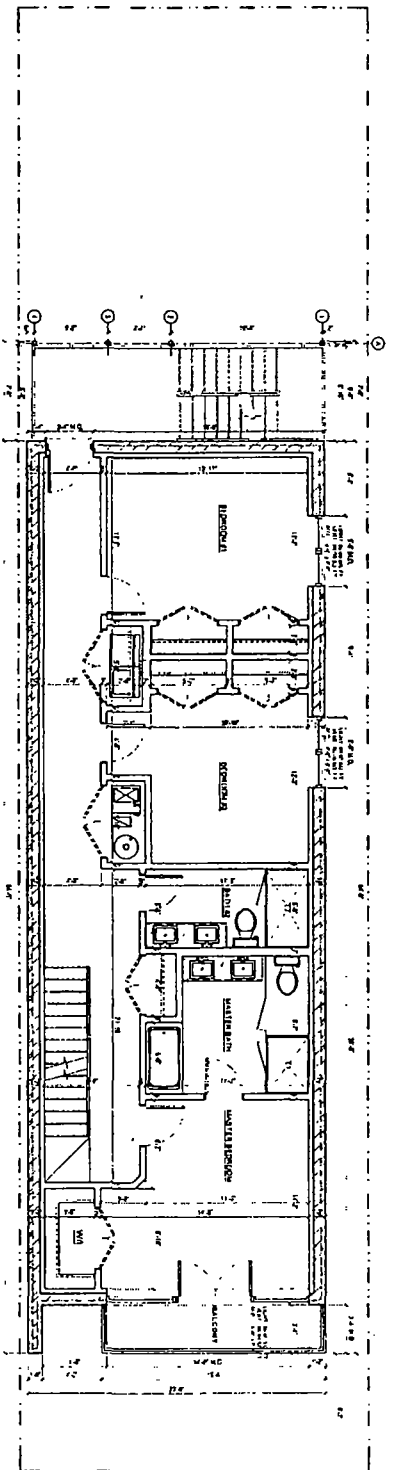
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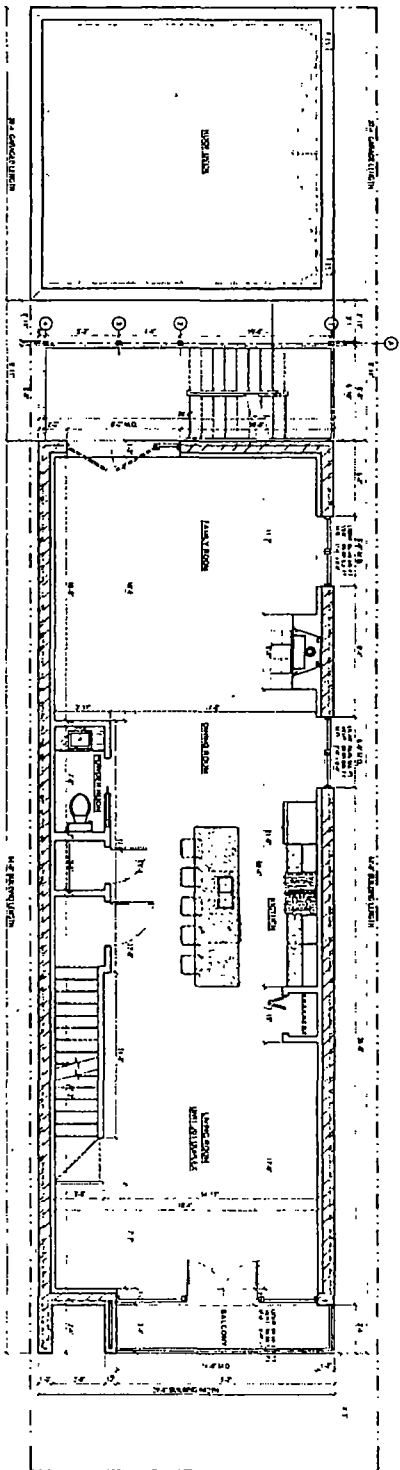
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 DATE: 11/20/18  
 SCALE: AS SHOWN  
 SHEET NO.: A1.0  
 TOTAL SHEETS: 1

CONTRACT NO.: 1605 W. OHIO ST. CHICAGO, ILL. 60610  
 PROJECT NO.: 1605 W. OHIO ST.  
 DRAWING NO.: 1605 W. OHIO ST. 1605 W. OHIO ST.  
 DATE: 11/20/18  
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 TOTAL SHEETS: 1

FINAL FOR PUBLICATION



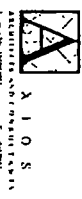
2 THIRD FLOOR PLAN



1 SECOND FLOOR PLAN

<p>GENERAL NOTES:</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.</p> <p>9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.</p>		
NO.	DATE	DESCRIPTION
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3	11/05/2023	REVISION: ADDED FURNITURE
4	11/15/2023	REVISION: ADDED STAIRS
5	12/01/2023	REVISION: ADDED FINISHES
6	12/15/2023	REVISION: ADDED ELECTRICAL
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27	11/01/2024	REVISION: ADDED ACCESSIBILITY
28	11/15/2024	REVISION: ADDED ENERGY EFFICIENCY
29	12/01/2024	REVISION: ADDED SUSTAINABILITY
30	12/15/2024	REVISION: ADDED COMPLETION

1605 W. Ohio St.  
Chicago, Illinois

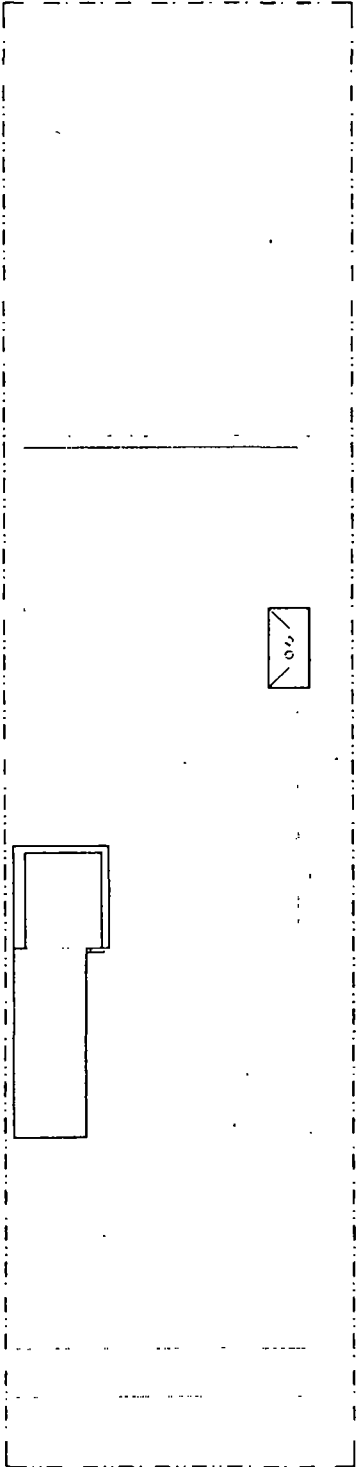


A.I.O.S.  
ARCHITECTS AND CONSULTANTS  
1605 W. Ohio St.  
Chicago, Illinois 60604  
Tel: (312) 555-1234  
Fax: (312) 555-5678  
www.aio.com

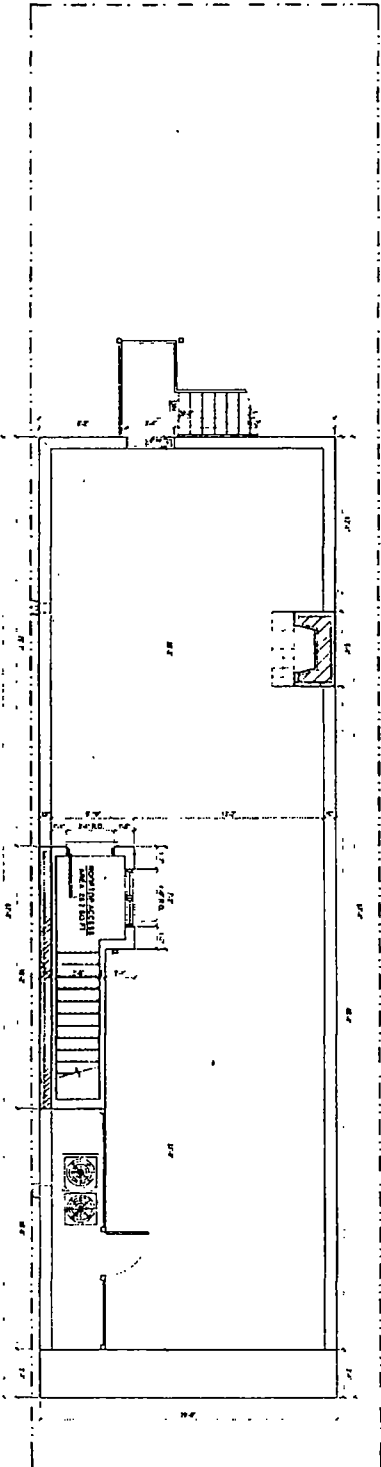
PROJECT: 1605 W. OHIO ST.  
NO. 1605  
SECOND FLOOR PLAN  
THIRD FLOOR PLAN

A1.1

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2 UPPER ROOF PLAN  
A1.2



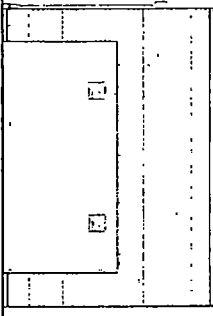
1 ROOF PLAN  
A1.2



<p>CONTRACT NO. 1605 W. OHIO ST. CHICAGO, ILL. 60607          PROJECT NO. 1605 W. OHIO ST. CHICAGO, ILL. 60607          SHEET NO. A1.2 OF 10          DATE OF PUBLICATION: 11/15/88          DRAWN BY: [Name]          CHECKED BY: [Name]          APPROVED BY: [Name]</p>			<p>NO. DATE DESCRIPTION</p> <table border="1"> <tr><td>1</td><td>11/15/88</td><td>UPPER ROOF PLAN</td></tr> <tr><td>2</td><td>11/15/88</td><td>ROOF PLAN</td></tr> </table>			1	11/15/88	UPPER ROOF PLAN	2	11/15/88	ROOF PLAN	<p>PROJECT</p> <p><b>1605 W. Ohio St. Chicago, Illinois</b></p>			<p><b>X I O S</b> ARCHITECTS AND ENGINEERS 1605 W. OHIO ST. CHICAGO, ILL. 60607</p>			<p>ARTHUR KOZANIAN ARCHITECT 1605 W. OHIO ST. CHICAGO, ILL. 60607</p>			<p>ROOF PLAN UPPER ROOF PLAN</p>		
1	11/15/88	UPPER ROOF PLAN																					
2	11/15/88	ROOF PLAN																					
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<p>PROJECT NO. 1605 W. OHIO ST. CHICAGO, ILL. 60607</p>																							
<p>SHEET NO. A1.2 OF 10</p>																							
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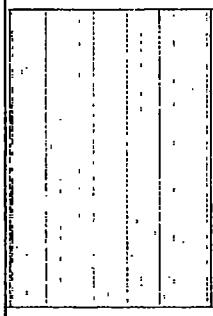
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↑ TYPICAL WINDOW  
H. 11'-0" W. 3'-0"



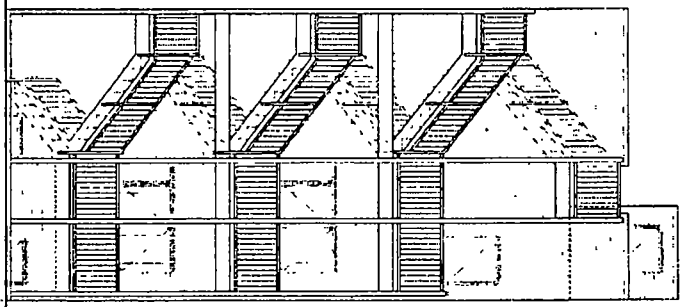
4 SOUTH GARAGE ELEVATION  
A2.0

↑ TYPICAL WINDOW  
H. 11'-0" W. 3'-0"

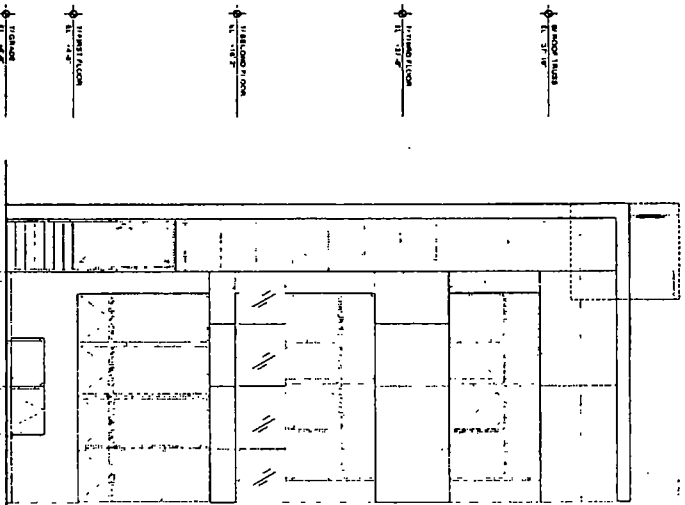


3 NORTH GARAGE ELEVATION  
A2.0

2 SOUTH ELEVATION  
A2.0



1 NORTH ELEVATION  
A2.0



**MATERIALS LEGEND**

1. BRICK, COMMON, 1" MODULAR
2. 1/2" FL. SANDWICH
3. WEATHERED STEEL, GALV. ST. PANELS
4. 1/2" GYPSUM BOARD, 5/8" CORE
5. 1/2" GYPSUM BOARD, 5/8" CORE
6. 1/2" GYPSUM BOARD, 5/8" CORE
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**NOTES**

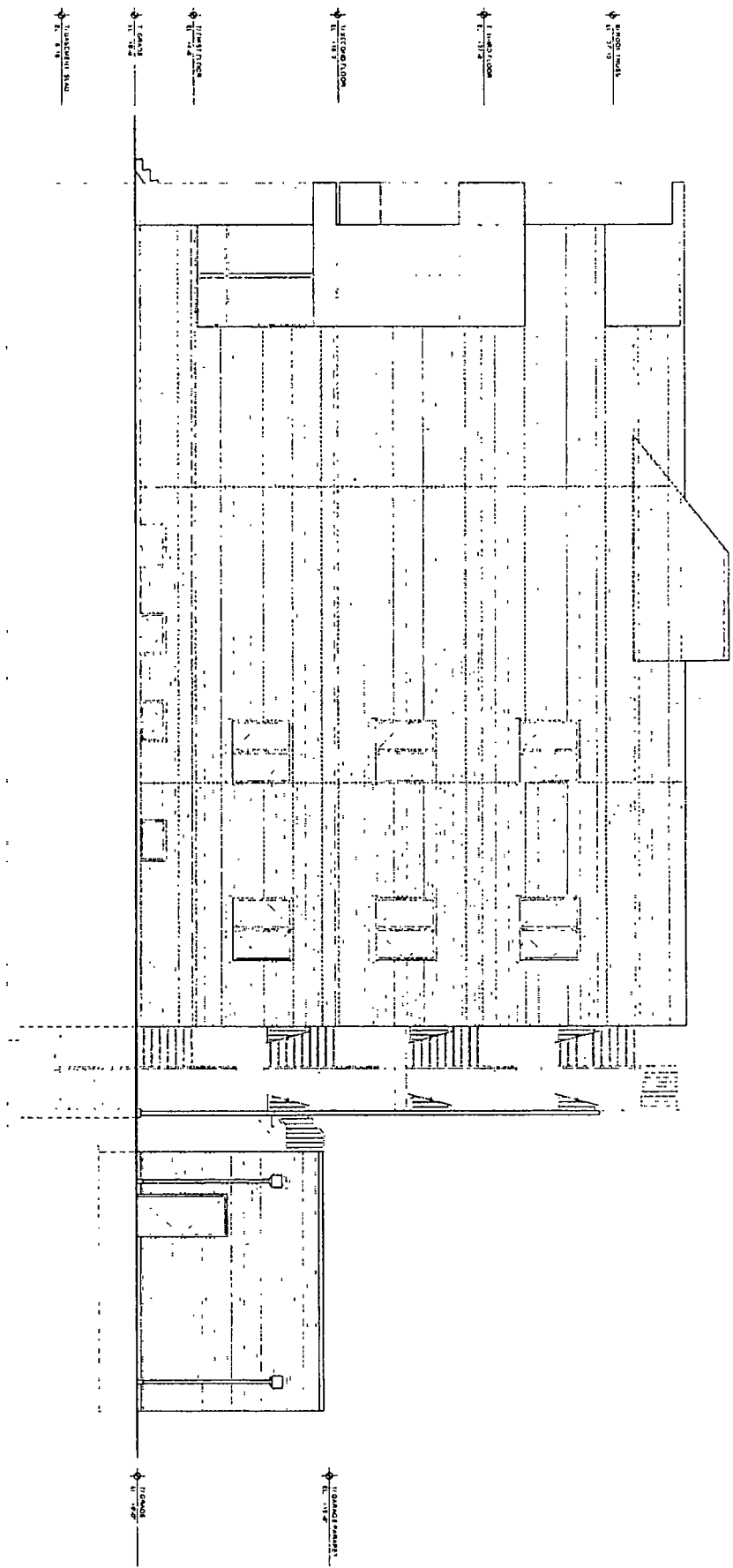
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20. REFER TO SHEET A2.20 FOR GENERAL NOTES

<p>Contractor: [Name]</p> <p>Project: [Name]</p> <p>Address: 1605 W. Ohio St., Chicago, Illinois</p>		<p>Client: [Name]</p> <p>Address: [Address]</p>	
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65	5/1/2016	ISSUED FOR PERMIT	[Name]
66	6/1/2016	ISSUED FOR PERMIT	[Name]
67	7/1/2016	ISSUED FOR PERMIT	[Name]
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77	5/1/2017	ISSUED FOR PERMIT	[Name]
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83	11/1/2017	ISSUED FOR PERMIT	[Name]
84	12/1/2017	ISSUED FOR PERMIT	[Name]
85	1/1/2018	ISSUED FOR PERMIT	[Name]
86	2/1/2018	ISSUED FOR PERMIT	[Name]
87	3/1/2018	ISSUED FOR PERMIT	[Name]
88	4/1/2018	ISSUED FOR PERMIT	[Name]
89	5/1/2018	ISSUED FOR PERMIT	[Name]
90	6/1/2018	ISSUED FOR PERMIT	[Name]
91	7/1/2018	ISSUED FOR PERMIT	[Name]
92	8/1/2018	ISSUED FOR PERMIT	[Name]
93	9/1/2018	ISSUED FOR PERMIT	[Name]
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95	11/1/2018	ISSUED FOR PERMIT	[Name]
96	12/1/2018	ISSUED FOR PERMIT	[Name]
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98	2/1/2019	ISSUED FOR PERMIT	[Name]
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100	4/1/2019	ISSUED FOR PERMIT	[Name]

A2.0



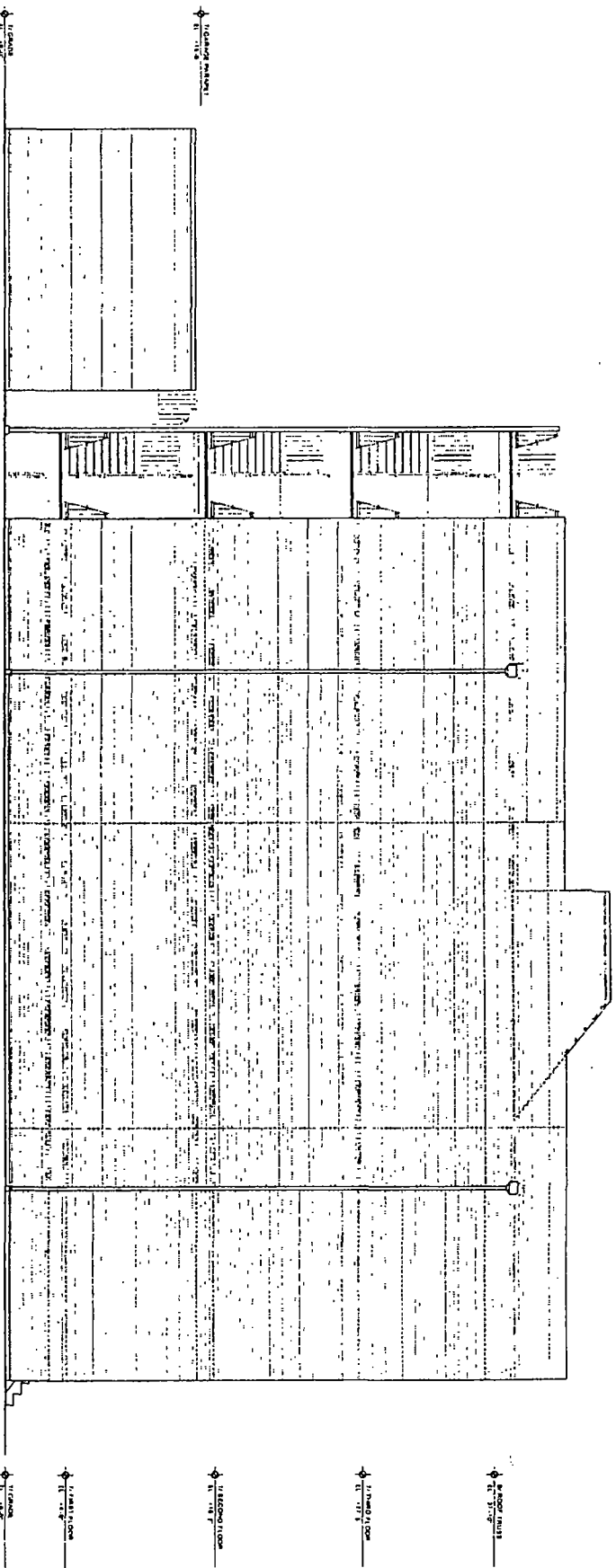
NOT FOR PUBLICATION



1 WEST ELEVATION

<p>UNIFORM NOTES: This set of drawings is prepared for the use of the architect and contractor. It is not to be used for any other purpose without the written consent of the architect. The contractor is responsible for the accuracy of the dimensions and quantities shown on these drawings. The architect is not responsible for the accuracy of the dimensions and quantities shown on these drawings.</p>	
<p>OWNER: 1605 W. Ohio St. Chicago, Illinois</p>	<p>PROJECT: 1605 W. Ohio St. Chicago, Illinois</p>
<p>DATE: 11/15/11</p>	<p>DESCRIPTION: WEST ELEVATION</p>
<p>1605 W. Ohio St. Chicago, Illinois</p>	
<p><b>X I O S</b> ARCHITECTS AND DESIGNERS 100 N. Dearborn Chicago, IL 60610 TEL: 312.329.1111 WWW.XIOSARCH.COM</p>	
<p>SEAL OF THE ARCHITECT BILL G. KIRK VILLAS ARCHITECT DALLAS, TEXAS EXPIRES 11/30/18</p>	
<p>WEST ELEVATION</p>	<p>BOB-118 11/15/11</p>

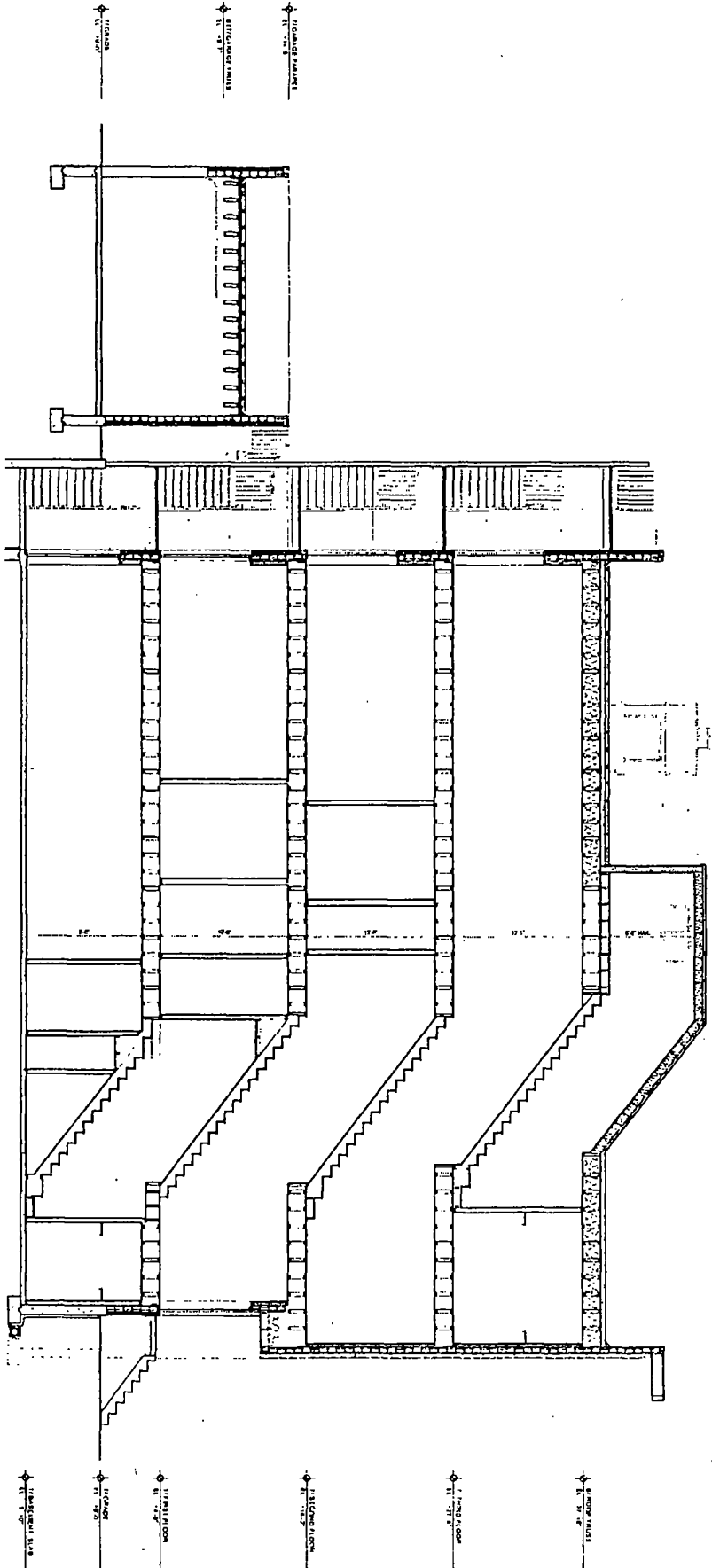
FINAL FOR PUBLICATION



1 EAST ELEVATION  
A22

<p>CONTRACT NO. 11-11-8</p> <p>PROJECT NO. 11-11-8</p> <p>DATE OF DRAWING 11-11-8</p> <p>SCALE 1/4" = 1'-0"</p> <p>BY [Signature]</p> <p>CHECKED BY [Signature]</p> <p>DATE 11-11-8</p>		<p>NO. DATE DESCRIPTION</p> <p>1 11-11-8</p>		<p>1605 W. Ohio St. Chicago, Illinois</p>		<p><b>A</b> X I O S</p> <p>ARCHITECTS INCORPORATED</p> <p>111 N. WABASH ST. CHICAGO, ILL. 60601</p> <p>TEL. 312-329-1100</p>		<p>ALLI G. KOSKIVAN</p> <p>ARCHITECT</p> <p>111 N. WABASH ST. CHICAGO, ILL. 60601</p> <p>TEL. 312-329-1100</p>		<p>PROJECT NO. 11-11-8</p> <p>DATE OF DRAWING 11-11-8</p> <p>SCALE 1/4" = 1'-0"</p> <p>BY [Signature]</p> <p>CHECKED BY [Signature]</p> <p>DATE 11-11-8</p>	
<p>1 EAST ELEVATION</p>		<p>NO. DATE DESCRIPTION</p>		<p>1605 W. Ohio St. Chicago, Illinois</p>		<p><b>A</b> X I O S</p>		<p>ALLI G. KOSKIVAN</p>		<p>PROJECT NO. 11-11-8</p>	
<p>1 EAST ELEVATION</p>		<p>NO. DATE DESCRIPTION</p>		<p>1605 W. Ohio St. Chicago, Illinois</p>		<p><b>A</b> X I O S</p>		<p>ALLI G. KOSKIVAN</p>		<p>PROJECT NO. 11-11-8</p>	

FINAL FOR PUBLICATION



1 BUILDING SECTION  
A3.0

DESCRIPTION  
 This drawing shows the building section of the proposed structure at 1605 W. Ohio St., Chicago, Illinois. The drawing is based on the architectural plan and section drawings submitted by the architect, and is subject to the approval of the Board of Building Examiners.

PERMITS REQUIRED  
 The following permits are required for the construction of the building shown on this drawing: Building, Fire, and Electrical. The permits should be obtained from the appropriate city departments before construction begins.

NO.	DATE	DESCRIPTION
1	11/10/11	REVISED
2	11/10/11	REVISED
3	11/10/11	REVISED
4	11/10/11	REVISED
5	11/10/11	REVISED
6	11/10/11	REVISED
7	11/10/11	REVISED
8	11/10/11	REVISED
9	11/10/11	REVISED
10	11/10/11	REVISED

1605 W. Ohio St.  
 Chicago, Illinois



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1605 W. Ohio St.  
 Chicago, Illinois  
 11/10/11



BUILDING SECTION

A3.0