



City of Chicago



SO2017-7023

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/11/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1220 W Ohio St - App No. 19382T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE
ORDINANCE**

19382T1

INTRO. DATE:

OCT. 11, 2017

SUB TO A T 1

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 and an RM4.5, Residential Multi-Unit 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 312 feet East of and parallel to North Elizabeth Street; West Ohio Street; a line 288 feet East of and parallel to North Elizabeth Street; a line 107.54 feet North of and parallel to West Ohio Street; a line 287 feet East of and parallel to North Elizabeth Street.

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

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

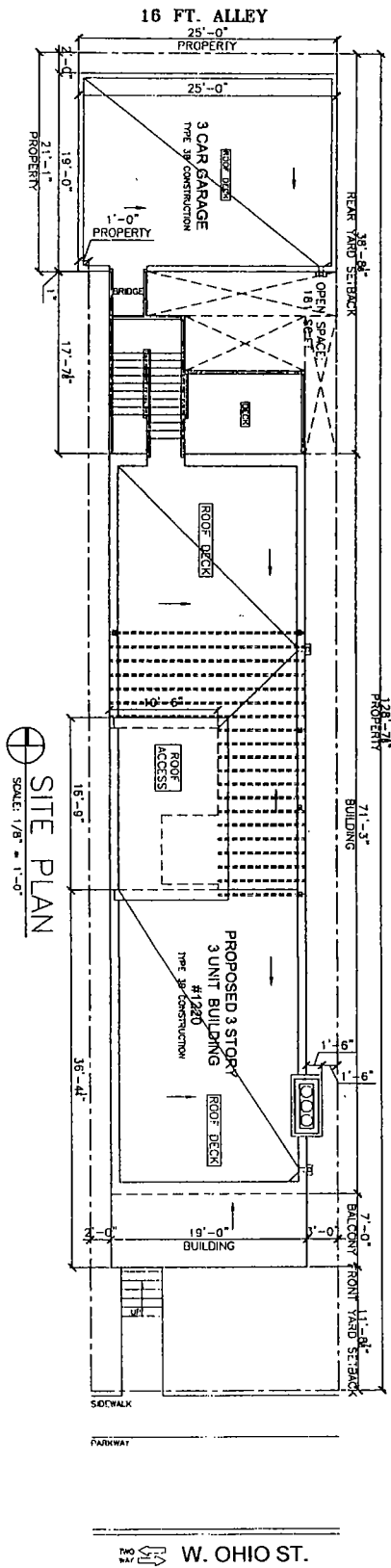
Common address of property: 1220 West Ohio Street

FORM FOR PUBLIC HEARING

**NARRATIVE FOR TYPE 1 REZONING FOR
1220 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, residential building with three 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 an RS3 Residential Single-Unit (Detached House) District and an RM4.5, Residential Multi-Unit District to an RM4.5, Residential Multi-Unit District
Use:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.31
Lot Area:	3,108 Square Feet
Building Floor Area:	4,062 Square Feet
Density:	1,036 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 11 Feet and 8 7/8 Inches Side: East Side – 3 Feet / West Side – 2 Feet Rear: 38 Feet and 8 1/8 Inches Rear Yard Open space: 181 Square Feet
Building height:	37 Feet 5 Inches




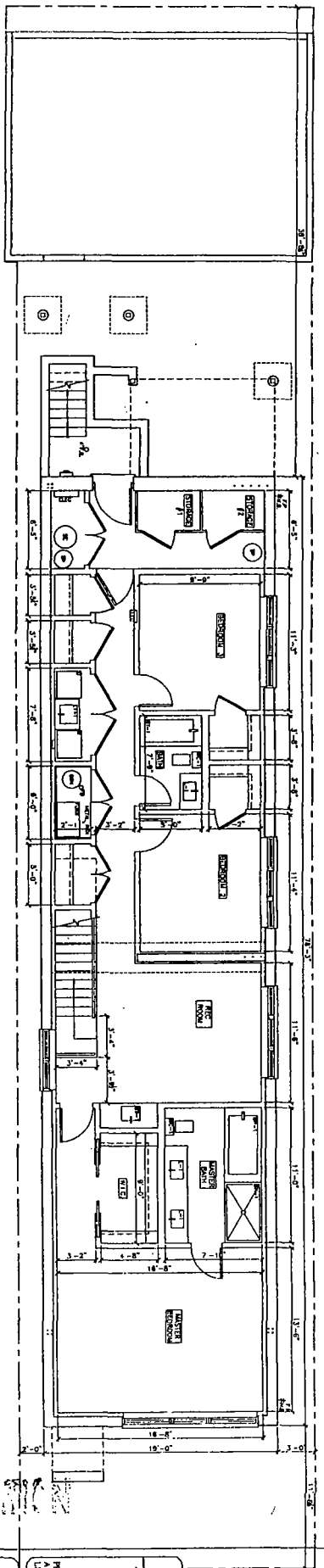
⊕ SITE PLAN
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

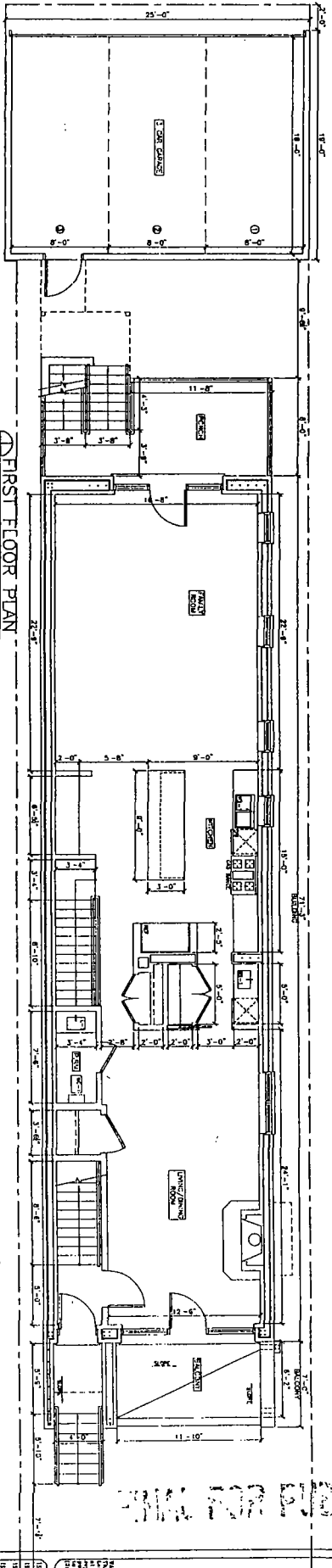
W. OHIO ST.
82

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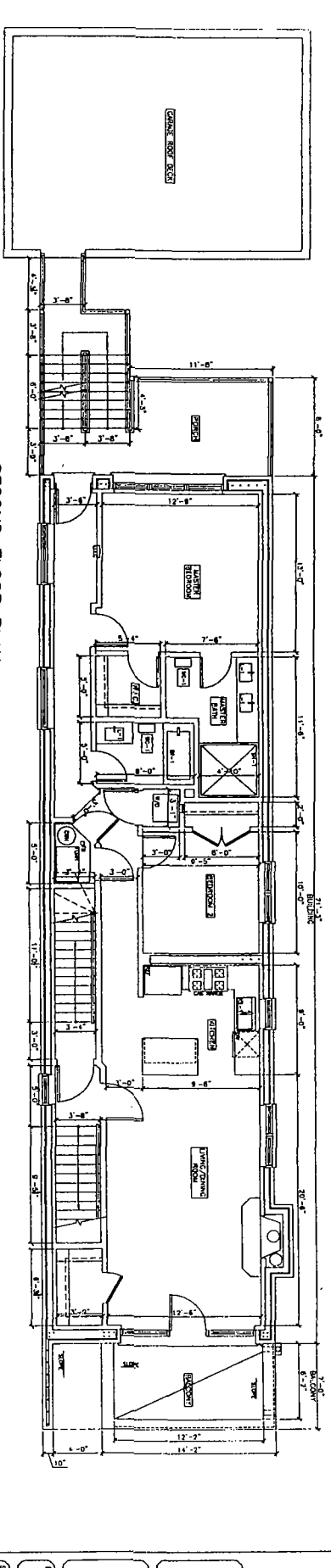
 <p>181 W. WASHINGTON CHICAGO, ILLINOIS 60601 PH: (312) 752-8811 PROFESSIONAL DESIGN FIRM ARCHITECT REGISTRATION LICENSE NUMBER: 141-101465</p>	<p>DATE: 01/21/2017 PROJECT: 1220 W. OHIO ST. DRAWN BY: [Redacted] CHECKED BY: [Redacted] DATE: 01/21/2017 SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NAME & ADDRESS 1220 W. OHIO 3 STORY/3 UNIT BUILDING CHICAGO, ILLINOIS</p>	<p>ARCHITECT HANNA ARCHITECTS, INC. 181 W. WASHINGTON CHICAGO, ILLINOIS 60601 PH: (312) 752-8811</p> <p>SITE PLAN</p> <p>FILE NAME SHEET NUMBER</p>
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⊕ BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



⊕ FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



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

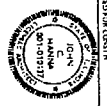
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PLAN FOR CONSTRUCTION

PROJECT NAME & ADDRESS
1320 W. OHIO
3 STORY/73 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR
PLANS

SHEET NUMBER
A-2

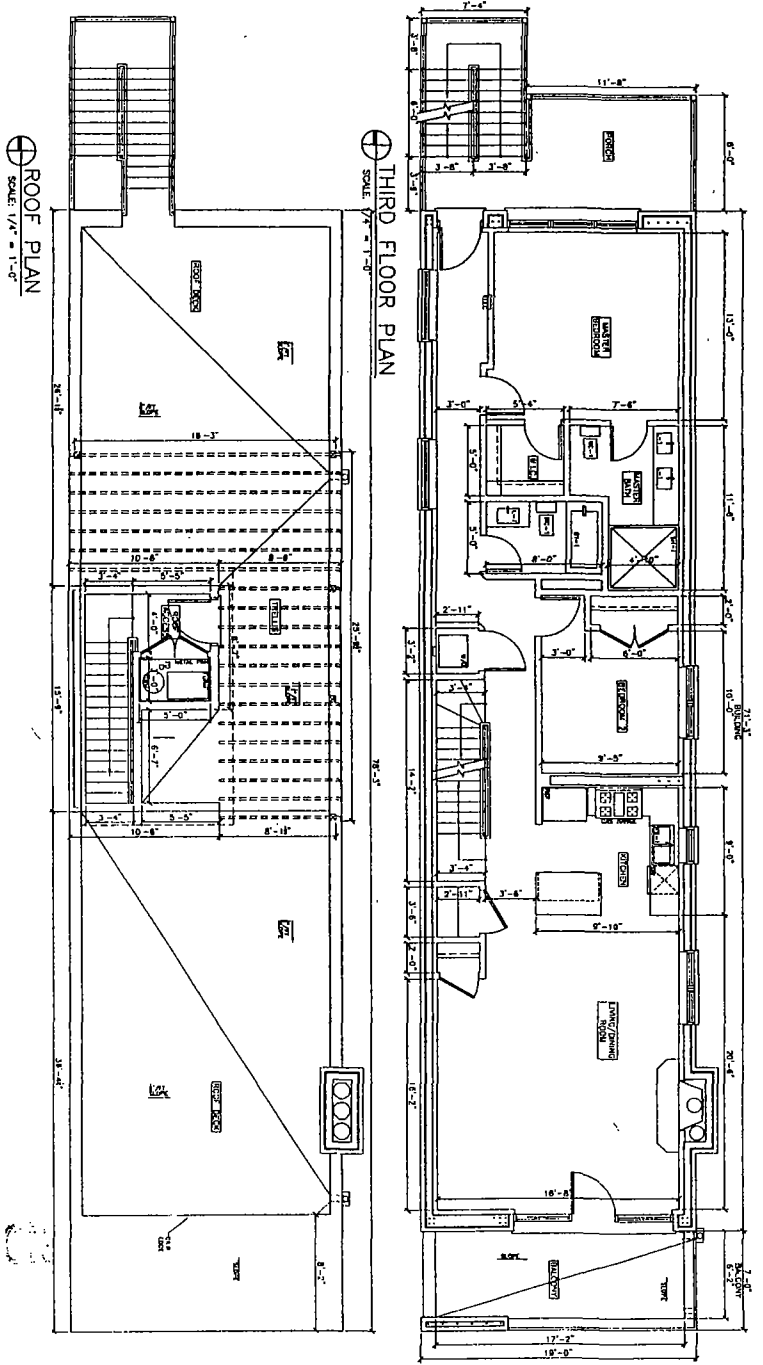


DATE: 07/28/2017
PROJECT: 1320 W. OHIO
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO.: A-2

HANNA
ARCHITECTS, INC.

1121 W. WASHINGTON
CHICAGO, ILLINOIS 60607
PHONE (312) 754-1800
FAX (312) 754-1801

PROFESSIONAL DESIGN FOR
ARCHITECT CORPORATION
LICENSE NUMBER: 141-011445



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

⊕ ROOF PLAN
SCALE: 1/4" = 1'-0"

NOT FOR PUBLICATION

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DEANNA
ARCHITECTS, INC.

(312) 754-1800
180 W. WASHINGTON
CHICAGO, ILLINOIS 60601
FAX (312) 754-1801
PROFESSIONAL DESIGN TEAM
ARCHITECT CORPORATION
LICENSE NUMBER: 14-101485

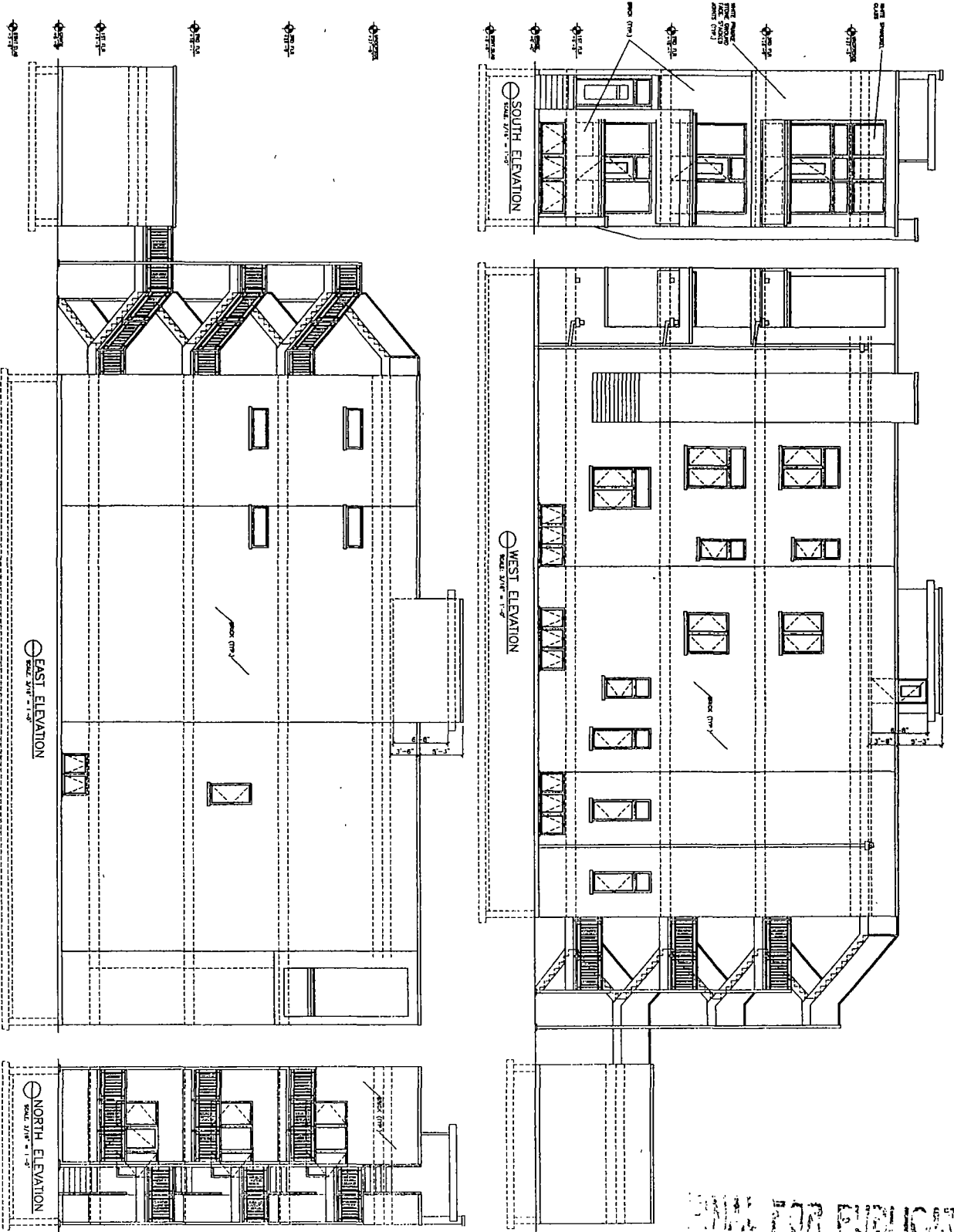


DATE: _____
PROJECT: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
SCALE: _____
SHEET NO. _____

PROJECT NAME & ADDRESS
1220 W. OHIO
3 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR
PLANS

SHEET NUMBER
A-3



NOT FOR PUBLICATION

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	PROJECT NAME & ADDRESS 1220 W. OHIO 3 STORY/2 UNIT BUILDING CHICAGO, ILLINOIS	DATE: _____ SCALE: _____ BY: _____ CHECKED BY: _____ DESIGNED BY: _____ PROJECT NO.: _____ REVISIONS: _____	PROFESSIONAL DESIGNER HANNA ARCHITECTS, INC. CHICAGO, ILLINOIS 60604 FAX (312) 754-1811 LICENSE NUMBER: 041-081453
	SHEET TITLE ELEVATIONS	SHEET NUMBER A-5	FILE NAME _____