



# City of Chicago



O2018-3189

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1156-1160 W Ohio St - App No. 19625T1
<b>Committee(s) Assignment:</b>	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 B2-3 District symbols and indications as shown on Map No. 1-G in an area bound by

A line 78.75 feet East of and parallel to North Racine Avenue; the alley next North and parallel to West Ohio Street; a line 135 feet East of and parallel to North Racine Avenue, West Ohio Street

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 1156-60 West Ohio Street.

**FINAL FOR PUBLICATION**

**NARRATIVE**  
**1156-60 West Ohio**

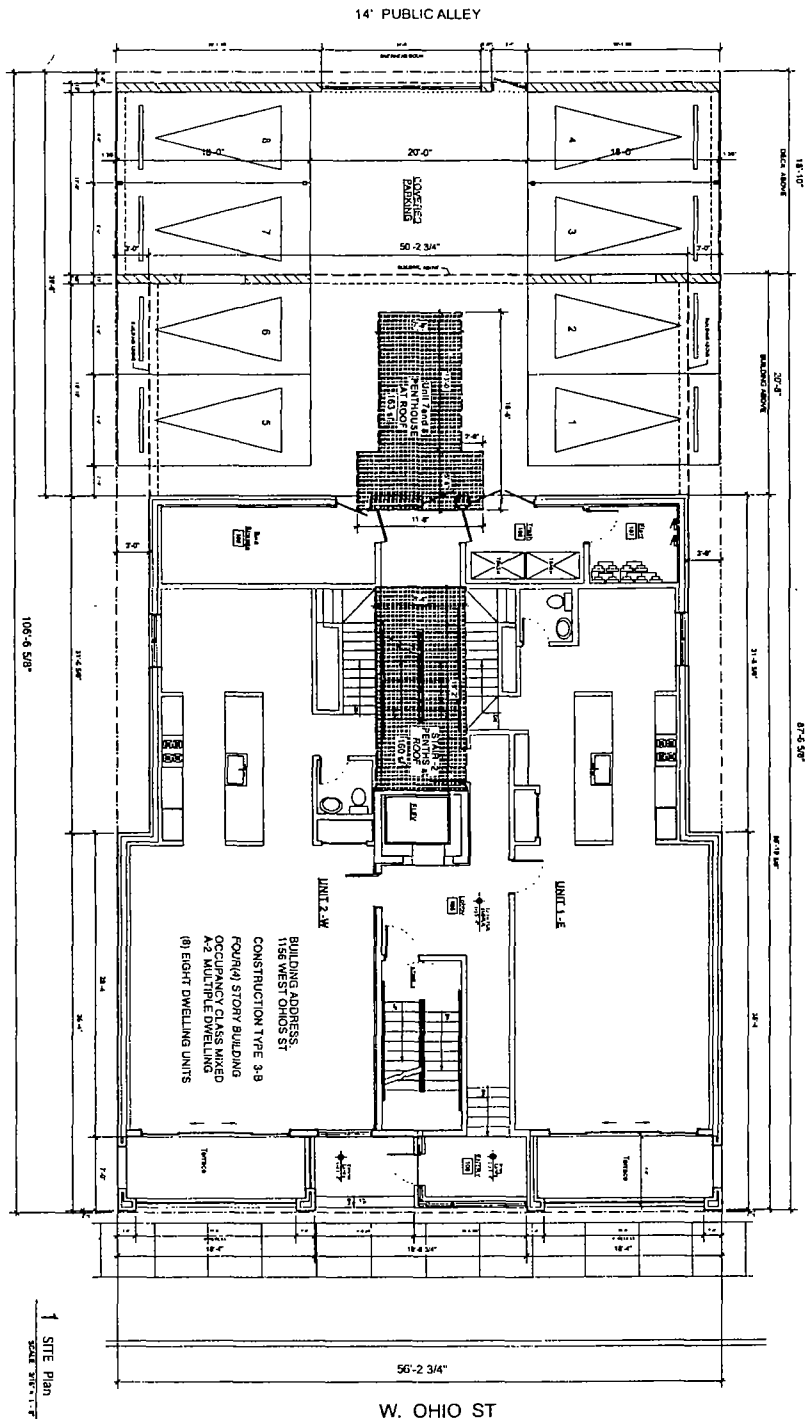
**B2-3 to B2-3 Type-1**

Applicant seeks to rezone the vacant lot in order to build a 4 story, 8 residential dwelling unit building 49'-3" feet in height with 8 parking spaces and no commercial space based on prior passage from B2-3 Type-1 revisions to the Type-1 narrative and plans.

FAR	3.0
Lot Area	6075 Square Feet
Minimum Lot Area Per Parking Unit	748 Square Feet Per Dwelling Unit
Building Area	16,643 Square Feet
Building Height	49 Feet 3 Inches
Front Setback south	0 Feet 0 Inches
Rear Setback for flrs 2-4	18 Feet 10 Inches*
Rear Setback for parking Structure and 2 <sup>nd</sup> flr Deck	1 Foot*
West side Setback	0 Feet
East side Setback	0 Feet
Parking	8

\*Applicant may seek a variance as needed.

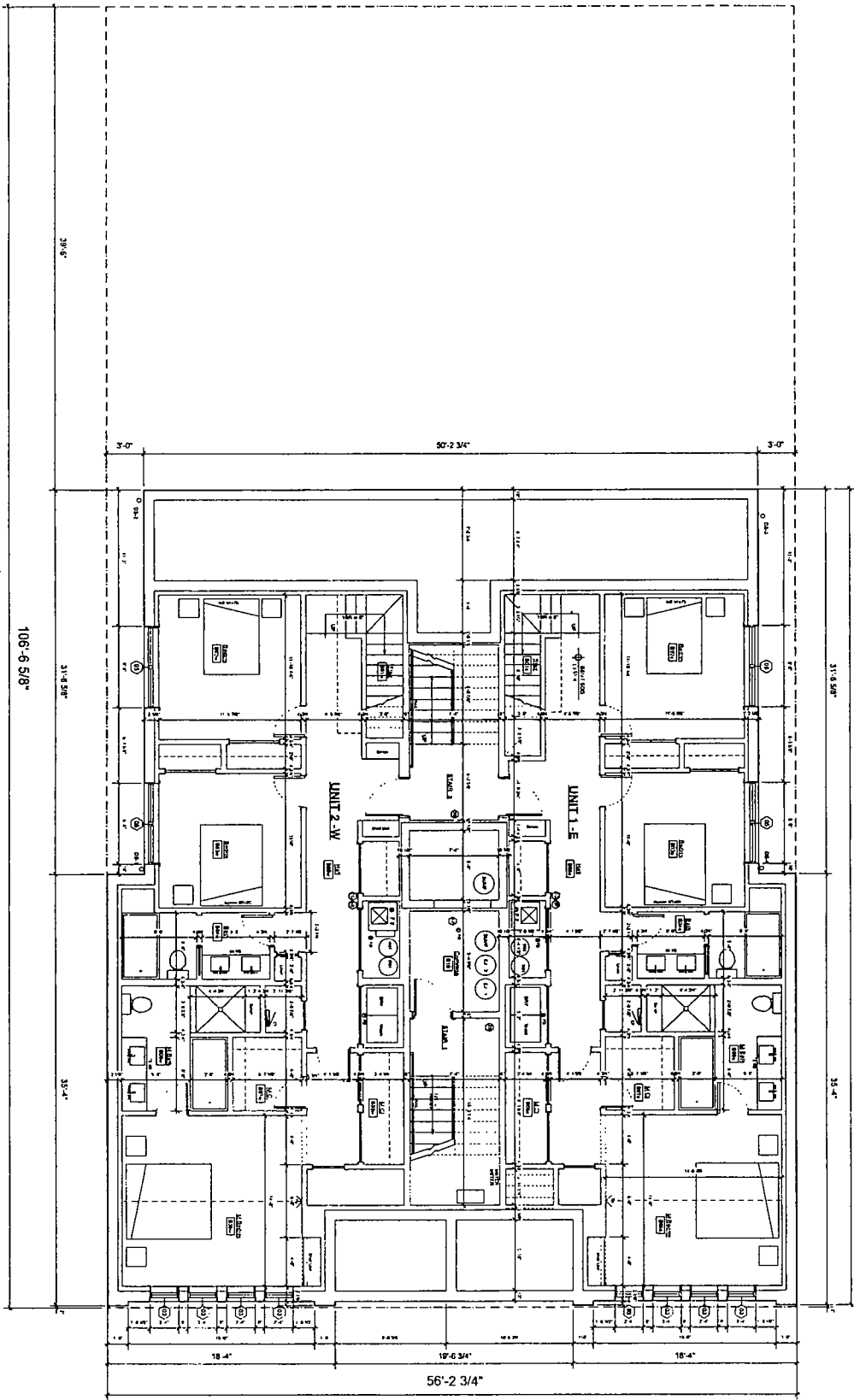
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<b>SP.1</b> SHEET NUMBER	<b>SITE PLAN</b> SCALE: 3/8"=1'-0"		SCALE 1/4" = 1'-0"	RECORD NO. DATE DESCRIPTION 1-15-18	STONEBERG + GROSS ARCHITECTS 3320 NORTH RAVENSWOOD AVE CHICAGO, ILLINOIS 60657 ph. 773-261-1878 stoneberggross@stbcglobal.net	<b>1156 West OHIO ST</b> 8 Residential Units CHICAGO, Illinois <b>LONGFORD CONSTRUCTION</b>
			PROJECT NUMBER 18-02	PROJECT NUMBER 18-02		

FINAL FOR PUBLICATION



1 Basement Plan  
Scale: 1/4" = 1'-0"  
Sheet Gross = 3,014 sq ft

SHEET NUMBER  
**A1.0**

Basement Plan



NO.	DATE	DESCRIPTION
1	11-10-18	2-DRAWING PERMIT SET

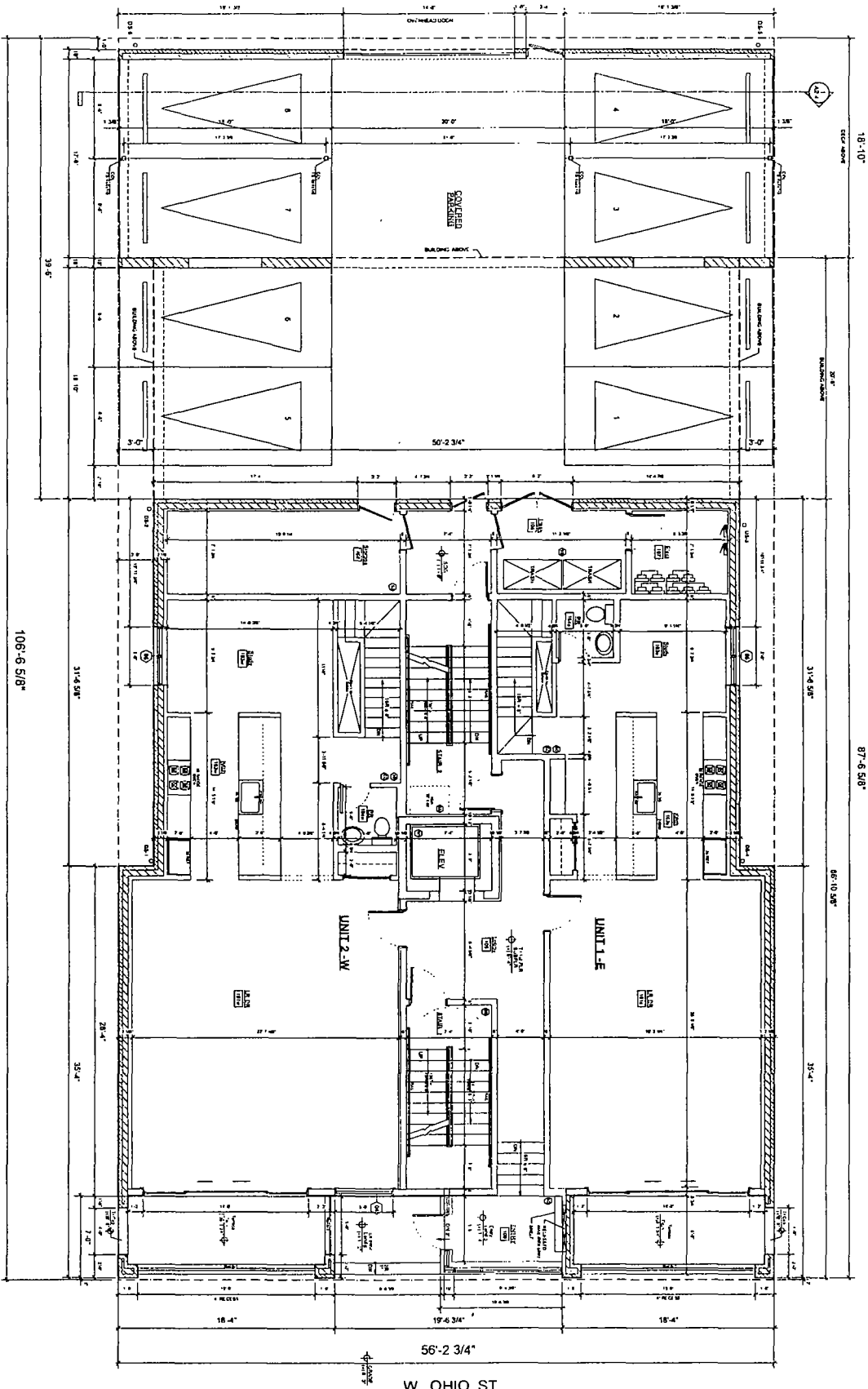
PROJECT NUMBER: 18-02

LIC. EXP. PER. 11/30/2024

**STONEBERG + GROSS ARCHITECTS**  
3320 NORTH RAVENSWOOD AVE  
CHICAGO, ILLINOIS 60657  
ph 773-281-1878 stoneberggross@stcglobal.net

**1158 West OHIO ST**  
8 Residential Units  
CHICAGO, ILLINOIS  
**LONGFORD CONSTRUCTION**

14' PUBLIC ALLEY



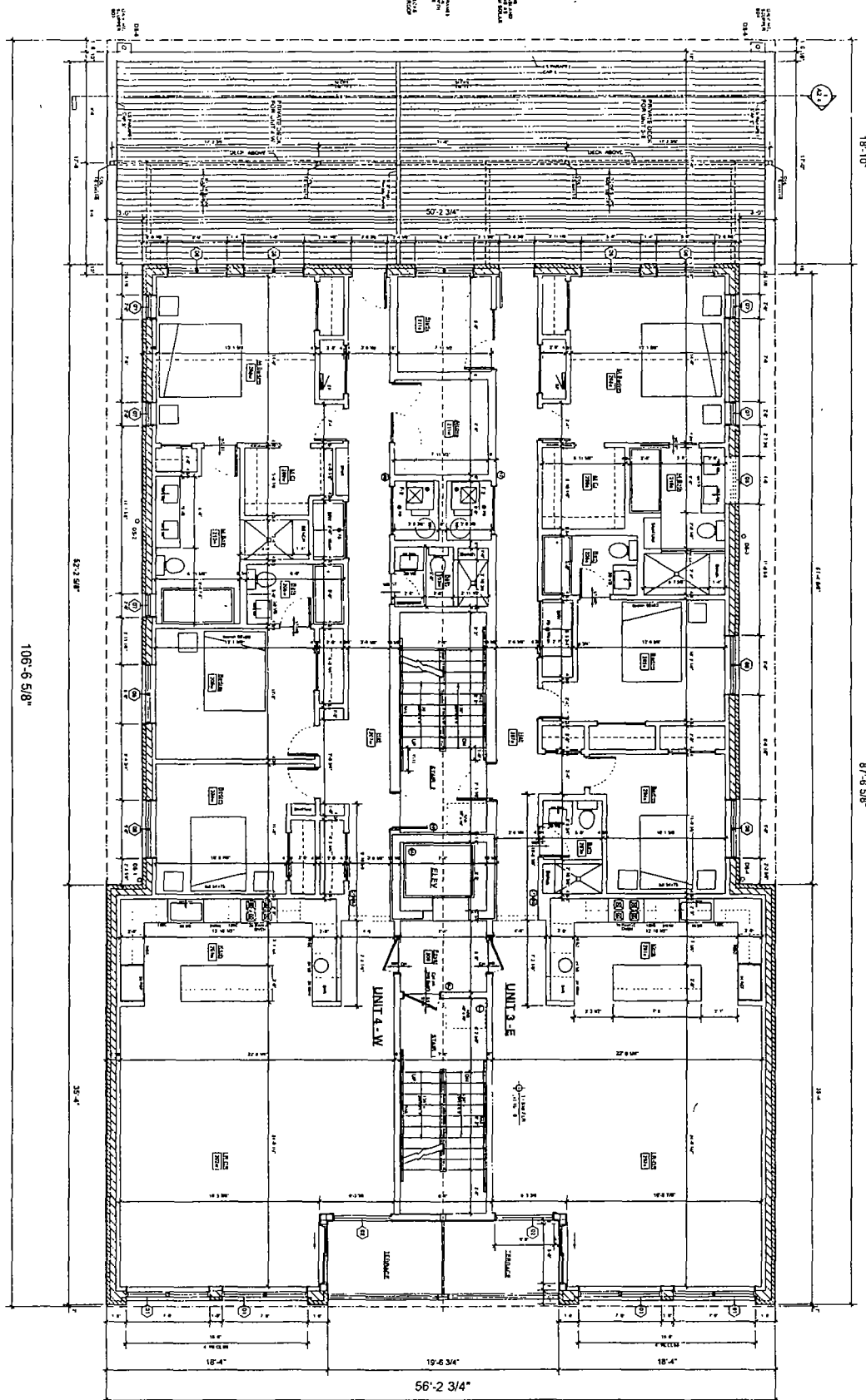
1st Flr EAST	883 sq ft	1st Flr WEST	1,159 sq ft
Blank	3,272 sq ft	Blank	3,272 sq ft
Front Terrace	108 sq ft	Front Terrace	108 sq ft

1 FIRST Flr Plan  
 1st Flr PLAN = 3,297 sq ft

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<b>A1.1</b> SHEET NUMBER	FIRST Flr 	SCALE 1/8" = 1'-0"	RECORD NO. DATE DESCRIPTION 1 1.15.18 DRAWING PERMIT NO.	STONEBERG + GROSS ARCHITECTS 3320 NORTH BAVENSWOOD AVE CHICAGO, ILLINOIS 60657 ph 773 281-1878 stoneberggross@stgglobal.net	1158 West OHIO ST 8 Residential Units CHICAGO, Illinois LONGFORD CONSTRUCTION
		PROJECT NUMBER 18-02	LIC EXPRES 11292018		

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3rd Fl East	1871 sq ft	3rd Fl West	2008 sq ft
• Floor Plates	47' x 57' 6"	• Floor Plates	47' x 57' 6"
• Riser Deck	57' 6" x 57' 6"	• Riser Deck	42' 6" x 57' 6"

1 SECOND Fl Plan  
 SCALE: 1/8" = 1'-0"  
 2nd Fl PAR = 4.462 SF

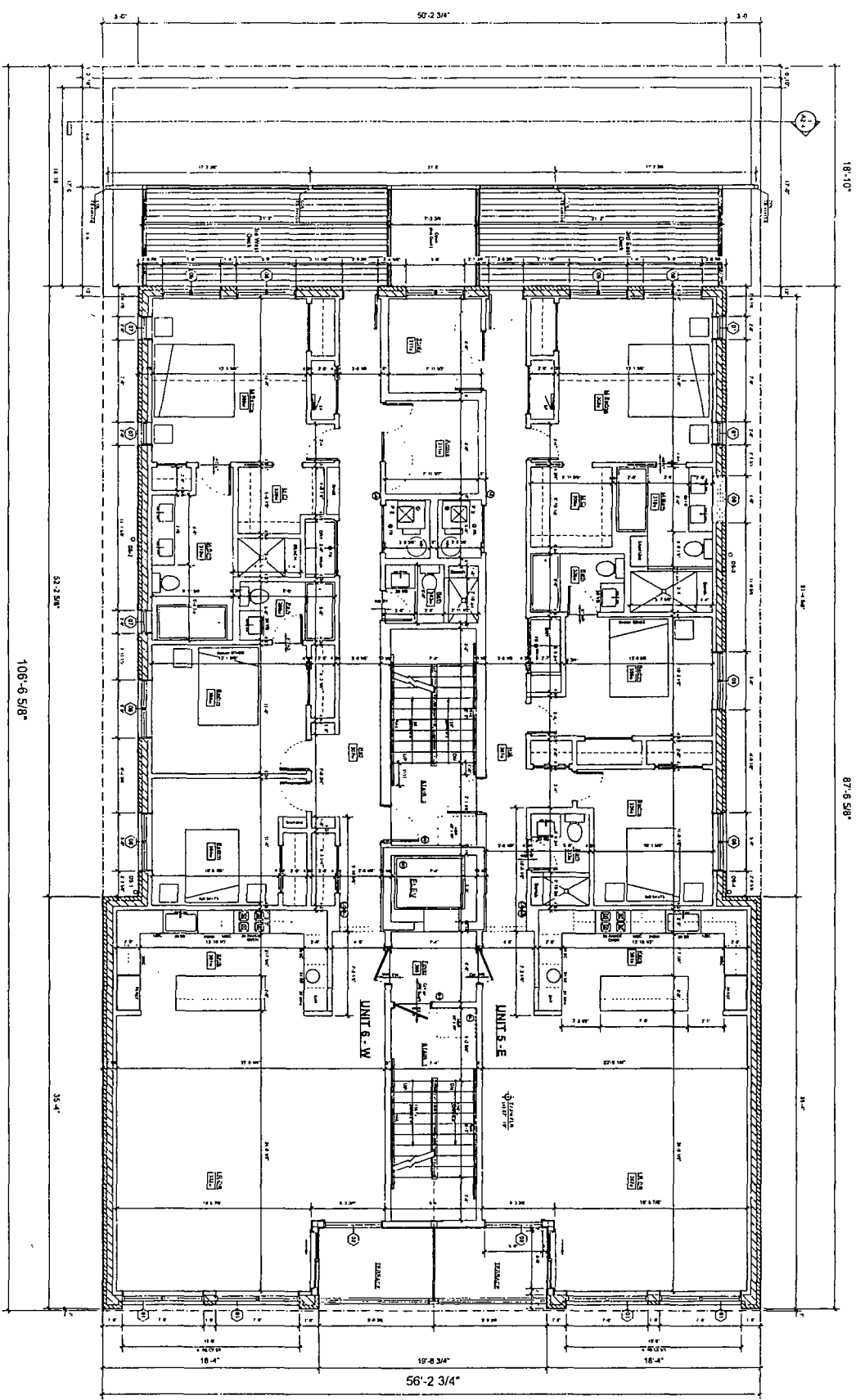
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<b>A1.2</b> SHEET NUMBER		Second Fl	SCALE 3/4" = 1'-0"	RECORD NO. DATE DESCRIPTION 1 15-18 ADWING PERMIT NO.	STONEBERG + GROSS ARCHITECTS 3320 NORTH RAVENSWOOD AVE. CHICAGO, ILLINOIS 60657 ph. 773-281-1878 stoneberggross@stglobal.net	1158 West OHIO ST 8 Residential Units CHICAGO, Illinois	LONGFORD CONSTRUCTION
		PROJECT NUMBER 18-02	DATE 1-15-18	L.C. NUMBER 1100022-9			

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2nd Flr ELEM	1st Flr Gross A1	2nd Flr Gross A1
• Room Detail	• Room Detail	• Room Detail
182 ft	182 ft	182 ft
3rd Flr ELEM	3rd Flr Gross A1	3rd Flr Gross A1
• Room Detail	• Room Detail	• Room Detail
182 ft	182 ft	182 ft

1 THIRD Flr Plan  
 SCALE: 1/4" = 1'-0"  
 3rd Flr FAR = 4.492 ft



SHEET NUMBER  
**A1.3**

Third Flr



SCALE	1/4" = 1'-0"
PROJECT NUMBER	18-02
DATE	1-15-18
DESCRIPTION	3rd Floor Plan
PROJECT	18-02

USE THIS PLAN AS SHOWN AND NOT AS REPRODUCED FROM ANY OTHER SOURCE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN OR FOR ANY OTHER REASON.

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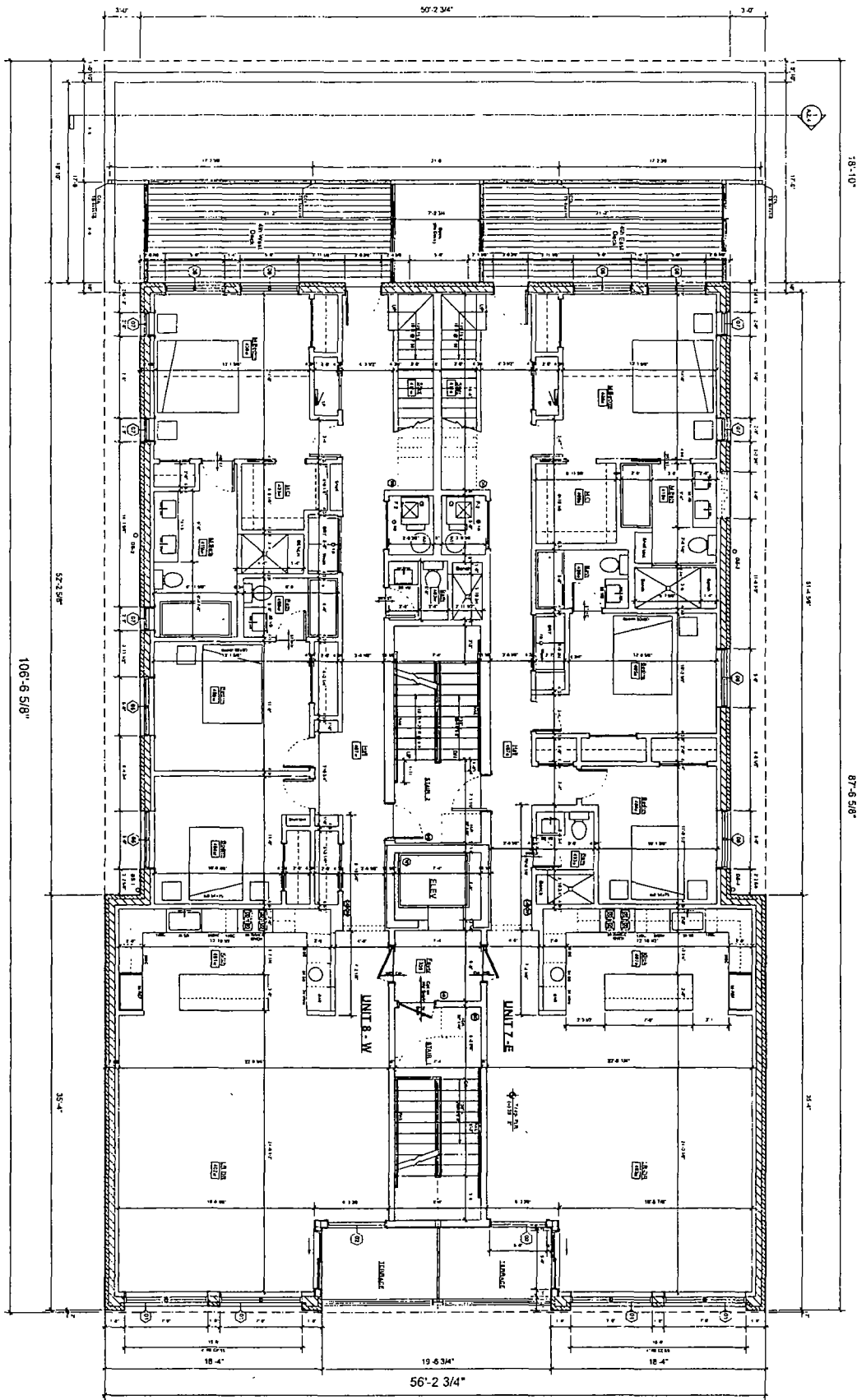
**1158 West OHIO ST**  
 6 Residential Units  
 CHICAGO, Illinois  
**LONGFORD CONSTRUCTION**



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APR 2011	1,971 gross sq ft	40,297 total sq ft
Raw Deck	122 sf	Raw Deck
	2,093 gross sq ft	40,700 total sq ft
	Raw Deck	123 sf

1 FOURTH FLOOR PLAN  
 4th Flr FAR = 4.422 sf



A1.4  
 SHEET NUMBER

Fourth Flr  
 18-02

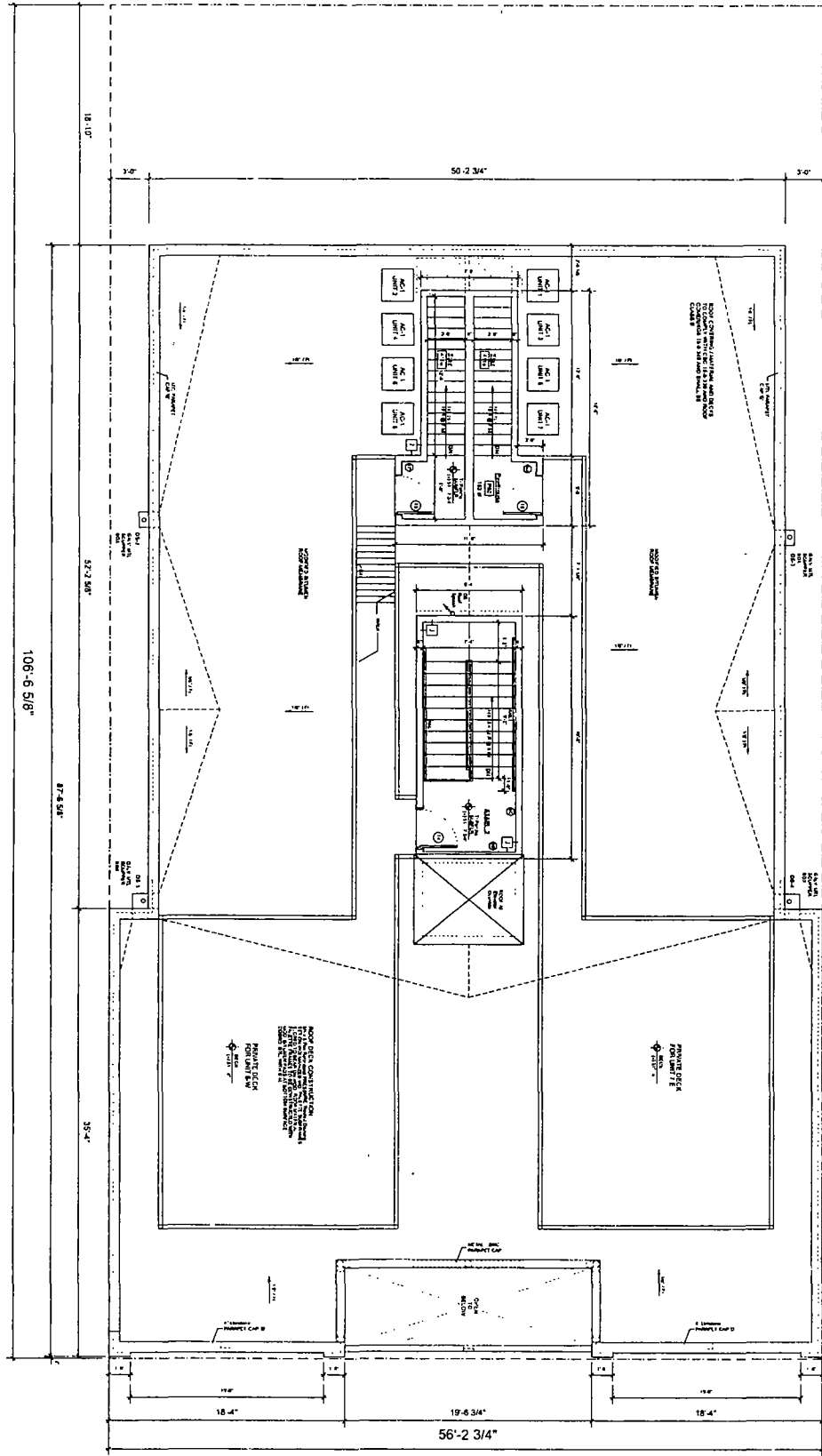


RECORD		NO	DATE	DESCRIPTION
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1	11-15-10	REVISED		
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1158 West OHIO ST  
 8 Residential Units  
 CHICAGO, Illinois  
 LONGFORD CONSTRUCTION

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**PLAN ROOMING NOTES**

1. ALL ROOMS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE CHICAGO BUILDING CODE AND ALL APPLICABLE ORDINANCES.

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**ROOF CONSTRUCTION**

1. ROOF DECK SHALL BE CONCRETE ON TOP OF STRUCTURAL STEEL.

2. ROOF DECK SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE CHICAGO BUILDING CODE AND ALL APPLICABLE ORDINANCES.

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1 ROOF Plan  
SCALE: 1/8" = 1'-0"

SHEET NUMBER  
**A1.5**

Roof

SCALE  
1/8" = 1'-0"

DRAWN BY JS  
PROJECT NUMBER  
18-02

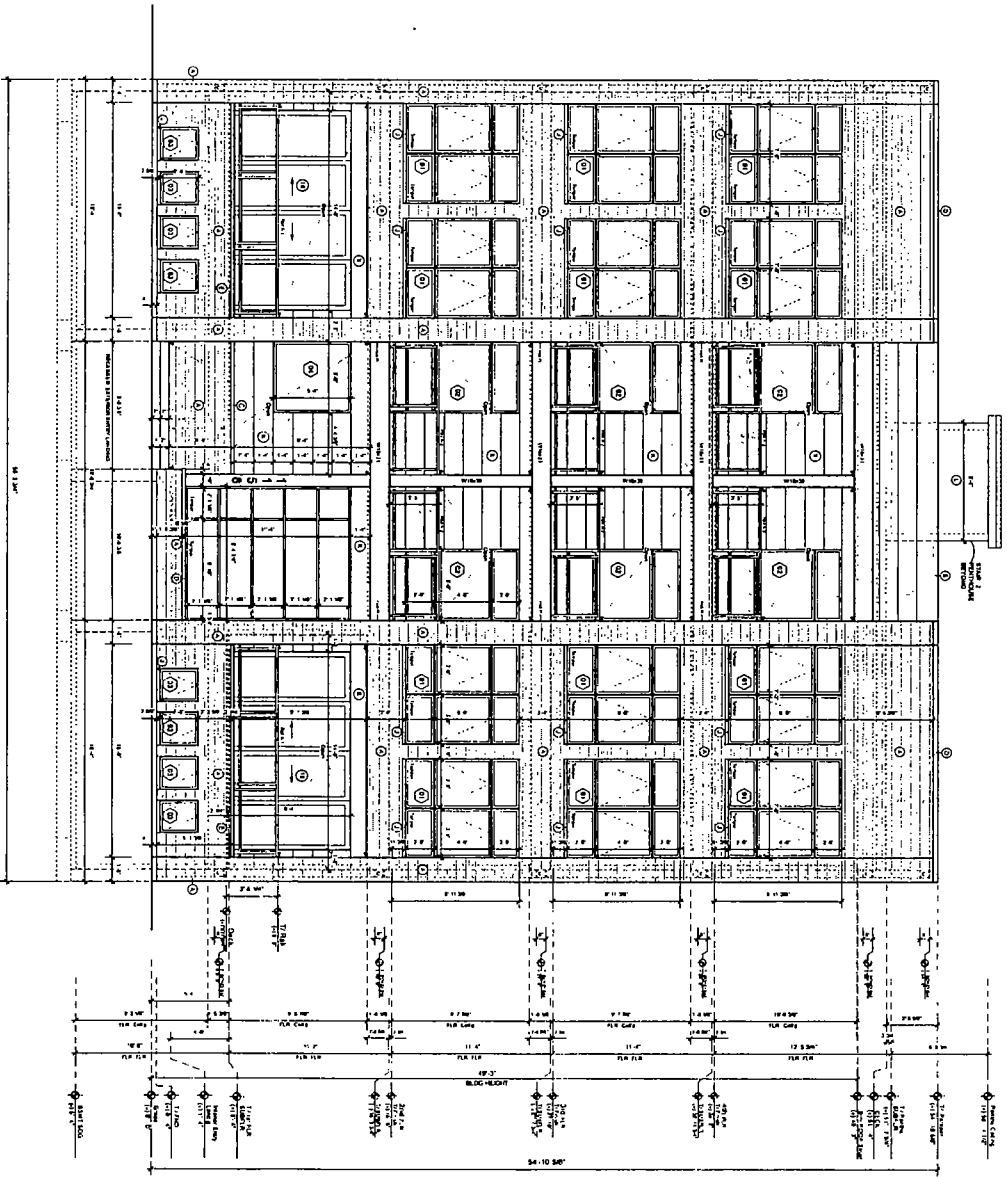
NO.	DATE	DESCRIPTION
1	1.15.18	ISSUED FOR PERMIT

STONEBERG + GROSS ARCHITECTS  
3320 NORTH RAVENSWOOD AVE.  
CHICAGO, ILLINOIS 60657  
PH 773-261-1878 stoneberggross@bcgglobal.net

1158 West OHIO ST  
8 Residential Units  
CHICAGO, Illinois  
**LONGFORD CONSTRUCTION**

**EXTERIOR MATERIAL KEYNOTES**

①	FLUOROCARBON POLYMER GLAZING SYSTEM WITH 1/2" CLEAR ANGLE GLAZING	②	1 1/2" POLYURETHANE FOAM INSULATION
②	1 1/2" POLYURETHANE FOAM INSULATION	③	1 1/2" POLYURETHANE FOAM INSULATION
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Front Elev SOUTH  
SHEET NUMBER  
A2.1

SCALE: 1/4" = 1'-0"  
DRAWN BY: JS  
PROJECT NUMBER: 18-02

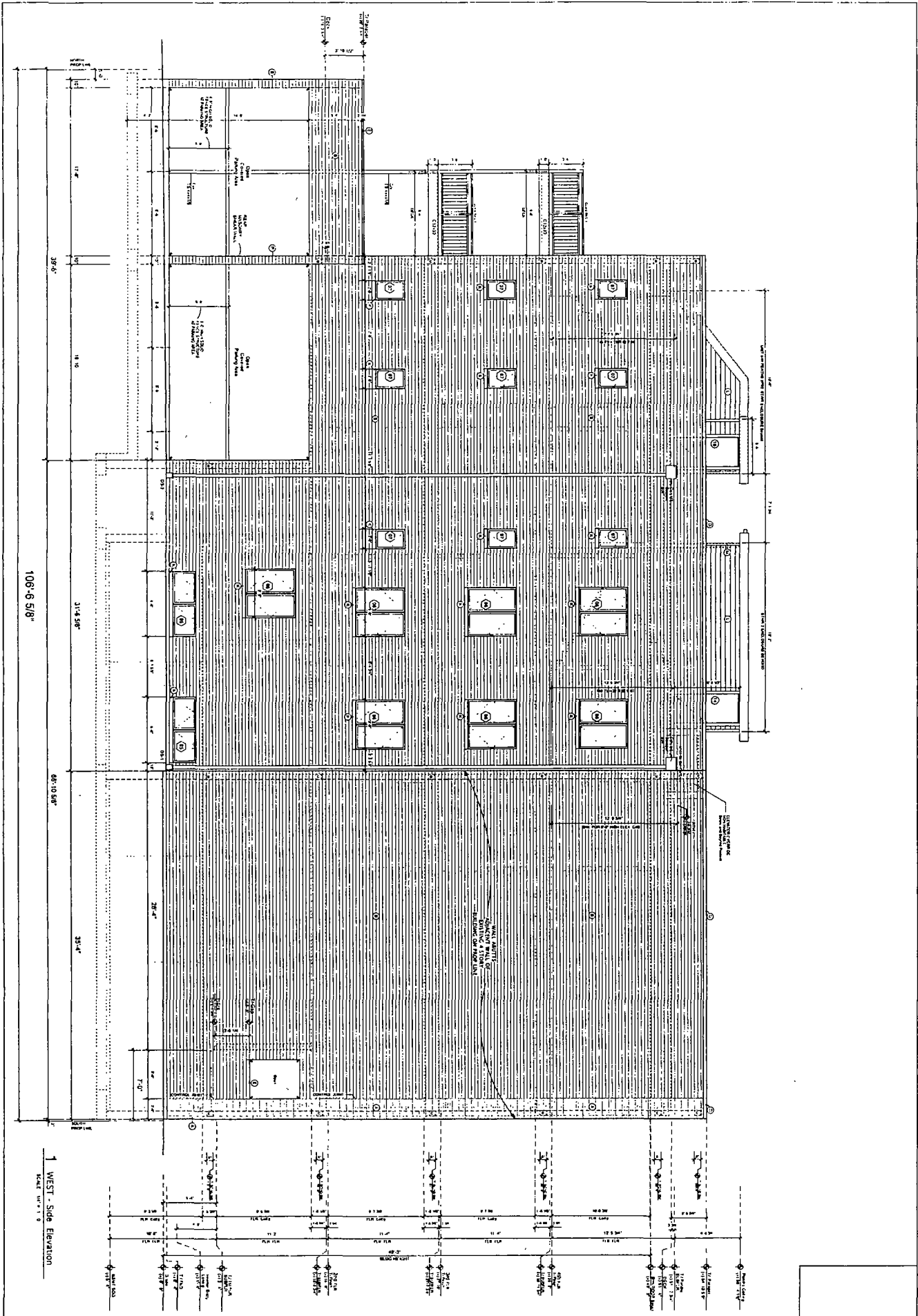
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1 15-18

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1158 West OHIO ST  
8 Residential Units  
CHICAGO, Illinois  
LONGFORD CONSTRUCTION

LIC. EXPIRES 11/30/2018

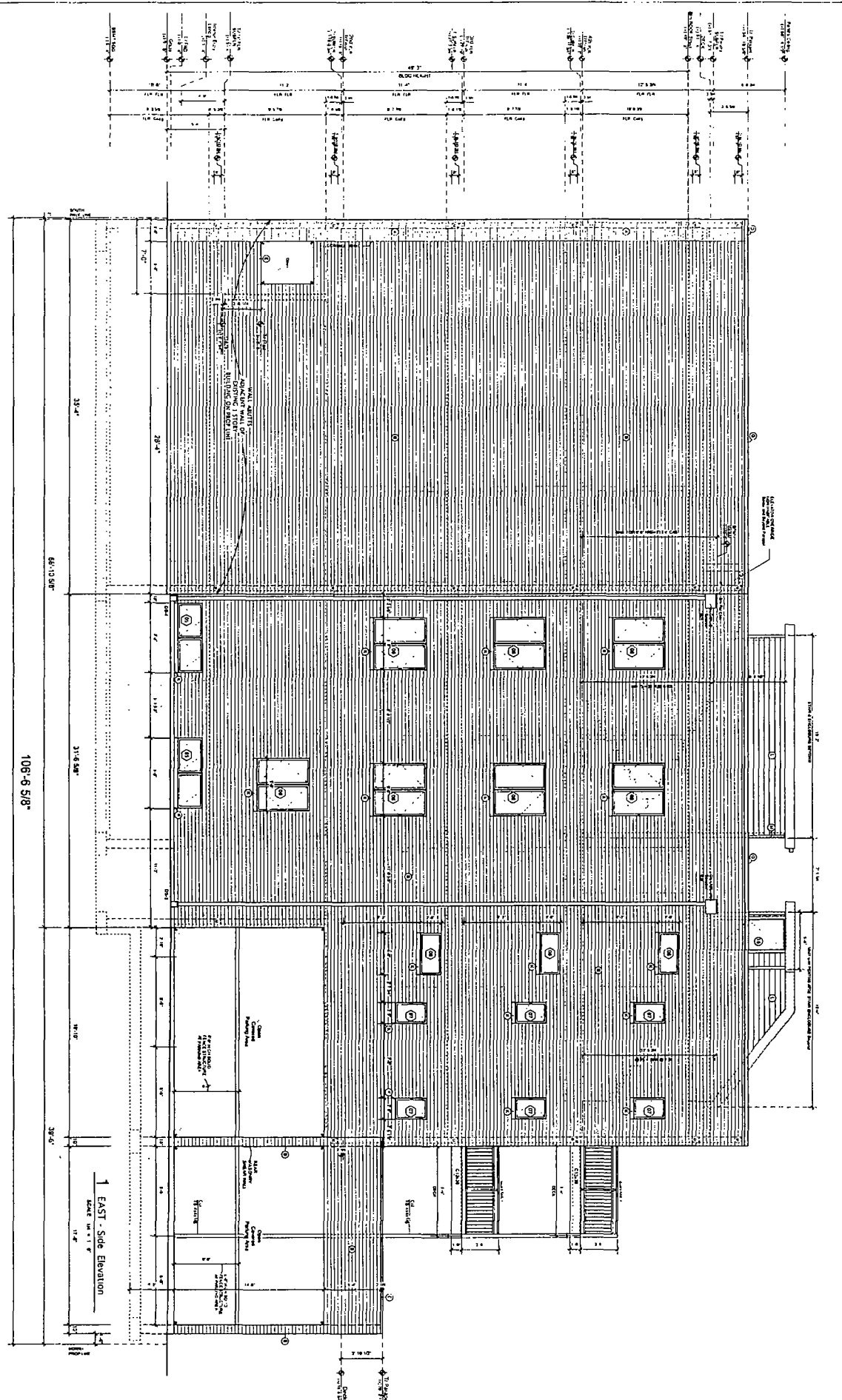
FINAL FOR PUBLICATION



108'-6 5/8"

1 WEST - Side Elevation  
SCALE: 1/4" = 1'-0"

<b>A2.2</b> SHEET NUMBER		SCALE 1/4" = 1'-0"	RECORD			<b>STONEBERG + GROSS ARCHITECTS</b> 3320 NORTH RAVENSWOOD AVE CHICAGO, ILLINOIS 60657 PH 773-281-1878 stoneberggross@stglobal.net	<b>1158 West OHIO ST</b> 8 Residential Units CHICAGO, Illinois <b>LONGFORD CONSTRUCTION</b>
		DRAWN BY: JS PROJECT NUMBER: 18-02	NO. DATE DESCRIPTION	DATE 1-15-18	DRAWING SHEET NO. 18-02		



108-6-5/8-

1 EAST - Side Elevation  
SCALE 1/4" = 1'-0"

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Side Elev  
EAST  
SHEET NUMBER  
A2.3



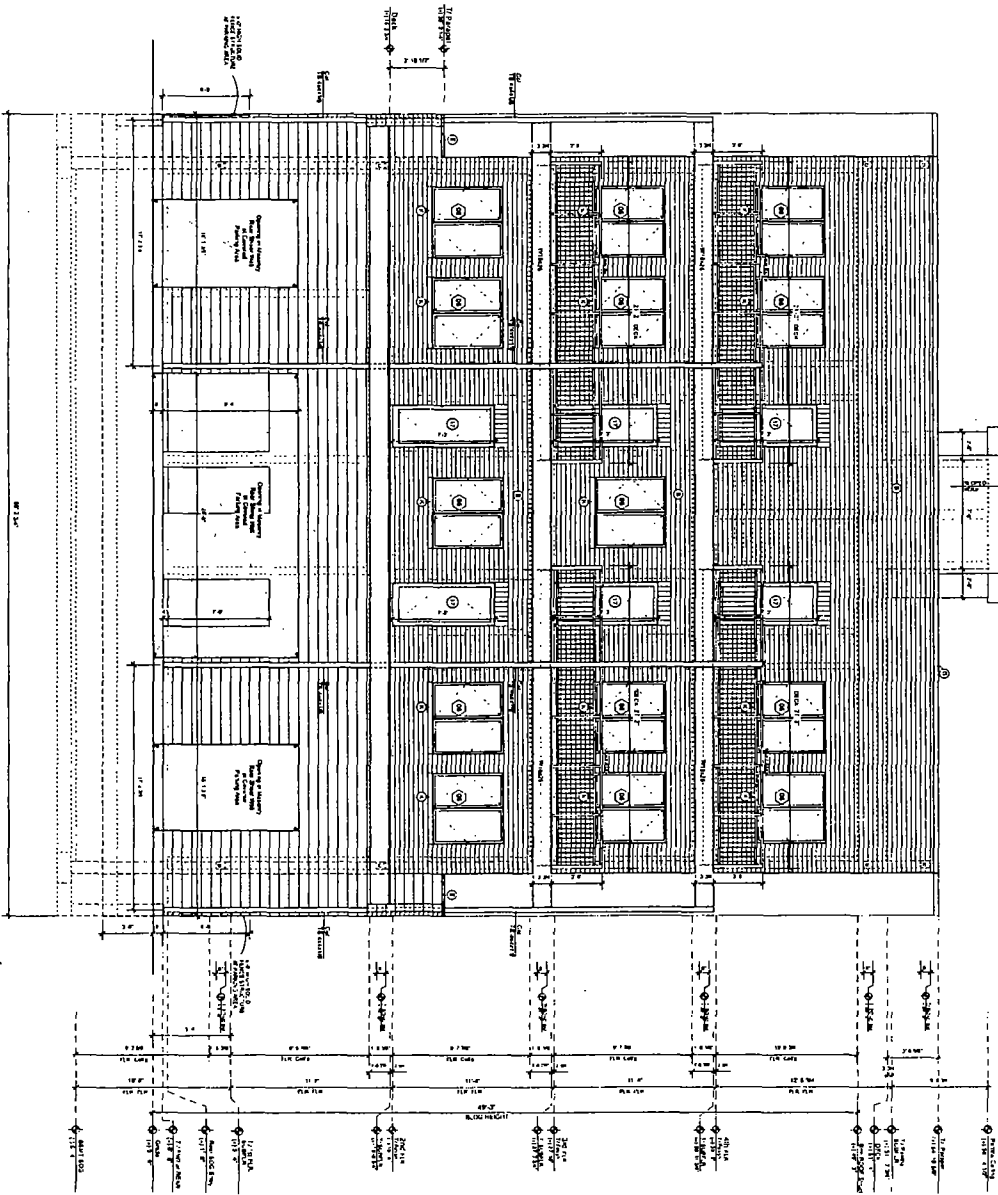
RECORD	
NO	DATE
1	11-18-18

DRAWN BY: JS  
 PROJECT NUMBER: 18-02  
 DATE: 11-18-18

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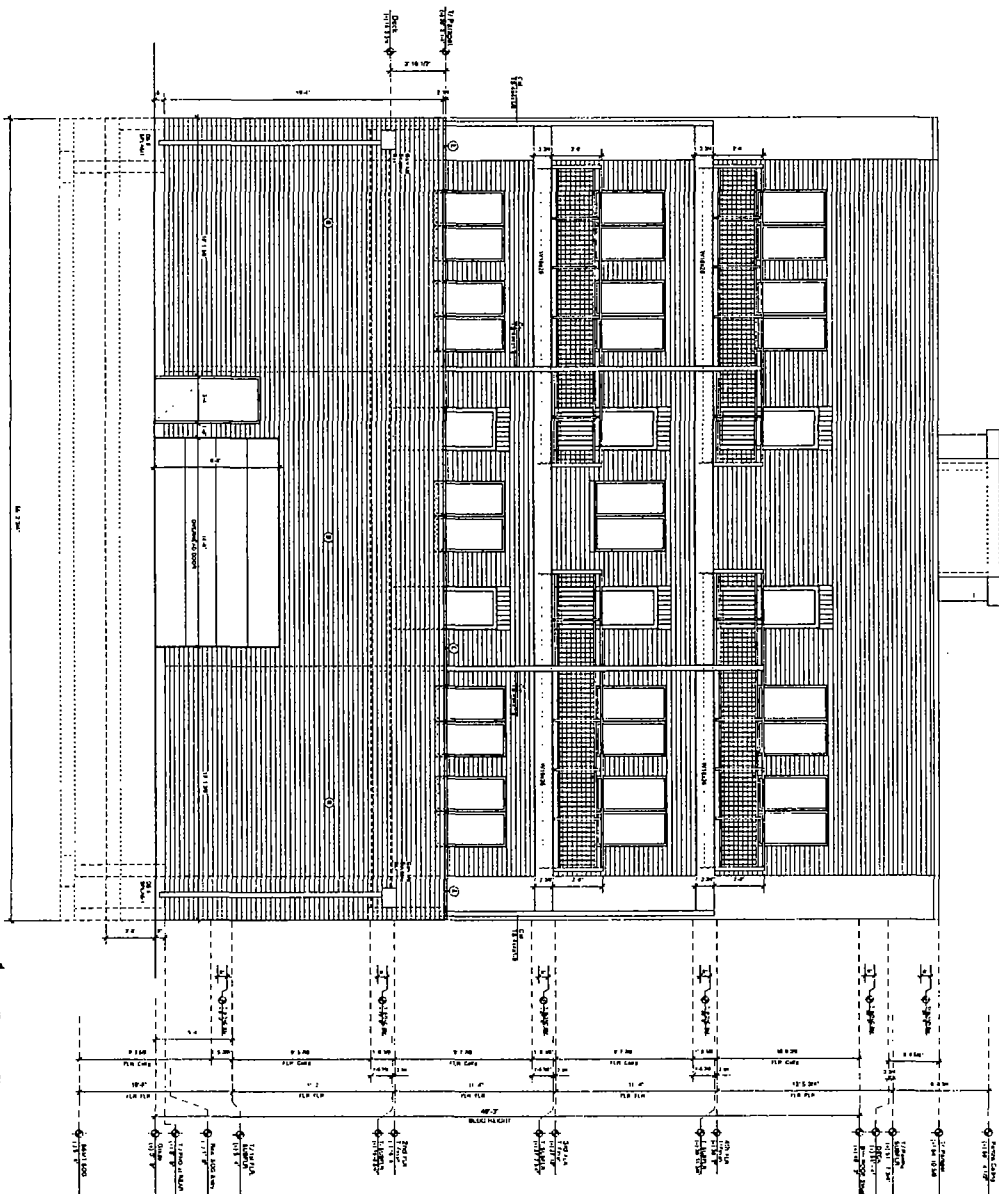
FINAL FOR PUBLICATION



1 NORTH - Rear Section / Elevation  
SCALE: 1/4" = 1'-0"

<b>A2.4</b> SHEET NUMBER	Rear Elev Bldg Section NORTH		SCALE 1/4" = 1'-0" DRAWN BY: JS PROJECT NUMBER 18-02	RECORD <table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1-15-18</td> <td>PLUMBING</td> </tr> </tbody> </table>	NO	DATE	DESCRIPTION	1	1-15-18	PLUMBING	SEE ALL NOTES ON DRAWING FOR ALL NOTES AND SPECIFICATIONS. THIS DRAWING IS THE PROPERTY OF STONEBERG + GROSS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STONEBERG + GROSS ARCHITECTS.	<b>STONEBERG + GROSS ARCHITECTS</b> 3320 NORTH RAVENSWOOD AVE CHICAGO, ILLINOIS 60657 ph 773-281-1878 stoneberggross@stgglobal.net	<b>1158 West OHIO ST</b> 8 Residential Units CHICAGO, Illinois <b>LONGFORD CONSTRUCTION</b>
			NO	DATE	DESCRIPTION								
1	1-15-18	PLUMBING											
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1 NORTH - Rear Elevation at Alley  
Scale: 1/4" = 1'-0"

<b>A2.5</b> SHEET NUMBER	Rear Elev NORTH		SCALE 1/4" = 1'-0"	RECORD NO. DATE 1 11/15/18	DESCRIPTION COMM. PROJECT NO. 18-02 PLANT. NO.	SEE ALL CONDITIONS TO THE DRAWING FOR THE EXACT LOCATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES.	<b>STONEBERG + GROSS ARCHITECTS</b> 3320 NORTH RAVENSWOOD AVE CHICAGO, ILLINOIS 60657 ph 773-261-1878 stoneberggross@sbcglobal.net	<b>1158 West OHIO ST</b> 8 Residential Units CHICAGO, ILLINOIS <b>LONGFORD CONSTRUCTION</b>
			PROJECT NUMBER 18-02	LIC. NUMBER 11000018	© 2018 STONEBERG + GROSS ARCHITECTS			