



City of Chicago



SO2018-8056

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1516 W Ohio St - App No. 19853T1
Committee(s) Assignment:	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 B3-1, Community Shopping District symbols 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 210 feet east of and parallel to North Ashland Avenue; West Ohio Street; and a line 185 feet east of and parallel to North Ashland Avenue.

To those of an RM4.5, Residential Multi-Unit District

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

Common address of property: 1516 West Ohio Street, Chicago

FINAL FOR PUBLICATION

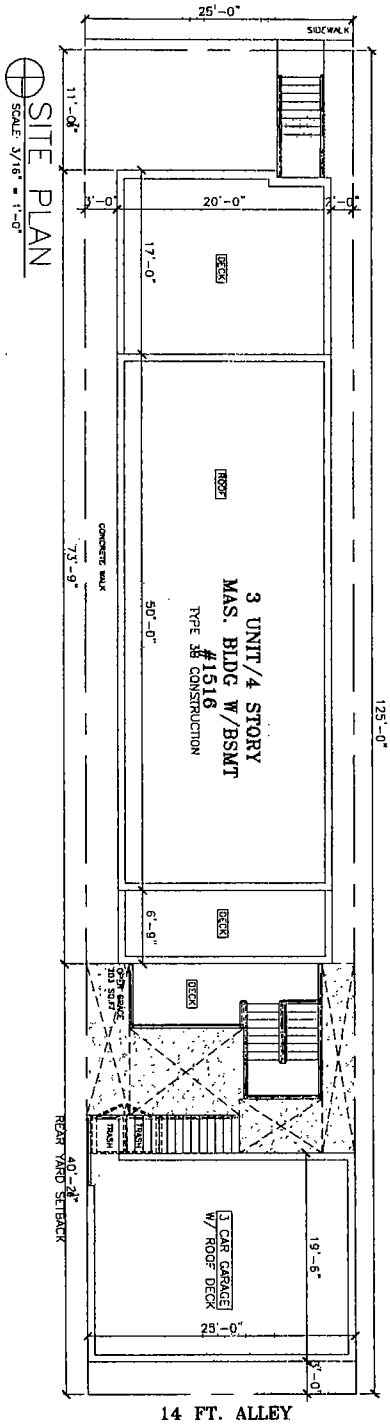
**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR
1516 WEST OHIO STREET, CHICAGO**

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new four-story residential building with 3 dwelling units. 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 a B3-1, Community Shopping District to an RM4.5, Residential Multi-Unit District
Use:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.7
Lot Area:	3,125 Square Feet
Building Floor Area:	5,312 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street Parking:	Parking spaces: 3
Set Backs:	Front: 11 Feet 7/8 Inches East Side: 3 Feet / West Side: 2 Feet Rear: 40 Feet, 2 and 1/8 Inches Rear Yard Open space: 203 Square Feet
Building Height:	44 Feet 11 Inches

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W. OHIO ST.



SITE PLAN
SCALE: 3/16" = 1'-0"

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FAX: (312) 726-1840
PROFESSIONAL DESIGN FIRM
LICENSED CORPORATION
NO. 037-000008-000-0000
ISSUED 06/18/18

REVISIONS:

NO.	DATE	DESCRIPTION

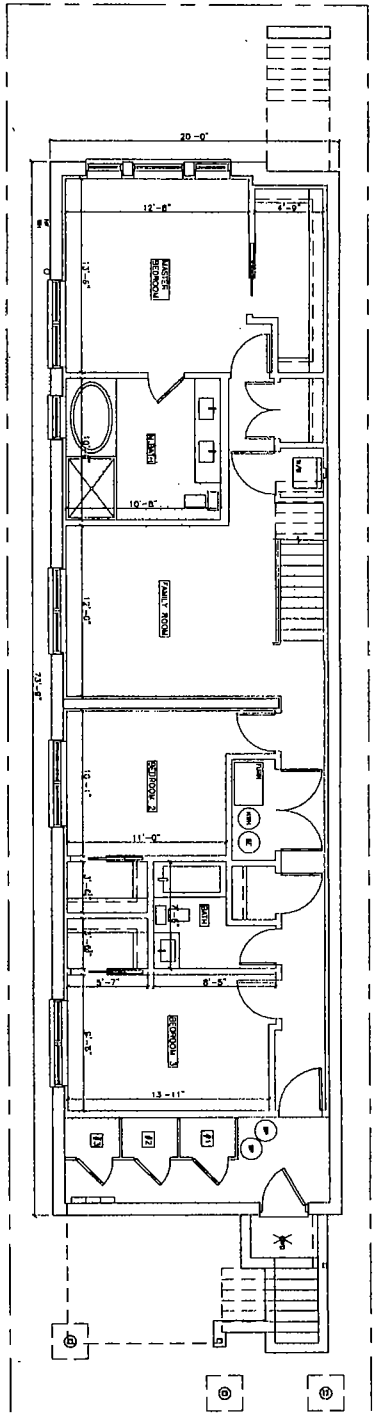
DATE: 06/18/18

PROJECT NAME & ADDRESS:
1516 W. OHIO ST.
4 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

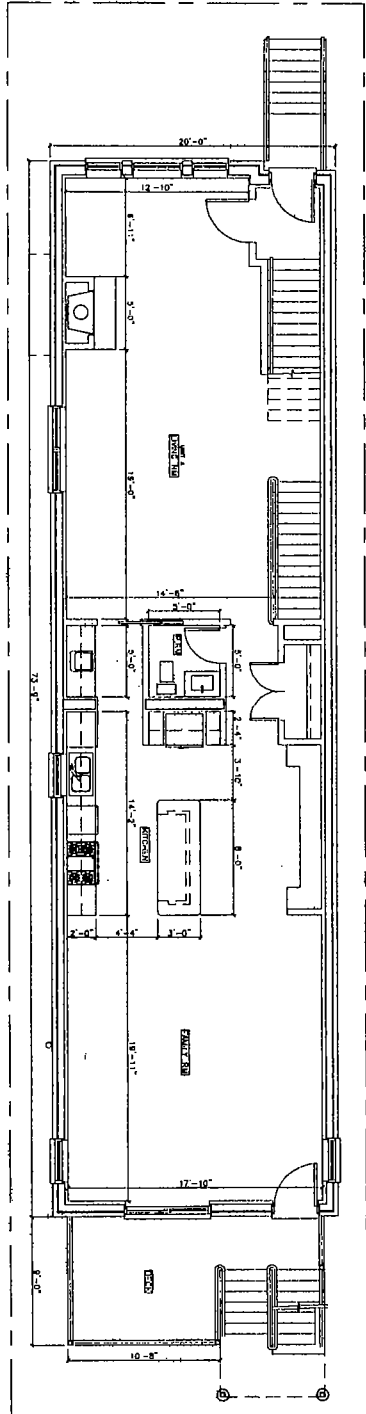
SHEET TITLE:
SITE PLAN &
NOTES

PLAN NAME:

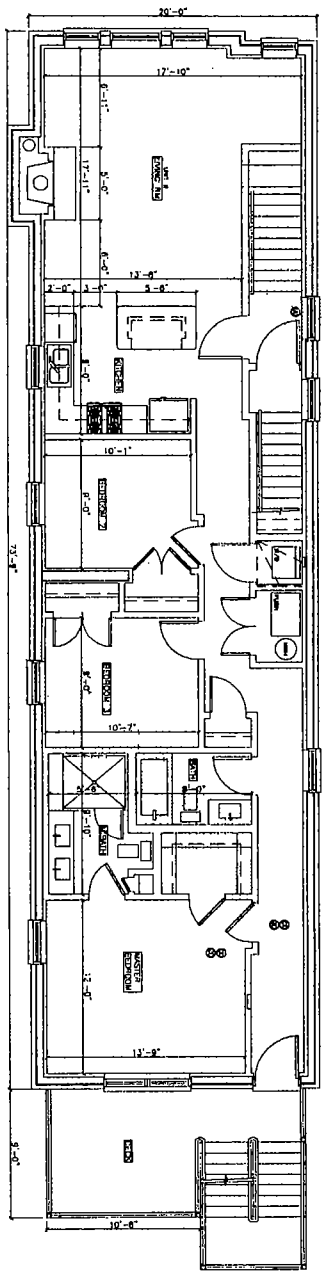
SHEET NUMBER:
A-1



⊕ BASEMENT 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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 181 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (412) 754-1811
 PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER: 144-100144

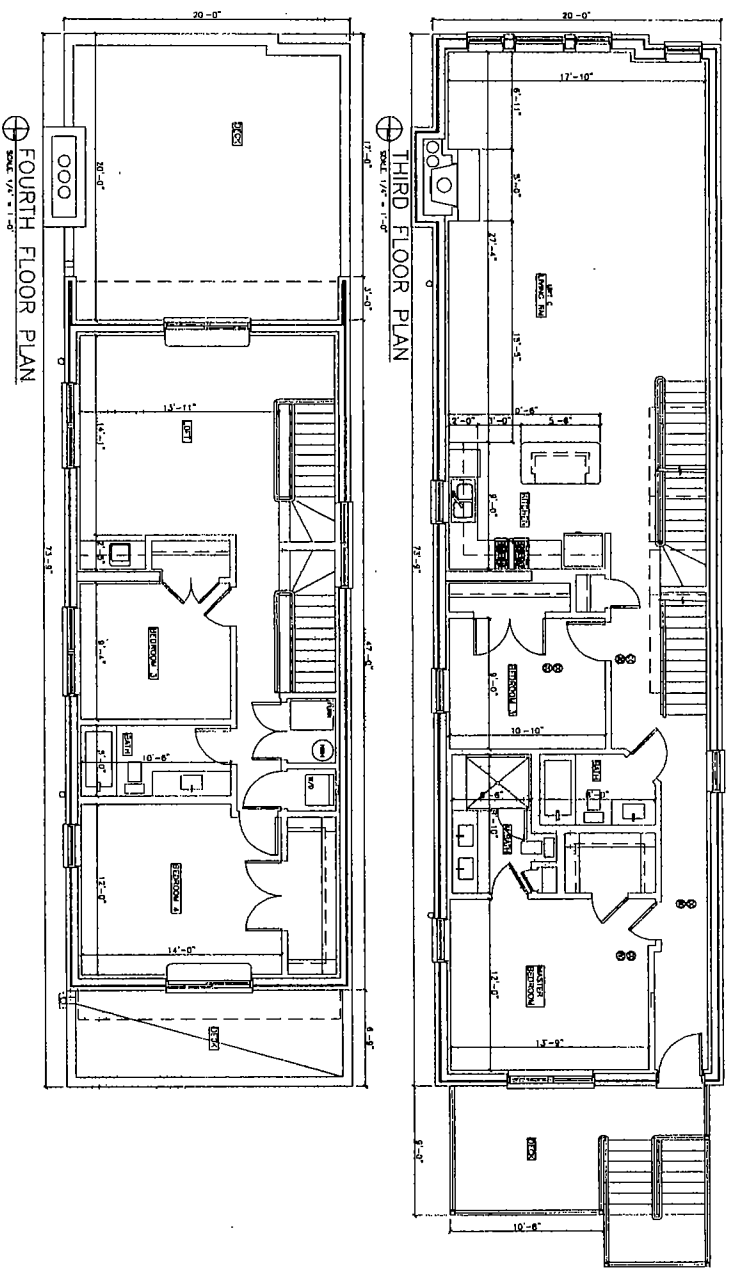


LEGEND:
 _____ FINISH
 _____ WALL
 _____ FLOOR
 _____ CEILING
 _____ DOOR
 _____ WINDOW
 _____ STAIR

PROJECT NAME & ADDRESS:
 1516 N. OHIO ST.
 4 STORY/3 UNIT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE:
 FLOOR PLANS

TITLEBLOCK:
 SHEET NUMBER: A-2



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CHICAGO, ILLINOIS 60602
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LICENSED ARCHITECTS AND INTERIORS
LICENSE NO. 001045

PROJECT NAME & ADDRESS
1516 W. OHIO ST.
4 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS



PROJECT NAME & ADDRESS
1516 W. OHIO ST.
4 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

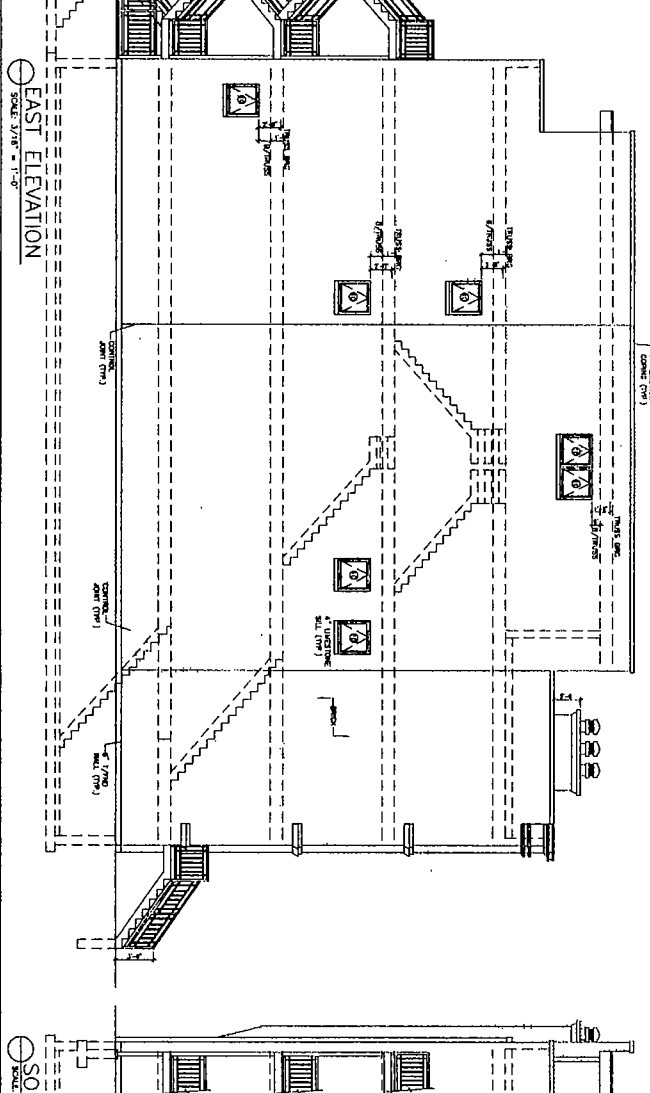
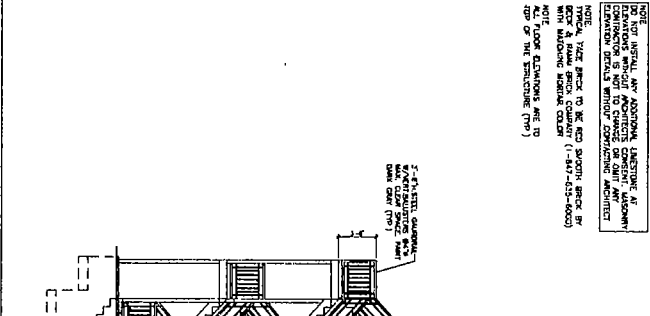
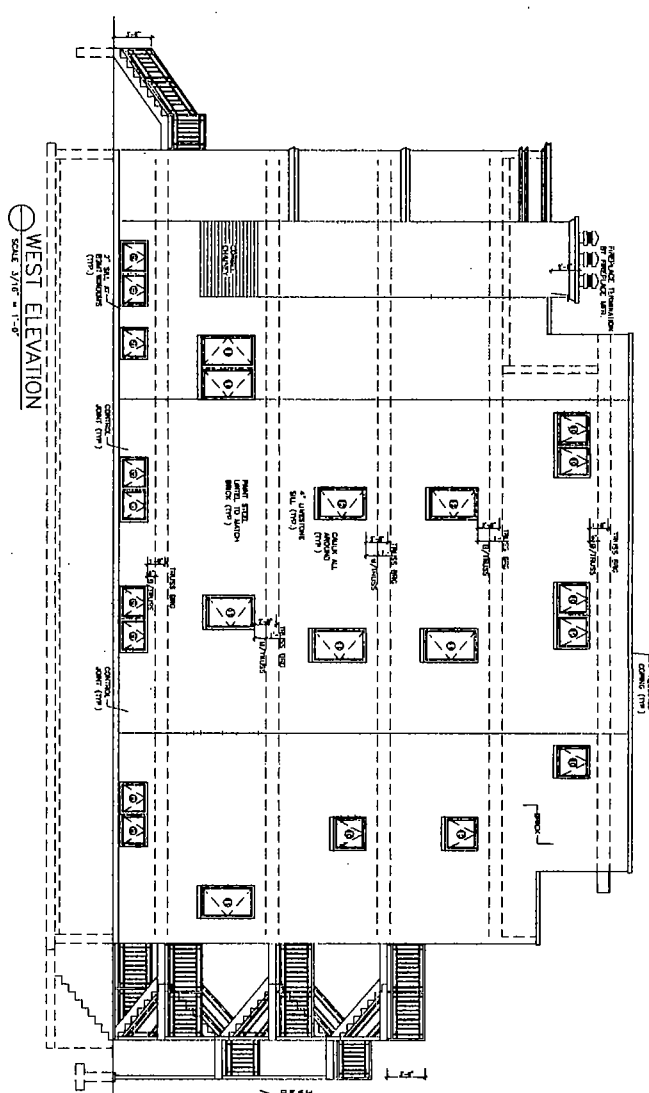
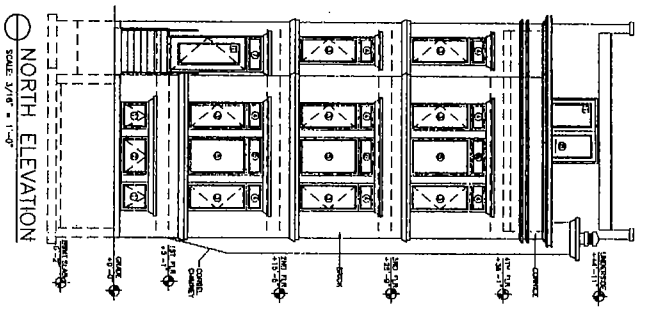
DESIGNED FOR: _____
DESIGNED BY: _____
DATE: _____
REVISIONS: _____

PROJECT NO.: _____
CLIENT: _____

PROJECT TITLE
FLOOR PLANS

TITLEBLOCK

SHEET NUMBER
A-3



NOTE: SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 DIMENSIONS SHOWN ARE APPROXIMATE. CONSULT ARCHITECT FOR EXACT DIMENSIONS.
 FINISHES: SEE FINISH SCHEDULE.
 MATERIALS: SEE MATERIAL SCHEDULE.
 NOTES: 1. VERTICAL CURTAINS TO BE SET AND SPOON BRACK BY WITH ALUMINUM INTERNAL CORNER AND OF THE EXTERIOR (1/2\"/>

FINAL FOR PUBLICATION

PROJECT NAME & ADDRESS
 1516 W. OHIO ST.
 4 STORY/3 UNIT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
 ELEVATIONS

DATE: 12/15/16
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NUMBER: A-4

180 W. WASHINGTON
 CHICAGO, IL 60604
 PROFESSIONAL ARCHITECTURE
 ARCHITECT COMPANY
 LICENSE NUMBER: 184-071445
 (312) 758-1880

