



City of Chicago



O2018-8044

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-H at 1907 W Ohio St - App No. 19843T1
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 the current 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 47 feet west of and parallel to North Wolcott Avenue; the alley next south of and parallel to West Ohio Street; and a line 71 feet west of and parallel to North Wolcott Avenue

to those of a RM4.5 Residential Multi-Unit District.

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

Address: 1907 West Ohio Street

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NARRATIVE
1907 West Ohio Street
TYPE I REGULATIONS

Narrative: The subject property contains 2,280 square feet and is improved with a single family home. The Applicant proposes to rezone the property from a RS3 Residential Single-Unit (Detached House) District to a RM4.5 Residential Multi-Unit District to demolish the existing building and construct a three-story residential building with two residential dwelling units and a detached two car garage. The proposed height of the building will be 42 feet 2 inches.

Lot Area:	2,280 square feet
FAR:	1.31
Floor Area:	2,976 square feet
MLA:	1,140
Residential Units:	2
Height:	42 feet 2 inches
Automobile Parking:	2
Setbacks:	
Front:	3 feet 6 inches
East Side:	2 feet
West Side:	3 feet
Rear:	24 feet 5 inches **

* A set of plans is attached

** Applicant will seek a Variation

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(312) 750-1800
 180 W WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 750-1801

PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 144-00144

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 CHECKED FOR REVIEW
 CHECKED FOR PERMIT
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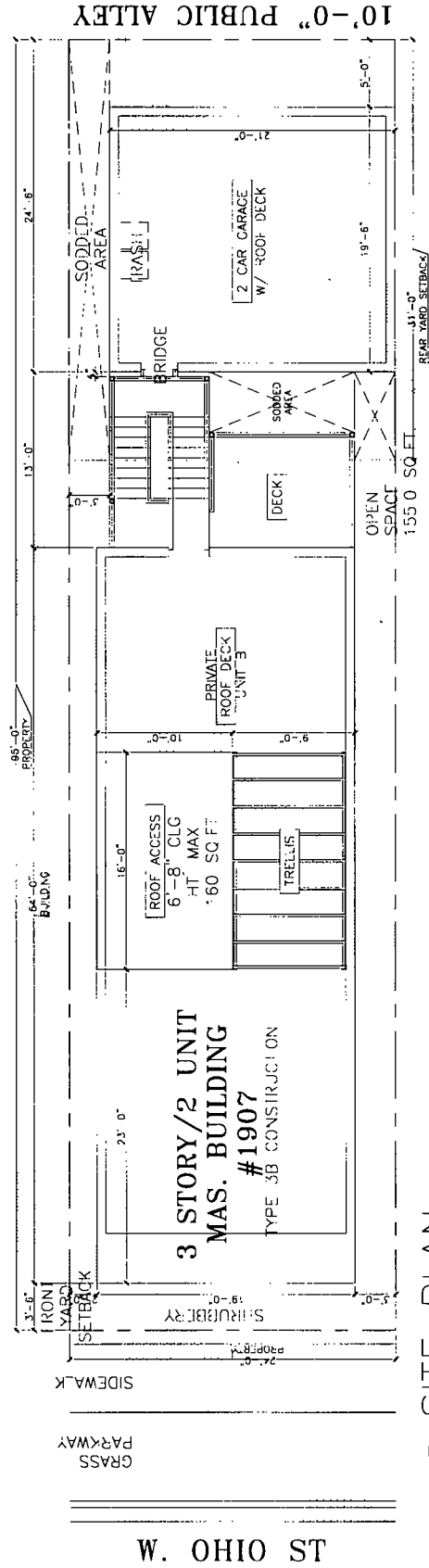


PROJECT NAME & ADDRESS
 1907 W OHIO ST
 3 UNIT 3 STORY
 MASONRY BLDG
 W/BSMT.
 CHICAGO, ILLINOIS

SHEET TITLE
 SITE PLAN
 & NOTES

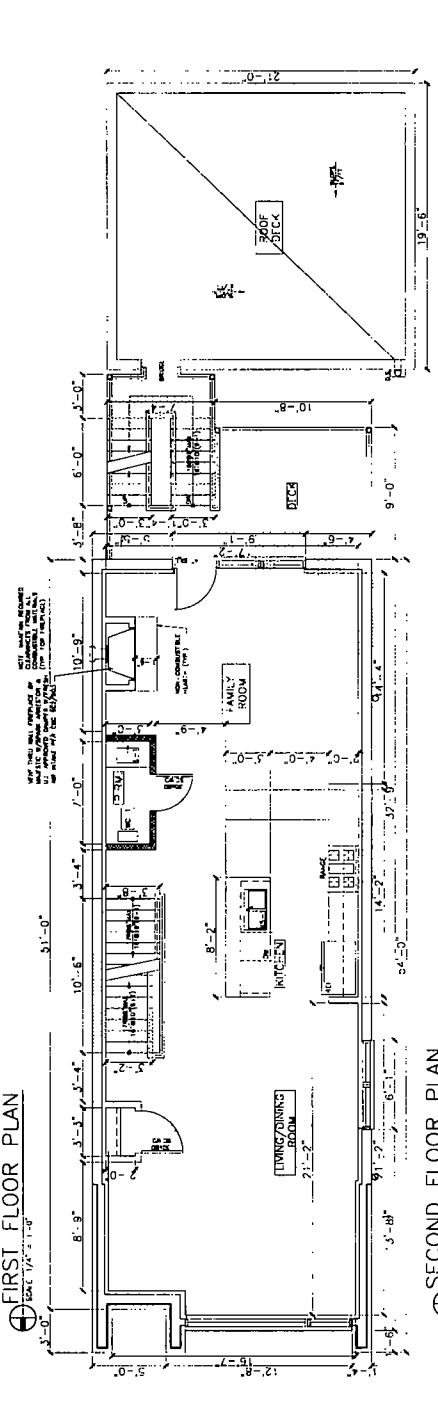
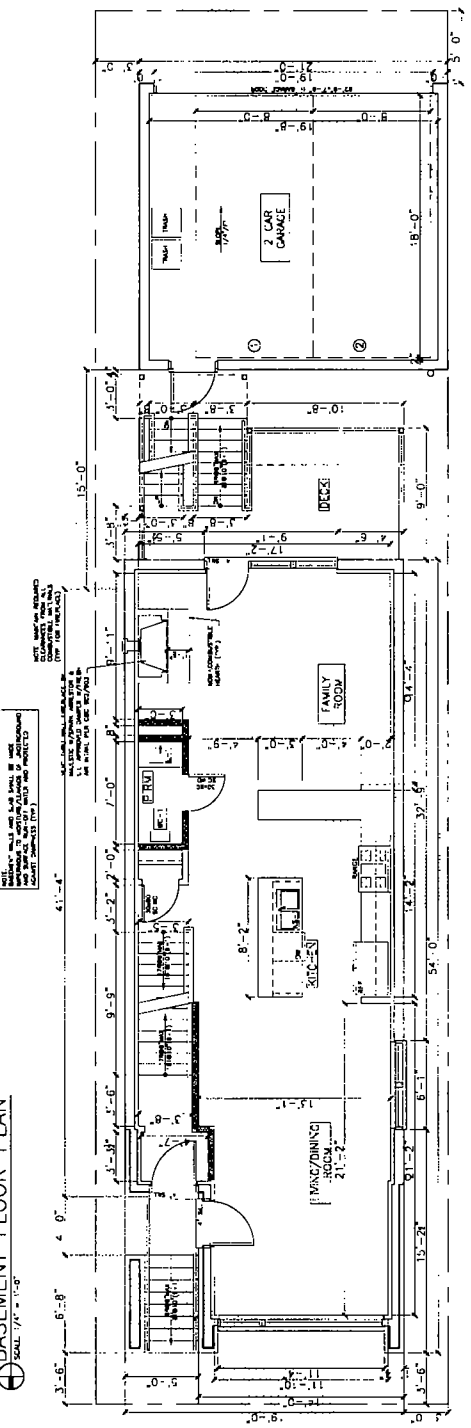
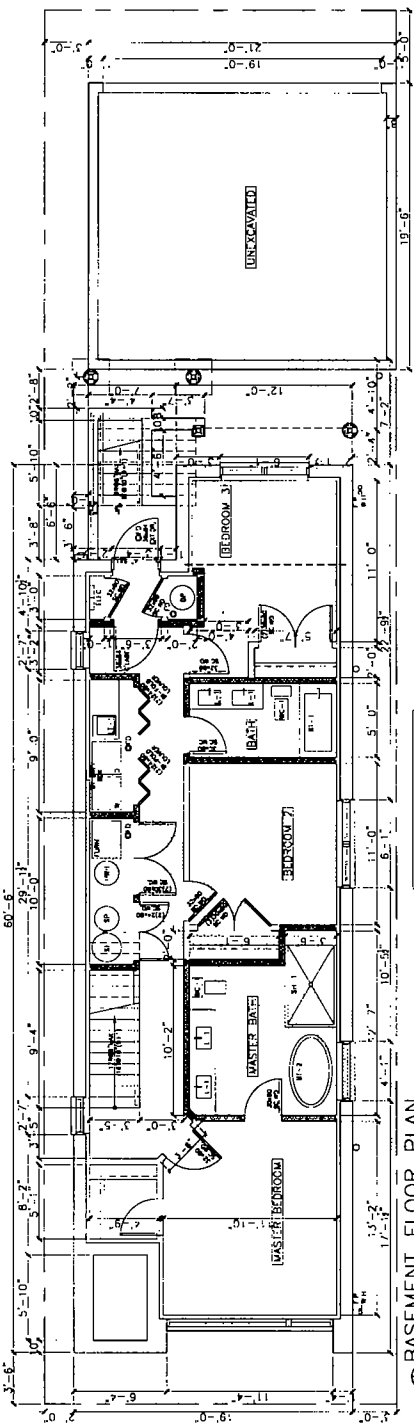
FILE NAME

SHEET NUMBER
 A-1



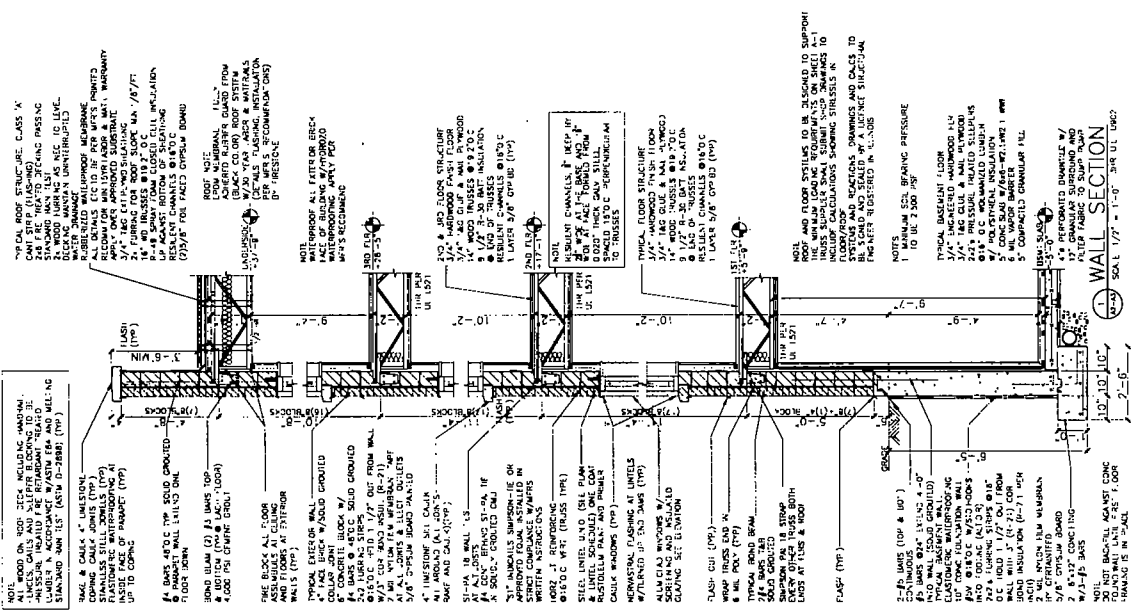
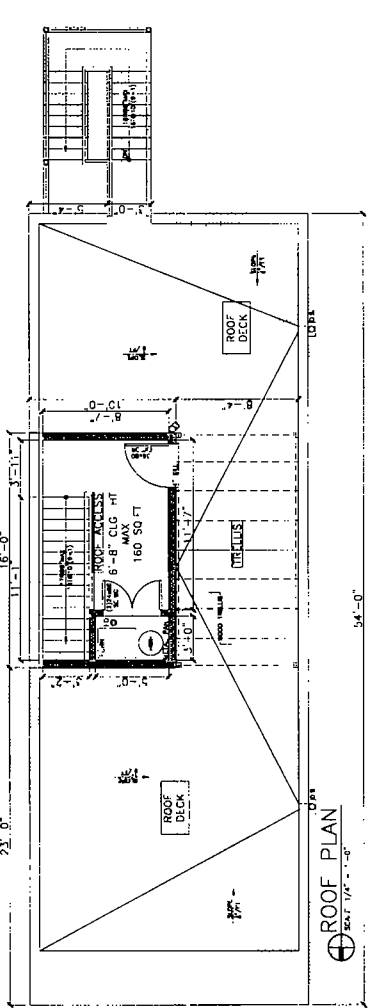
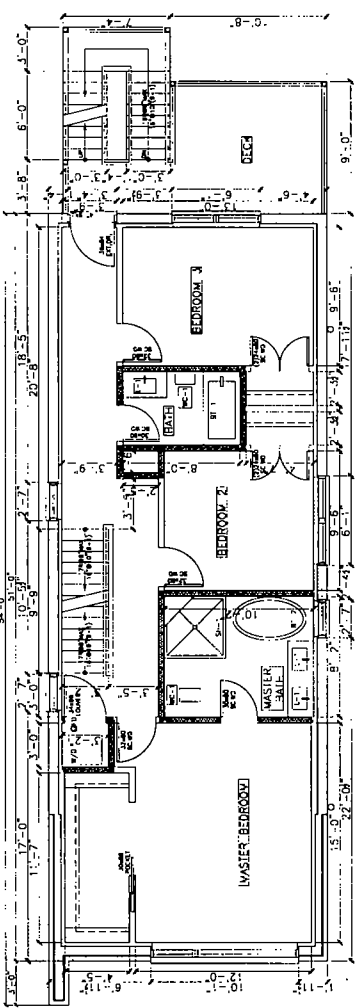
SITE PLAN
 SCALE 1/4" = 1'-0"

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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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0121 750-180
 180 W WASHINGTON
 CHICAGO, ILLINOIS 60607
 FAX 0121 750-1801

PROFESSIONAL DESIGN FIR
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-0014

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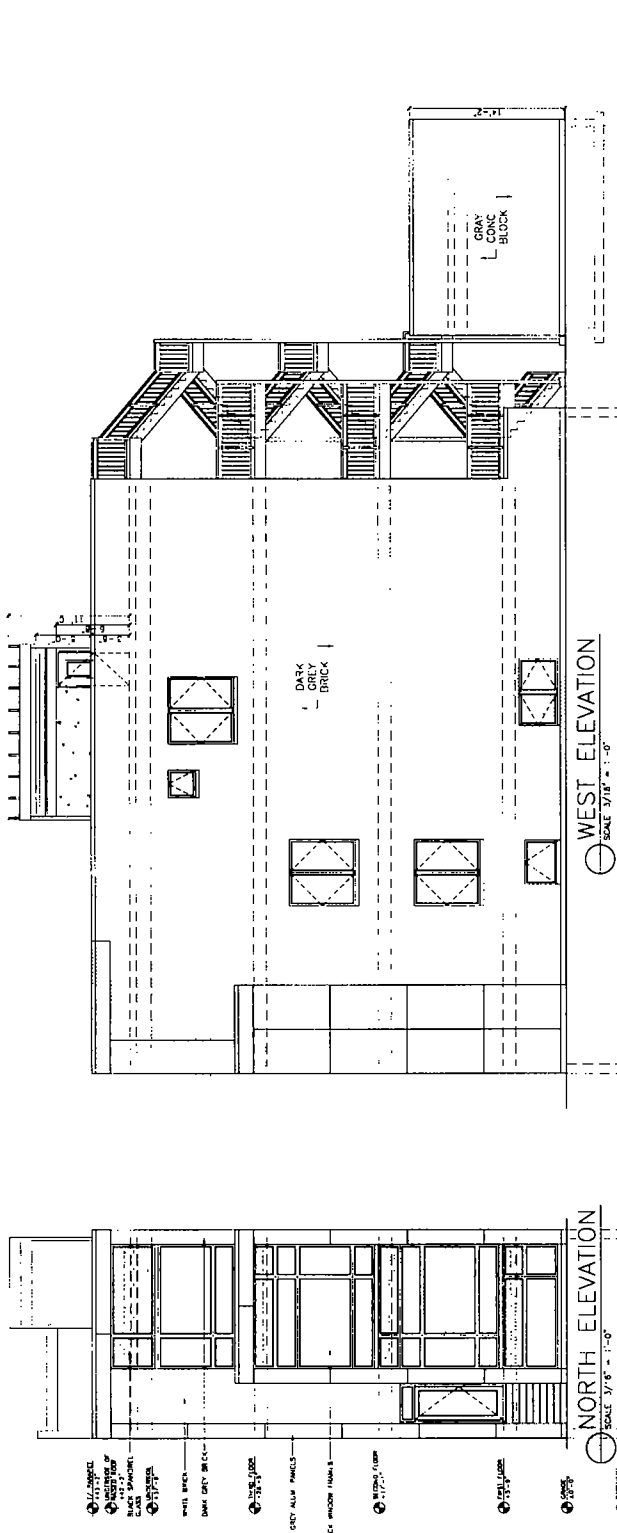


PROJECT NAME & ADDRESS
 1907 W. OHIO ST
 3 UNITS, 9 STORY
 MASONRY BLDG
 778 S. MT.
 CHICAGO, ILLINOIS

SHEET TITLE
 ELEVATIONS

FILENAME

SHEET NUMBER
 A-4



- 1. 1/2" BRICK
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- 99. 1/2" BRICK
- 100. 1/2" BRICK

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CHARRA ARCHITECTS, INC. 2018



(312) 750-1803
 180 W WASHINGTON
 CHICAGO, ILLINOIS 60602
 FAX (312) 750-1801

PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-00144

NAME
 The State of Illinois, Department of Transportation
 100 North Dearborn Street, 15th Floor
 Chicago, Illinois 60610
 (312) 750-1800

DESIGNED FOR REVIEW
 DRAWN FOR REVIEW
 CHECKED FOR PERMIT
 PROJECT NO. 103



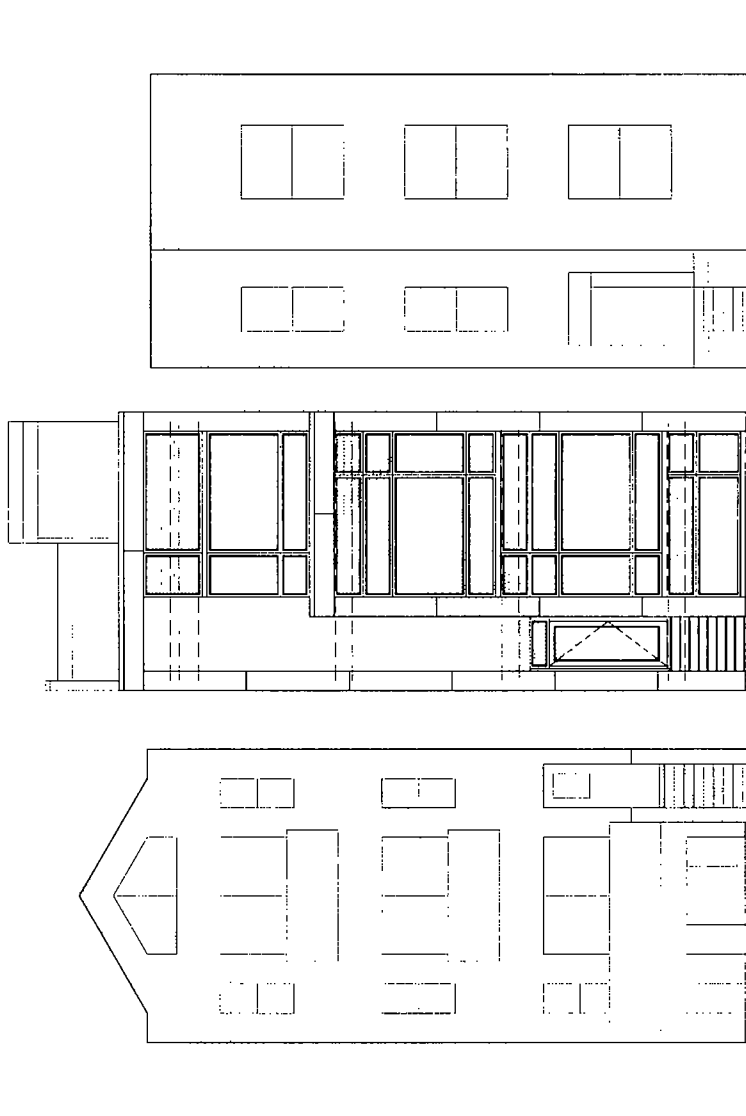
PROJECT NAME & ADDRESS
 1007 W. OHIO ST
 3 UNIT 3 STORY
 MASONRY BLDG.
 W/BSMT
 CHICAGO, ILLINOIS

SHEET TITLE
 NEIGHBORING
 ELEVATIONS

FILENAME

SHEET NUMBER
 A-5

PROPOSED
 BUILDING



#1903

#1907

#1909

NEIGHBORING ELEVATIONS
 SCALE: 1/8" = 1'-0"

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