



City of Chicago



SO2015-5331

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 1933-1935 W Ohio St - App No. 18451T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE – 18451T1

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 and indications as shown on Map No. 1-H in the area bounded by

West Ohio Street; a line 240 feet east of and parallel to North Damen Avenue; the alley next south of and parallel to West Ohio Street; and a line 288 feet east of and parallel North Damen Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

FINAL FOR PUBLICATION

Common Address of Property: 1933-35 West Ohio Street

SUBSTITUTE NARRATIVE DESCRIPTION AND PLANS
FOR THE PROPOSED REZONING AT
1933 WEST OHIO STREET AND 1935 WEST OHIO STREET

The Application to change zoning for 1933 and 1935 West Ohio from RS-3 to RT-4. The Applicant intends to construct a Single-Family Home with a 2-car garage at 1935 West Ohio St. The property at 1933 West Ohio is included because both properties are one "Zoning Lot", 48 feet x 95 feet. It will be divided into two lots with the frontage of 24 feet (2280 square feet) for 1933 West Ohio and 24 feet (2280 square feet) for 1935 West Ohio. There will be no changes to the existing two dwelling (2) units at 1933 West Ohio.

1935 WEST OHIO STREET

LOT AREA: 2,280 SQUARE FEET

FLOOR AREA RATIO: .97

BUILDING AREA: 2,212 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 2,280 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

FRONT SETBACK: 6 FEET 6 INCHES

REAR SETBACK: 16 FEET 6 INCHES

SIDE SETBACK: 3 FEET (EAST) AND 2 FEET 6 INCHES (WEST)

REAR YARD OPEN SPACE: 120 SQUARE FEET

BUILDING HEIGHT: 26 FEET 8 INCHES

1933 WEST OHIO STREET

LOT AREA: 2,280 SQUARE FEET

FLOOR AREA RATIO: .97

BUILDING AREA: 2,215 SQUARE FEET

DENSITY, LOT AREA per DWELLING UNIT: 1,140 SQUARE FEET

OFF-STREET PARKING: ONE PARKING SPACE PER DWELLING UNIT (A TOTAL OF 2 SPACES).

EXISTING FRONT SETBACK: 5 FEET 3 ¼ INCHES

EXISTING REAR SETBACK: 34 FEET 2 INCHES

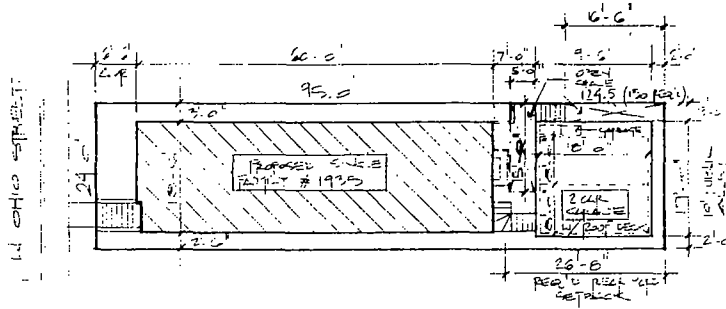
SIDE SETBACK: 0 FEET (WEST) AND 1 FEET 8 ¼ (EAST)

REAR YARD OPEN SPACE: 340 SQUARE FEET

BUILDING HEIGHT: 23 FEET 4 INCHES

NOTE: APPLICANT WILL APPLY FOR ZONING VARIATION OR ADMINISTRATIVE ADJUSTMENT DUE TO ANY BULK REQUIREMENTS THAT DO NOT MEET CODE, OR DUE TO THE DIVISION OF THE ZONING LOT.

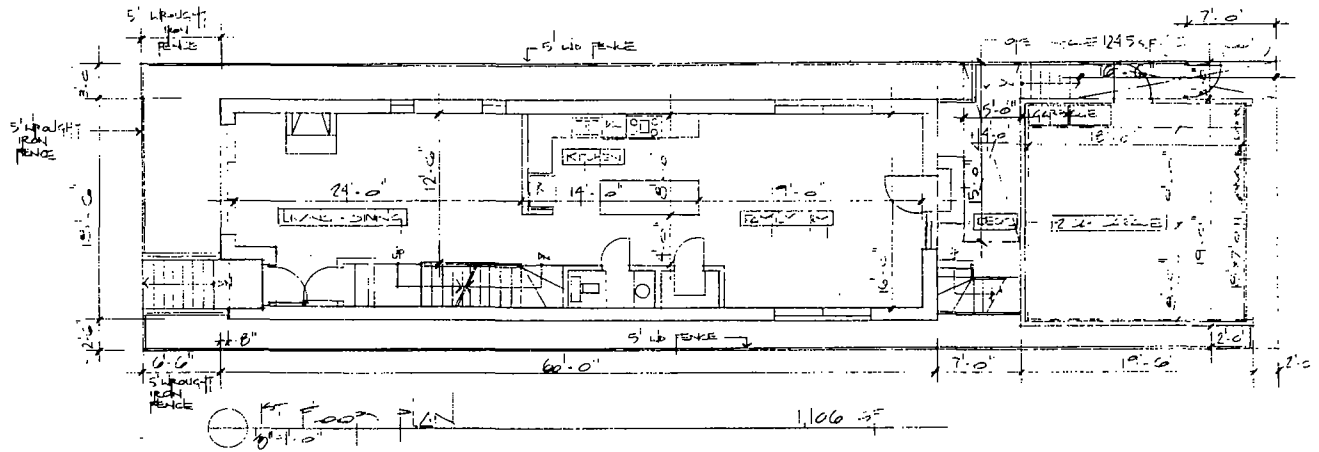
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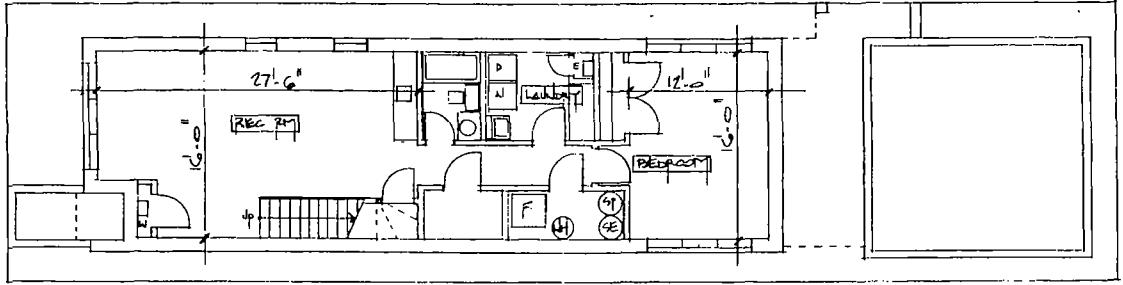
SITE PLAN
1/8" = 1'-0"

Zoning Data	
LOT AREA	24 x 60 = 1,440 SF
1 st Floor	1,106
2 nd Floor	1,106
BUILDING AREA	2,212 SF

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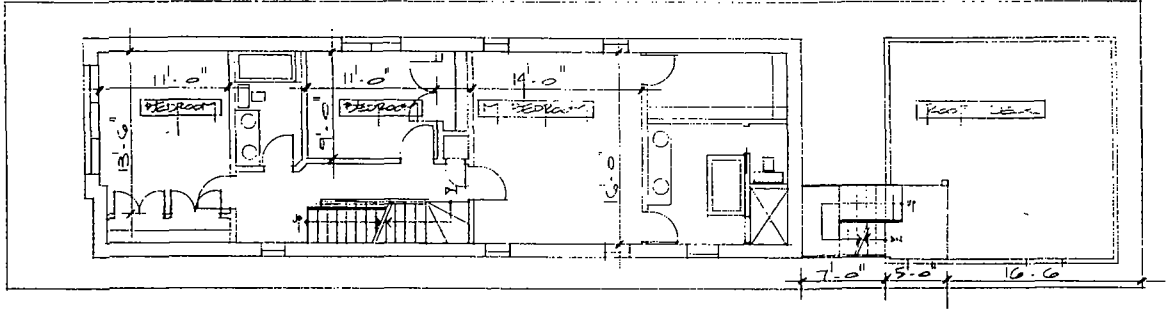


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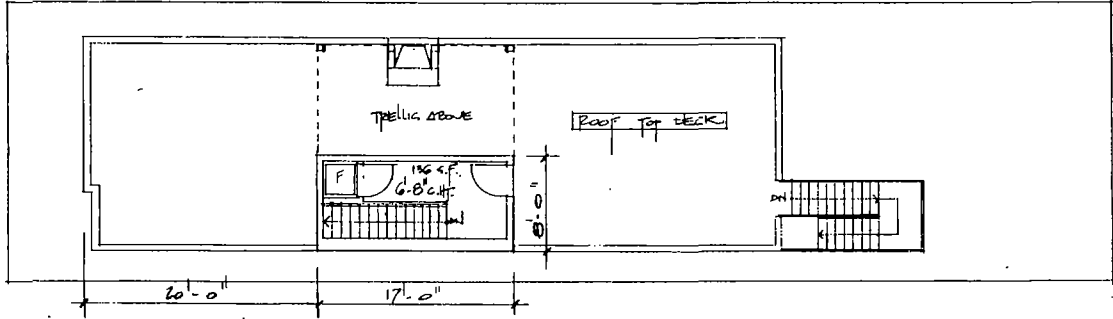
○ BENT floor plan
1/8" = 1'-0"

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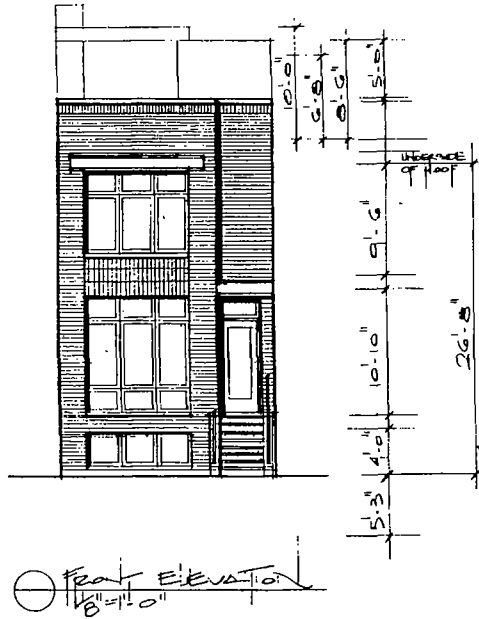
○ No Floor Plate 1,106 SF

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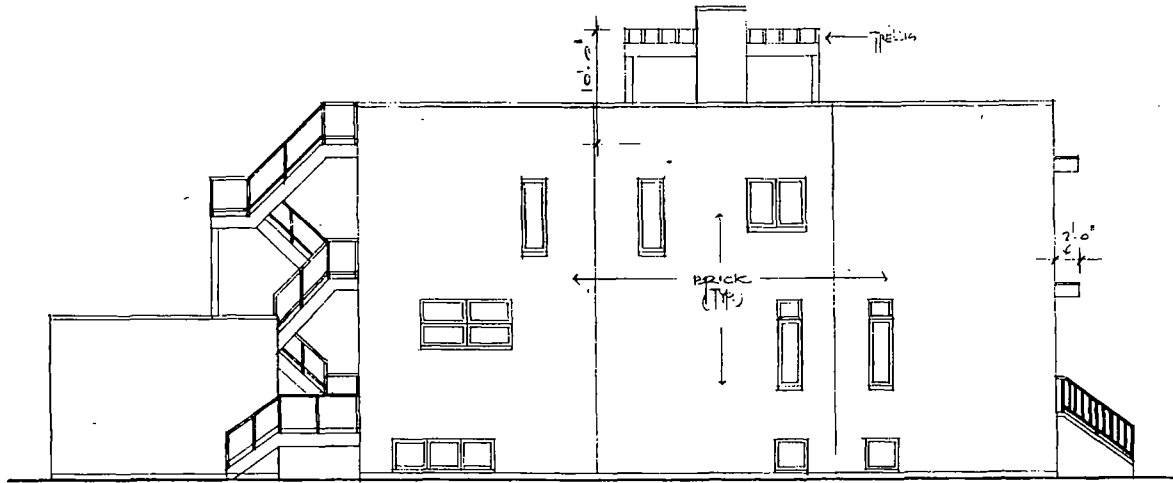


⊙ Roof Plan
1/8" = 1'-0"

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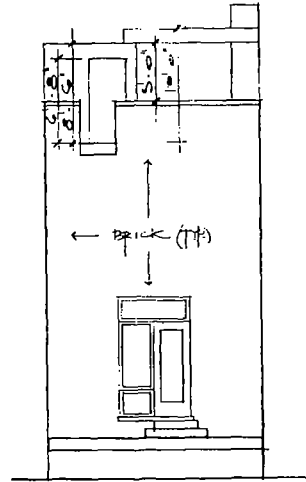


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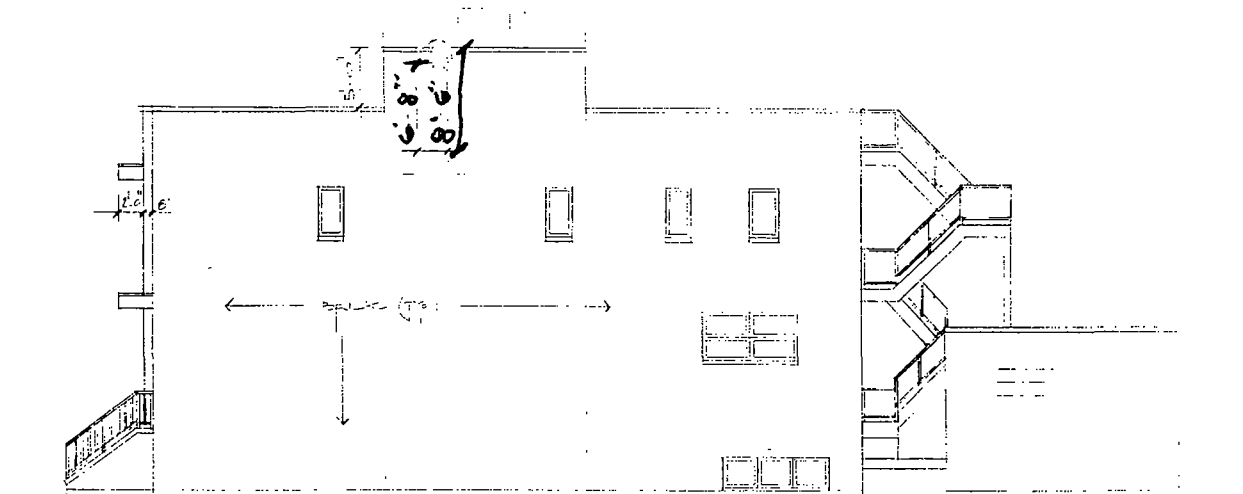
○ EAST ELEVATION
1/8" = 1'-0"

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⊙ REAR ELEVATION

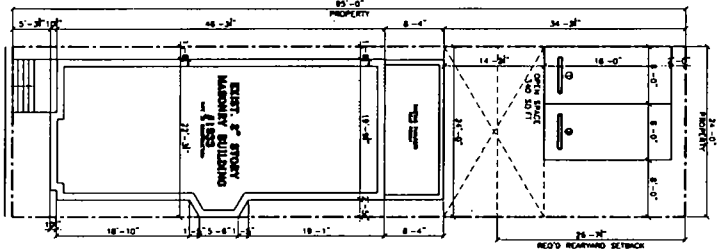
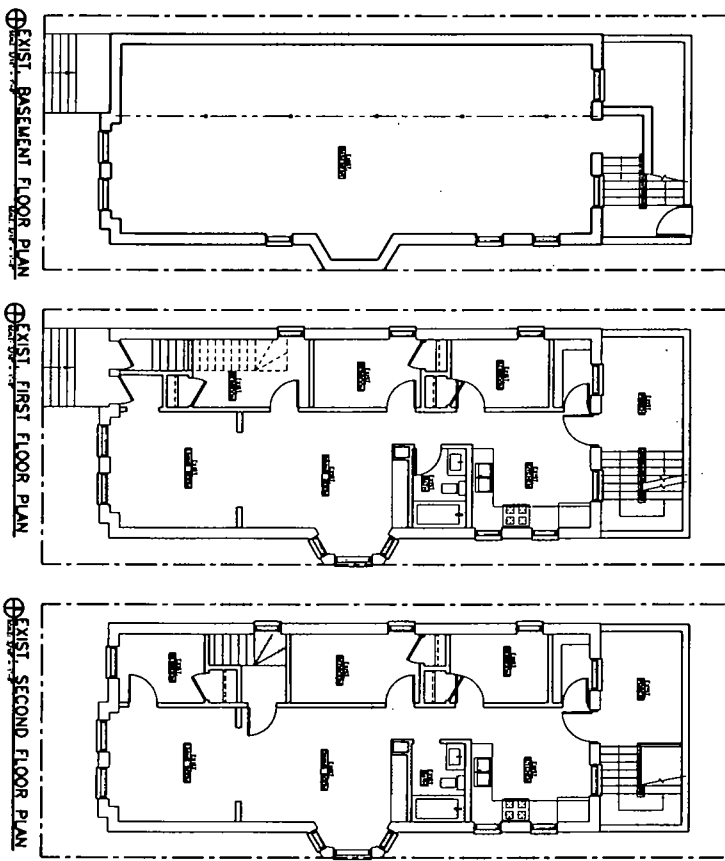
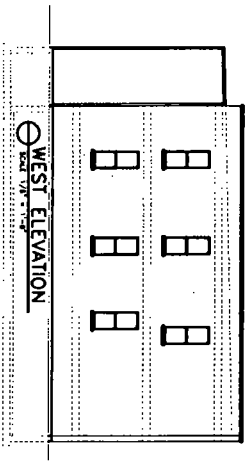
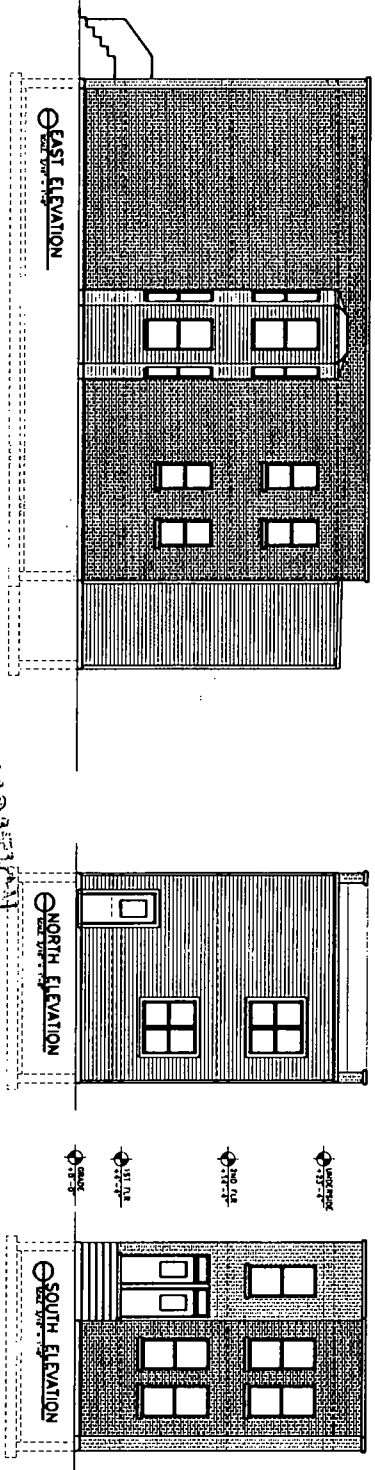
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WEST ELEVATION
8' = 1" = 0"

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WEST OHIO STREET
 SITE PLAN
 1/2" = 1'-0"

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	PROJECT NAME & ADDRESS 1323 W. OHIO ST. BUILDING CHICAGO, ILLINOIS	SHEET NUMBER A-1
	SHEET TITLE SITE PLAN FLOOR PLANS & ELEVATIONS	PROJECT NUMBER A-1

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Note: The Architect, Engineer, Designer, or Surveyor is not responsible for the accuracy of the information provided on this drawing. The user of this drawing is responsible for the accuracy of the information provided on this drawing.

PREPARED BY: JAMES W. HANKS
 CHECKED BY: JAMES W. HANKS
 DATE: 08/11/14