



# City of Chicago



SO2015-4602

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/17/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1220-1226 W Ohio St - App No. 18396
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Application Number: 18396 T 1

**SUBSTITUTE 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 RS3 Residential Single-Unit (Detached House) 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 113.83 feet west of and almost parallel to North Ogden Avenue (as measured along the north line of West Ohio Street); West Ohio Street; a line 185.83 feet west of and almost parallel to North Ogden Avenue (as measured along the north line of West Ohio Street).**

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

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 1222-26 West Ohio Street, Chicago IL.**

**FINAL FOR PUBLICATION**

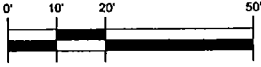
**Application Number: 18396, Amended to a Type 1 Application**

**SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR  
1222-26 WEST OHIO AVE CHICAGO, ILLINOIS**

The Applicant needs a zoning change to develop 1226 West Ohio with a new three-story 3 dwelling unit residential building and 1222-24 W. Ohio with a new three-story 6 dwelling unit residential building with accessory and related uses.

<b>Project Description:</b>	Zoning Change from RS3 to RM4.5
<b>Land Use:</b>	1226 West Ohio - 3 dwelling unit residential building 1222-24 W. Ohio - 6 dwelling unit residential building
<b>Floor Area Ratio:</b>	1226 W. Ohio: Lot Area: 3,212.5 / Floor Area: 4,737.50 SF / FAR: 1.47
	1222-24 W. Ohio: Lot Area: 6,041 SF / Floor Area: 8,036.10 SF / FAR: 1.33
<b>Density:</b>	1226 W. Ohio - 1,070 SF per DU 1222-24 W. Ohio - 1,006 SF per DU
<b>Off- Street Parking:</b>	1226 W. Ohio – 3 parking spaces 1222-24 W. Ohio – 6 parking spaces
<b>Set Backs</b>	1226 W. Ohio: Front: 4' Side: West: 3' / East 2.0' Rear: 38'-6 3/4" Rear Yard Open Space: 208 SF  1222-24 W. Ohio: Front: 9' Side: West: 3' / East 3' Rear: 47'-2 1/2" Open Space: 401.50 SF
<b>Building Height:</b>	37'-10" (both)

**FINAL FOR PUBLICATION**



**UNITED SURVEY SERVICE, LLC**

CONSTRUCTION AND LAND SURVEYORS  
 2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160  
 TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
 E-MAIL: USURVEY@USANDCS.COM

**PLAT OF SURVEY**

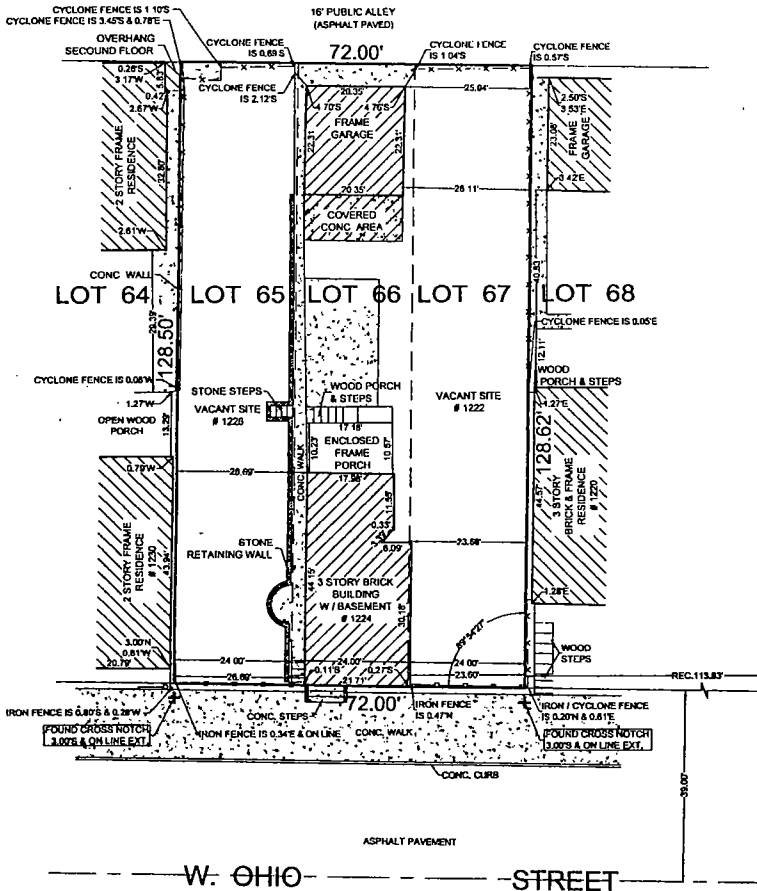
OF

LOTS 65 TO 68 IN SUBDIVISION OF BLOCK 2 IN ASSESSOR'S DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 8 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS. 1222 - 1226 W. OHIO STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:

- 17 - 08 - 120 - 026 - 0000
- 17 - 08 - 120 - 027 - 0000
- 17 - 08 - 120 - 028 - 0000



**FINAL FOR PUBLICATION**

78' R. O. W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES  
 STATE OF ILLINOIS )  
 ) S.S  
 COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, AUGUST 26, A.D. 2015

BY: *Roy G. Lawniczak*  
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE EXPIRES: NOVEMBER 30, 2016  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2017



NOTE:  
 LEGAL DESCRIPTION PREPARED BY  
 UNITED SURVEY SERVICE, LLC

ORDERED BY:		
ARI KILLIAN		
SCALE: 1" = 15'		
DATE: FEBRUARY 27, 2015	8/26/15	UPDATED
FILE No.:	6/8/15	UPDATED
2015-22147-1	DATE	REVISION

**SECTION 10 - GENERAL NOTES**

1. All work shall be in accordance with the specifications of the contract documents and shall be in accordance with the provisions of the contract documents.
2. The contractor shall be responsible for obtaining all necessary permits and licenses for the work.
3. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.
4. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.
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10. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

**SECTION 11 - MATERIALS**

1. All materials shall be of the highest quality and shall conform to the specifications of the contract documents.
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**SECTION 12 - CONSTRUCTION**

1. All construction shall be in accordance with the specifications of the contract documents.
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10. All construction shall be in accordance with the specifications of the contract documents.

**SECTION 13 - FINISHES**

1. All finishes shall be in accordance with the specifications of the contract documents.
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10. All finishes shall be in accordance with the specifications of the contract documents.

**SECTION 14 - ELECTRICAL**

1. All electrical work shall be in accordance with the specifications of the contract documents.
2. All electrical work shall be in accordance with the specifications of the contract documents.
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**SECTION 15 - MECHANICAL**

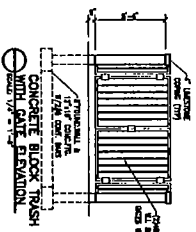
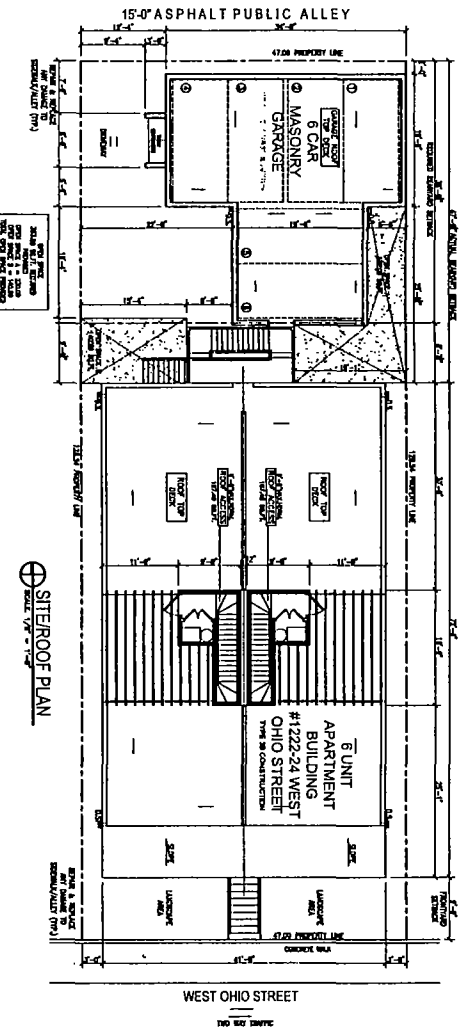
1. All mechanical work shall be in accordance with the specifications of the contract documents.
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10. All mechanical work shall be in accordance with the specifications of the contract documents.

**SECTION 16 - PLUMBING**

1. All plumbing work shall be in accordance with the specifications of the contract documents.
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10. All plumbing work shall be in accordance with the specifications of the contract documents.

**SECTION 17 - PAINTS AND COATINGS**

1. All paints and coatings shall be in accordance with the specifications of the contract documents.
2. All paints and coatings shall be in accordance with the specifications of the contract documents.
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10. All paints and coatings shall be in accordance with the specifications of the contract documents.



**ENERGY CONSERVATION CODE COMPLIANCE STATEMENT**

The project complies with the energy conservation code requirements of the International Energy Conservation Code (IECC) as adopted by the City of Chicago. The project has been designed to meet the minimum energy efficiency requirements of the code. The project has been designed to meet the minimum energy efficiency requirements of the code.



**ARCHITECT SIGNED STATEMENT**

I, the undersigned, being a duly licensed architect, do hereby certify that I am the author of the design and construction documents herein, that I am a duly licensed architect, and that I am the author of the design and construction documents herein.

- SITE PLAN NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CONTRACT DOCUMENTS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
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**FINAL FOR PUBLICATION**

**1222-24 WEST OHIO STREET**  
6 UNIT APARTMENT BUILDING

DATE: 01-10-13

PROJECT NUMBER: A-1

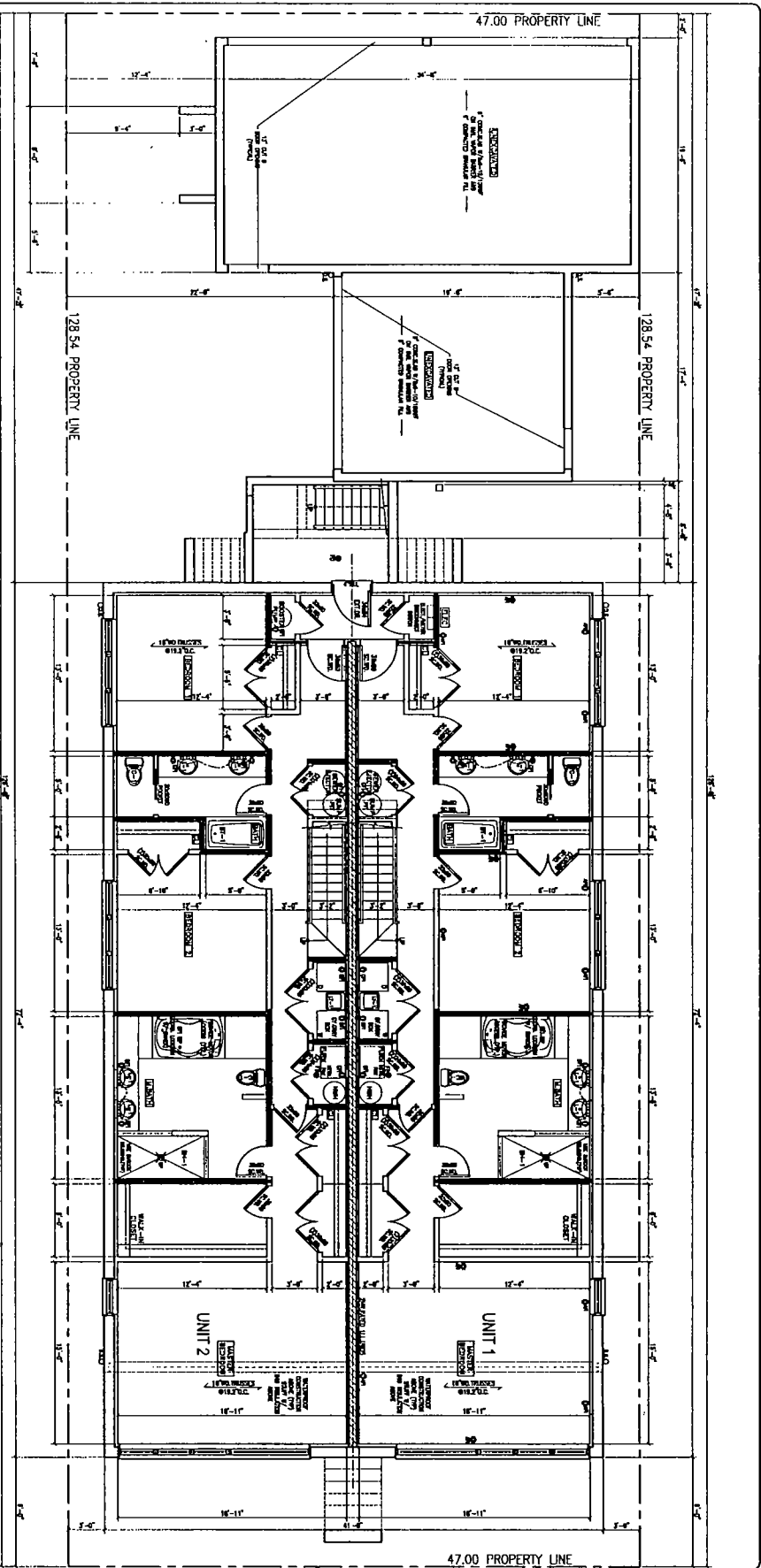
**JEANNE ARCHITECTS, INC.**

1222-24 WEST OHIO STREET  
CHICAGO, ILLINOIS 60604

PHONE: (312) 321-1800

FAX: (312) 321-1800

WWW.JEANNEARCHITECTS.COM



⊕ BASEMENT FLOOR PLAN

Scale: 1/8" = 1'-0"  
 Date: 10/15/11  
 Project: 1222-24 West Ohio Street  
 Unit 1 Apartment Building

FINAL FOR PUBLICATION

© HANNA ARCHITECTS, INC. 2011

**PROJECT NAME & ADDRESS**  
 1222-24 WEST  
 OHIO STREET  
 CHICAGO, ILLINOIS  
 UNIT 1 APARTMENT  
 BUILDING

**PROJECT TITLE**  
 BASEMENT  
 FLOOR PLAN

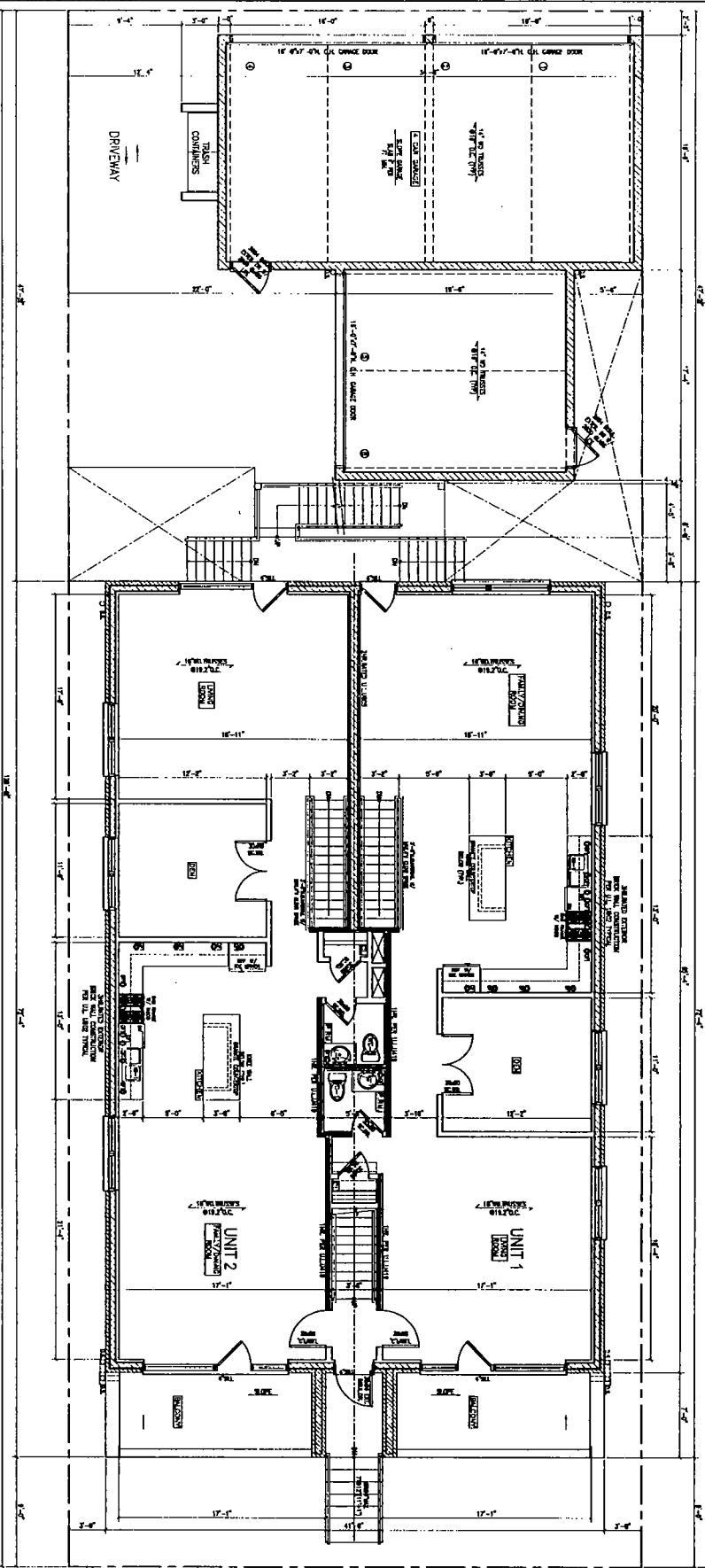
**DATE PUBLISHED**  
 A-2



**REGISTERED ARCHITECT**  
 HANNA ARCHITECTS, INC.  
 CHICAGO, ILLINOIS  
 LICENSE NO. 001-011917

**REGISTERED ARCHITECT**  
 HANNA ARCHITECTS, INC.  
 CHICAGO, ILLINOIS  
 LICENSE NO. 001-011917

**HANNA**  
 1311 15th St. NW  
 WASHINGTON  
 DISTRICT OF COLUMBIA  
 20004  
 PROFESSIONAL DESIGNER  
 LICENSE NO. 1001010



FIRST FLOOR PLAN

FINAL FOR PUBLICATION

© HANNA ARCHITECTS, INC. 2018

PROJECT NAME & ADDRESS  
 1222-24 WEST  
 OHIO STREET  
 CHICAGO, ILLINOIS  
 9 UNIT APARTMENT  
 BUILDING

DESIGN TITLE  
 FIRST  
 FLOOR PLAN

DATE  
 12/13/18

SCALE  
 1/8" = 1'-0"

PROJECT NUMBER  
 A-3

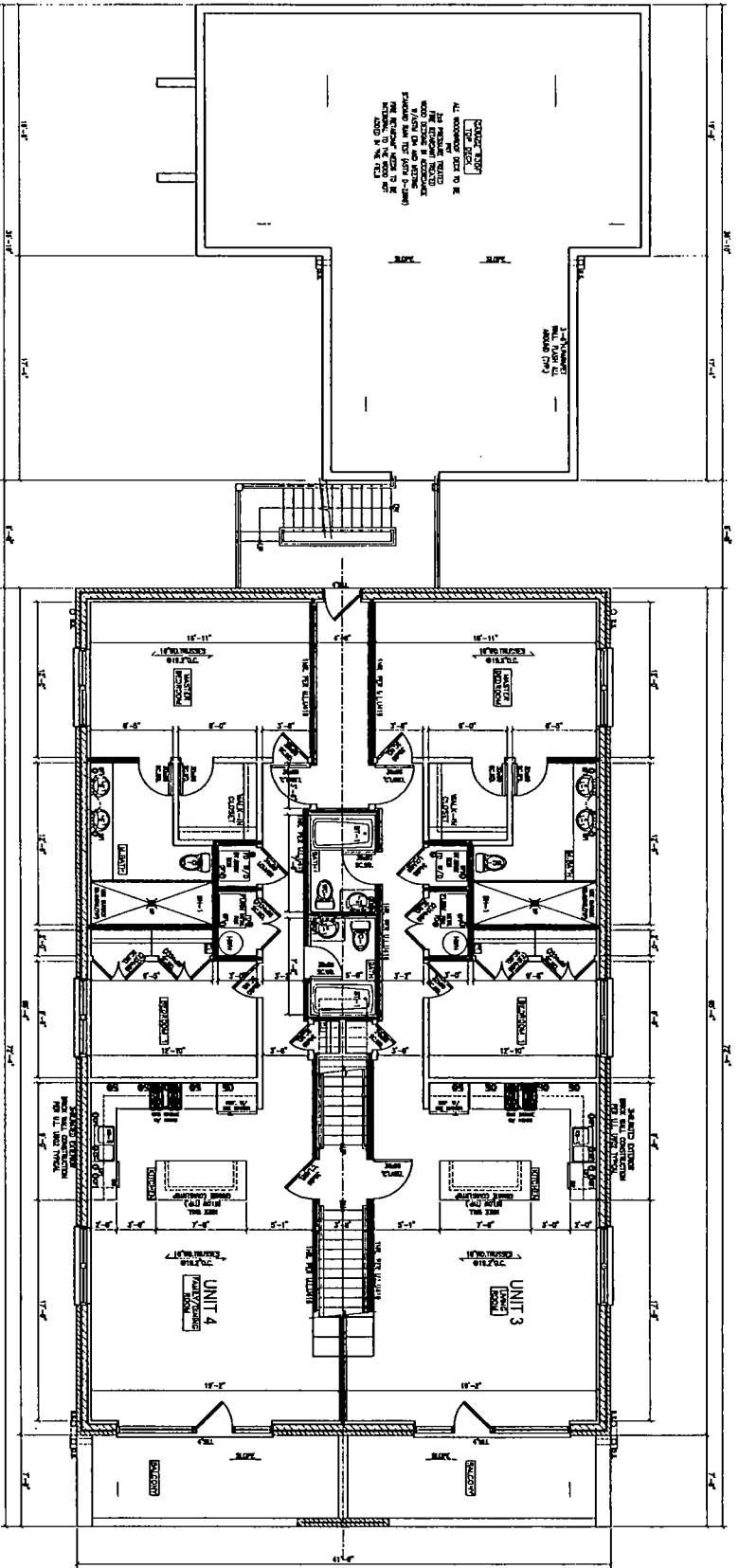


DESIGNED BY  
 HANNA ARCHITECTS, INC.  
 1222-24 WEST OHIO STREET  
 CHICAGO, ILLINOIS 60604  
 PHONE: (773) 327-1111  
 FAX: (773) 327-1112  
 WWW.HANNAARCHITECTS.COM

DATE: 12/13/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**HANNA**

(773) 327-1111  
 1222-24 WEST OHIO STREET  
 CHICAGO, ILLINOIS 60604  
 PHONE: (773) 327-1111  
 FAX: (773) 327-1112  
 WWW.HANNAARCHITECTS.COM



⊕ SECOND FLOOR PLAN

FINAL FOR PUBLICATION

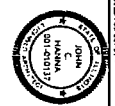
© HANNA ARCHITECTS, INC. 2014

PROJECT NUMBER A-4

PROJECT TITLE SECOND FLOOR PLAN

PROJECT NUMBER A-4

PROJECT NAME & ADDRESS  
 1222-24 WEST OHIO STREET  
 CHICAGO, ILLINOIS  
 B UNIT APARTMENT BUILDING



DATE OF THIS PLAN: 12/15/14  
 DRAWN BY: J. HANNA  
 CHECKED BY: J. HANNA  
 SCALE: AS SHOWN

ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.  
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.  
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

PROFESSIONAL DESIGN TEAM  
 HANNA ARCHITECTS, INC.  
 110 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 PHONE: (312) 762-1800  
 FAX: (312) 762-1801  
 WWW.HANNAARCHITECTS.COM

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 FAX: (312) 762-1801  
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 CHICAGO, ILLINOIS 60602  
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 FAX: (312) 762-1801  
 WWW.HANNAARCHITECTS.COM

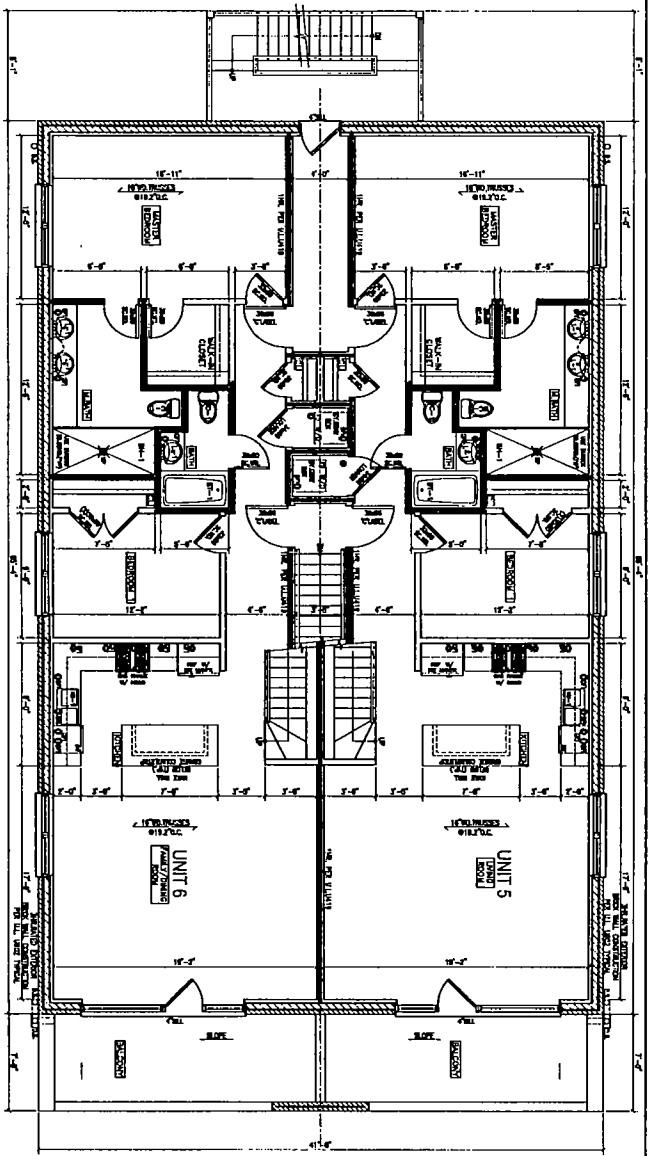
110 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 PHONE: (312) 762-1800  
 FAX: (312) 762-1801  
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110 W. WASHINGTON  
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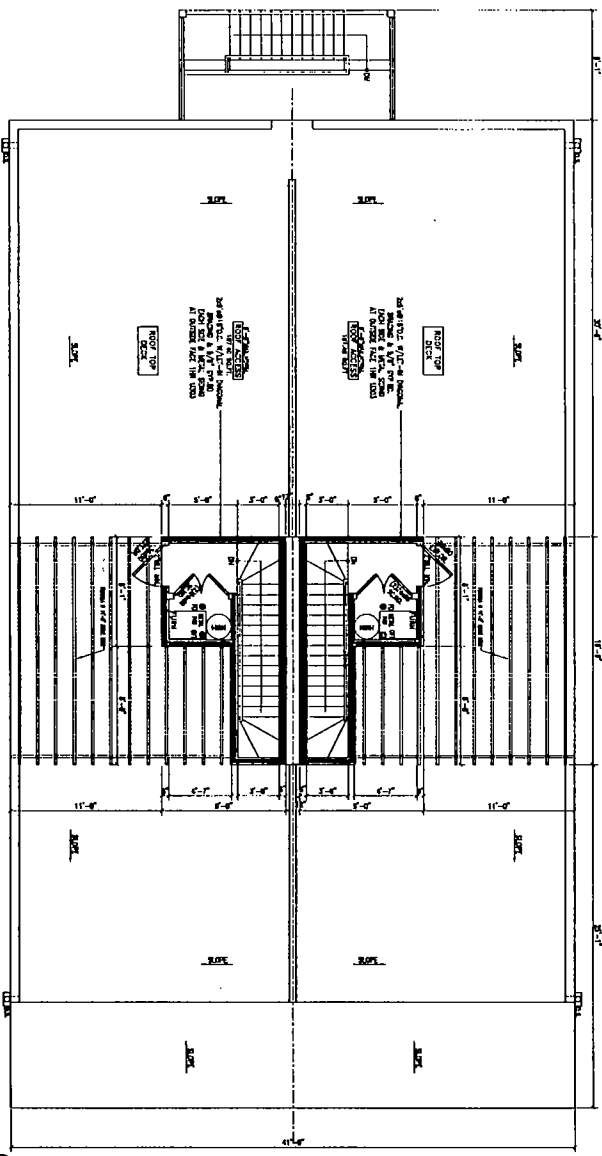
110 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 PHONE: (312) 762-1800  
 FAX: (312) 762-1801  
 WWW.HANNAARCHITECTS.COM

110 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 PHONE: (312) 762-1800  
 FAX: (312) 762-1801  
 WWW.HANNAARCHITECTS.COM





⊕ THIRD FLOOR PLAN



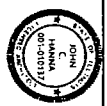
⊕ ROOF PLAN

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**HANNA**  
 (312) 750-1800  
 180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60604  
 FAX: (312) 750-1801  
 PROFESSIONAL DESIGN TEAM  
 LICENSED ARCHITECTS  
 LICENSE NO. 0418-0018

DESIGNED BY: [ ]  
 DRAWING NUMBER: [ ]  
 DATE: [ ]  
 PROJECT NAME: [ ]  
 PROJECT ADDRESS: [ ]  
 PROJECT CITY: [ ]  
 PROJECT STATE: [ ]  
 PROJECT ZIP: [ ]



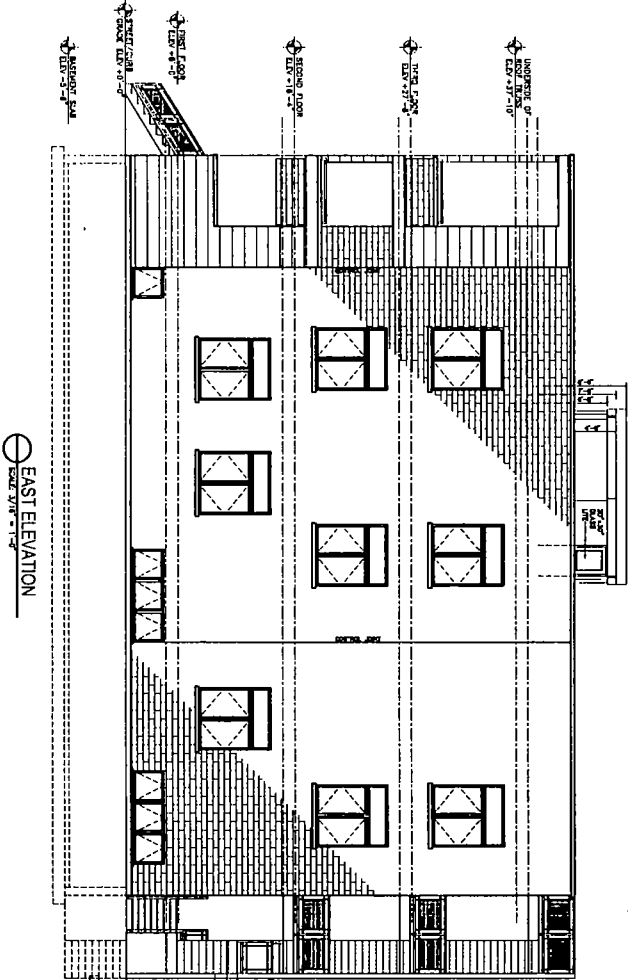
PROJECT NAME & ADDRESS  
 1222-24 WEST  
 OHIO STREET  
 CHICAGO, ILLINOIS  
 UNIT APARTMENT  
 BUILDING

THIRD/ROOF  
 FLOOR PLAN

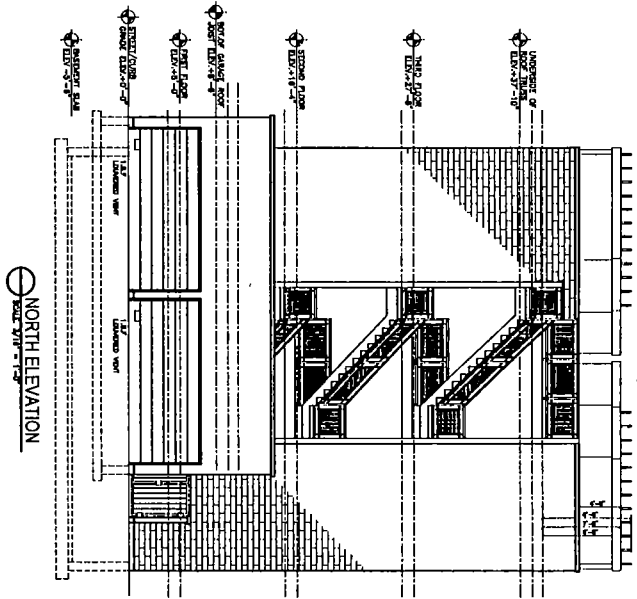
EXIST. PROVIDER  
 A-5



FINAL FOR PUBLICATION



EAST ELEVATION  
SCALE 1/8" = 1'-0"

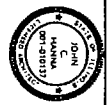


NORTH ELEVATION  
SCALE 1/8" = 1'-0"

© MARINA ARCHITECTS, INC. 2015

**HANNA**  
 0121761800  
 110 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX: (312) 591-1811  
 PROFESSIONAL DESIGN TEAM  
 LICENSE NUMBER: 18-100184

DESIGNED BY ARCHITECT  
 DRAWN BY ARCHITECT  
 CHECKED BY ARCHITECT  
 DATE: 11/11/15  
 PROJECT NO. 15-00184  
 SHEET NO. A-7

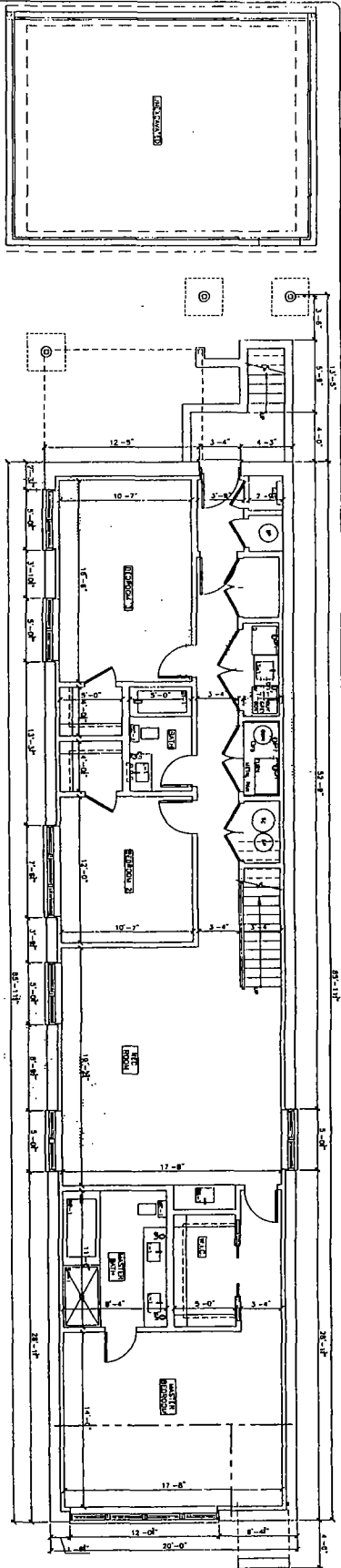


PROJECT NAME & ADDRESS  
 1222-24 WEST  
 OHIO STREET  
 CHICAGO, ILLINOIS  
 9 UNIT APARTMENT  
 BUILDING

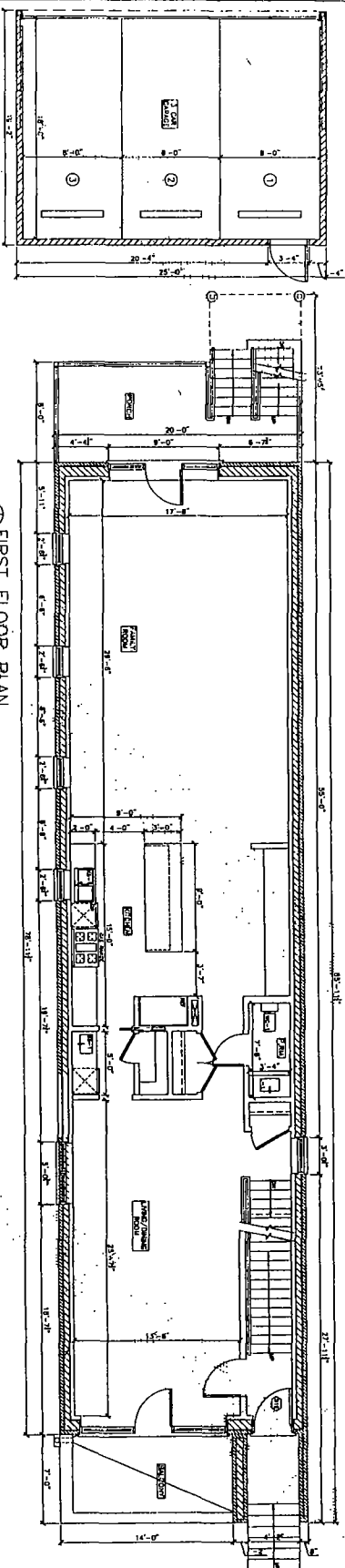
SHEET TITLE  
 ELEVATIONS

PROJECT NUMBER  
 A-7

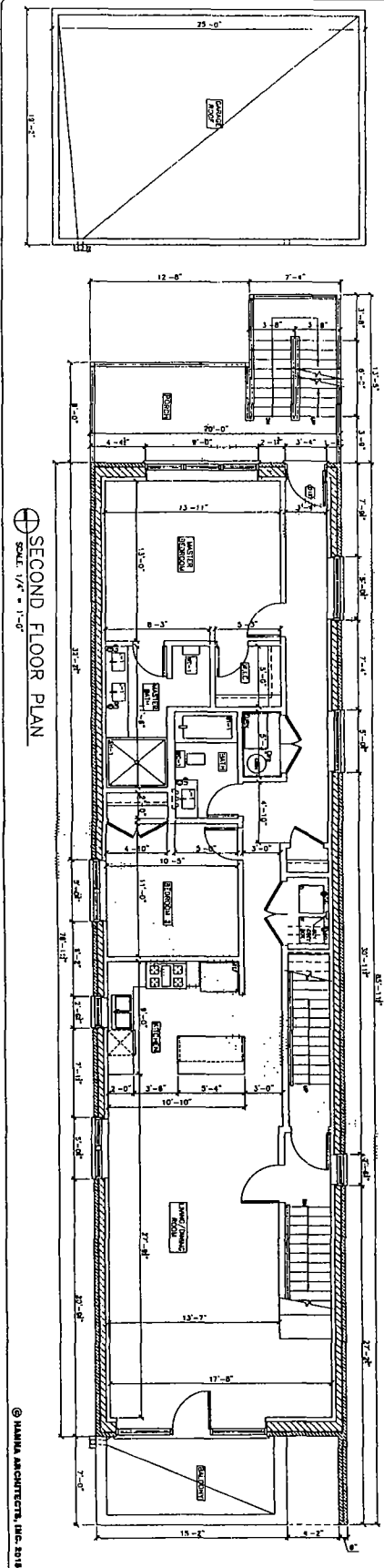




⊕ BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



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

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FINAL FOR PUBLICATION

**HANNA**  
ARCHITECTS, INC.  
1310 19th Ave SW  
1st Fl  
Seattle, WA 98149  
PH: 206.461.1000  
FAX: 206.461.1001  
PROFESSIONAL DESIGN FIRM  
LICENSED UNDER RCW 9A.02.010

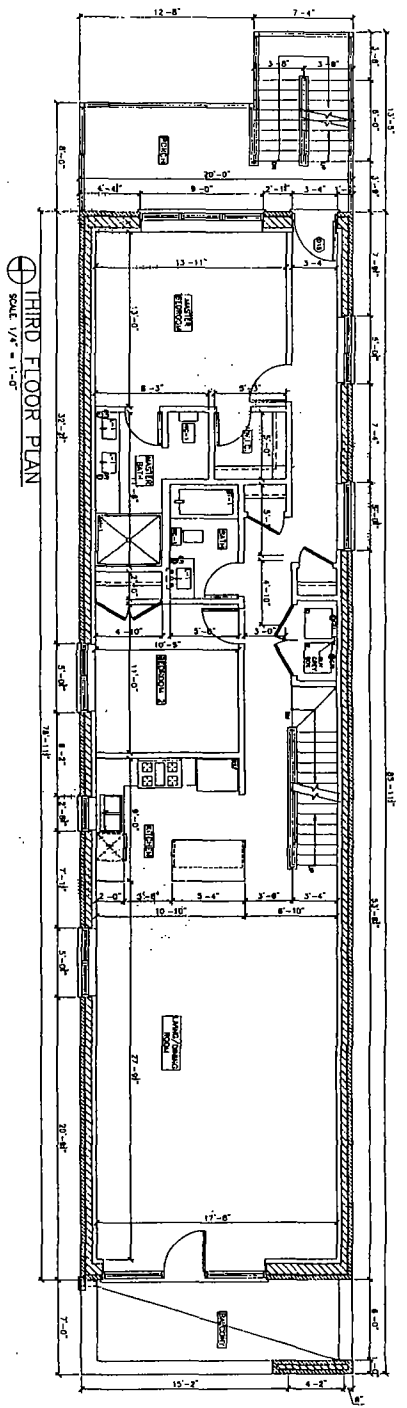
DESIGNED FOR SERVICE  
BASED ON PERIODIC INSPECTION  
AND REPAIRS. SEE S&P, S&M  
AND PERIODIC INSPECTION  
REPORT FOR DETAILS.

PROJECT NAME & ADDRESS  
1228 W 40th St,  
Providence 3 Story, 3  
Unit Building  
Central District

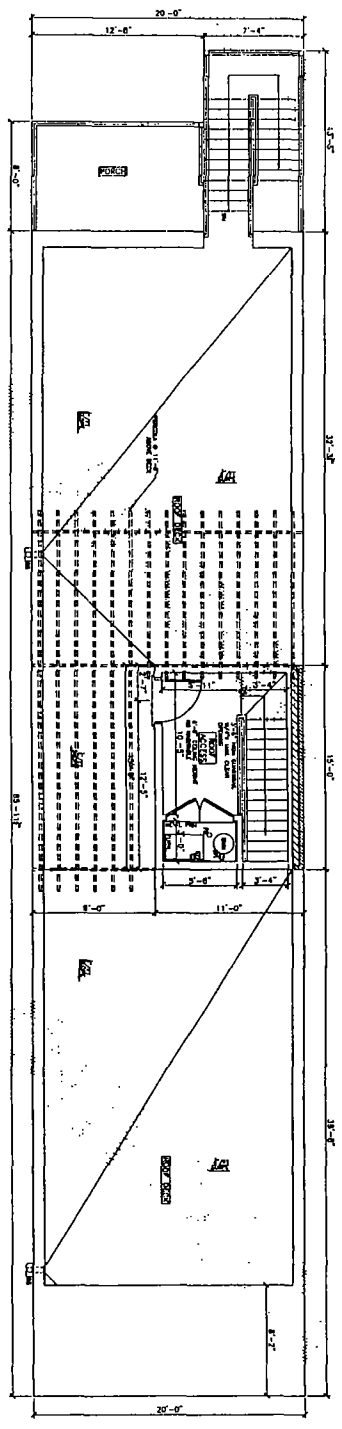
SHEET TITLE  
FLOOR  
PLANS

TITLEBLOCK

SHEET NUMBER  
A-2



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



⊕ ROOF PLAN  
SCALE 1/4" = 1'-0"

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PROJECT NAME & ADDRESS	1204 N. ARNO ST. PHOTODUO & STOREY, 3 UNIT BUILDING CHICAGO, ILLINOIS
SHEET TITLE	FLOOR PLANS
PLANS/DATE	
SHEET NUMBER	A-3

DESIGNED FOR CONCRETE  
 CHECKED FOR CONCRETE  
 FIELD NO. 100  
 FIELD NO. 101  
 FIELD NO. 102  
 FIELD NO. 103  
 FIELD NO. 104  
 FIELD NO. 105  
 FIELD NO. 106  
 FIELD NO. 107  
 FIELD NO. 108  
 FIELD NO. 109  
 FIELD NO. 110  
 FIELD NO. 111  
 FIELD NO. 112  
 FIELD NO. 113  
 FIELD NO. 114  
 FIELD NO. 115  
 FIELD NO. 116  
 FIELD NO. 117  
 FIELD NO. 118  
 FIELD NO. 119  
 FIELD NO. 120

1/16/18  
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