City of Chicago

SO2015-3693

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/6/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1154 W Ohio St - App No. 18368T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18368 T1
INTRO DATE
MAY 06, 2015

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 M1-2 Limited Manufacturing/Business Park District symbols and indications 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 160 feet east of and parallel to North Racine Avenue; West Ohio Street; a line 135 feet east of and parallel to North Racine Avenue; the alley next north of and parallel to West Ohio Street; and the alley next east of and parallel to North Racine Avenue,

to those of a B2-3 Neighborhood Shopping District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 1154 West Ohio Street

SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis
1154 West Ohio Street, Chicago, Illinois – **App. No. 18368-T1**

Proposed Zoning: B2-3 Neighborhood Shopping District
Lot Area: 3,750 square foot (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, with detached garages, at the subject property. The existing one-story frame building and detached garage will be razed. The proposed new building will contain three (5) dwelling units, between the basement and 4th floors. There will be onsite parking for five (5) vehicles, located at the rear of the lot. The new building will be masonry in construction, with glass and metal accents, and will measure 46'-3" in height.

(a) The Project's Floor Area Ratio:
7,588.5 square feet (2.02 FAR)

(b) The Project's Density (Lot Area Per Dwelling Unit):
5 dwelling units (750 square feet per unit)

(c) The amount of off-street parking:
5 spaces

(d) Setbacks:

a. Front Setback: 7'-6"

b. Rear Setback: 49'-6"

c. Side Setbacks:
East: 3'-6"
West: 0'-0"

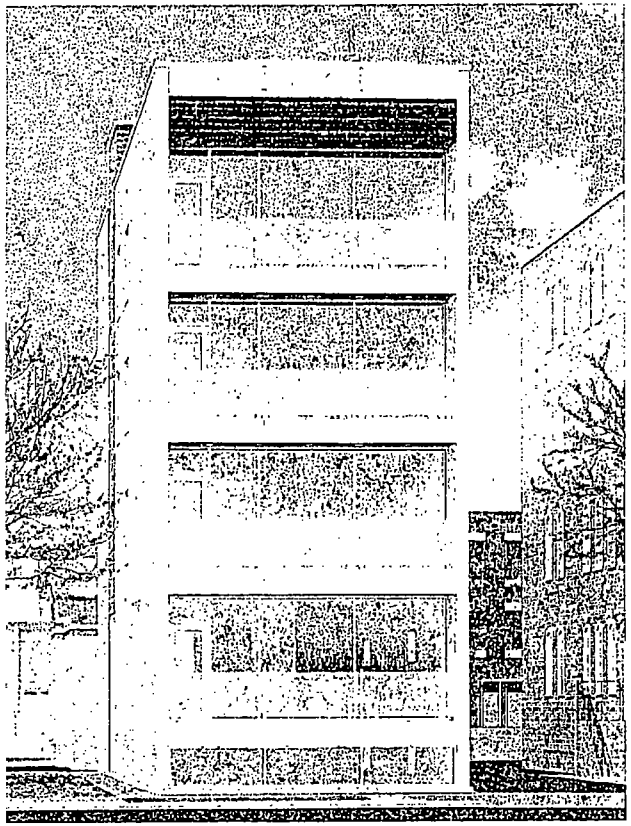
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(e) Building Height: 46'-3"

***17-13-0303-C(2) Plans Attached.**

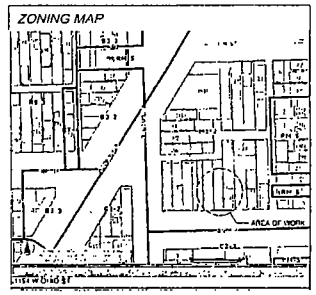
1154 W. OHIO STREET

Chicago **Illinois**



2 SOUTH ELEVATION
P1

ZONING MAP

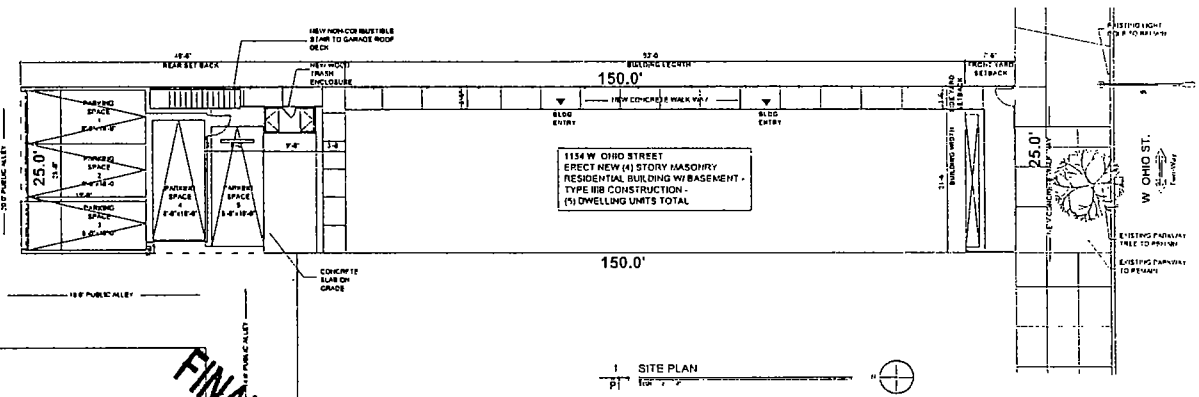


SCOPE OF WORK

1154 W OHIO
ERECT NEW (4) STORY MASONRY RESIDENTIAL BUILDING W/ BASEMENT - TYPE IIIB CONSTRUCTION -
(5) DWELLING UNITS TOTAL

ZONING DATA

Address	1154 W. Ohio St
Lot dimensions	25-0" x 150' 0" = 3 750 0 sq ft
Lot area	3 750 0 sq ft
Zoning district current	1111 2
PROPOSED Zoning district	B2 3
Min lot area per dwelling unit	400 sq ft Per Dwelling Unit
Max number of dwelling units	3 750 0 sq ft / 400 0 = 9 375 Dwelling Units Allowed
Proposed number of dwelling units	5 Dwelling Units
Proposed F A R	3 0
Max allowable floor area	3 750 00 sq ft x 3 0 (Max Ratio) = 11 250 sq ft
Proposed floor area	
First floor	1877 03 sq ft
Second floor	1913 03 sq ft
Third floor	1849 00 sq ft
Fourth floor	1999 50 sq ft
Total floor area	7 588 50 sq ft < 11 250 sq ft
Actual F A R	2 48
Required yards	
Front yard setback	0'-0"
Side yard setback	0' 0"
Rear yard setback	30' 0"
Actual yards	
Front yard setback	7'-6"
Side (West) yard setback	0'-0"
Side (East) yard setback	3' 6"
Rear yard setback	49' 6"
Off Street Parking	
Required Parking	1 Parking Space Per Unit 5 Units total
Proposed Parking	5 Parking Spaces
Building Height	
Maximum	50'-0"
Proposed	46' 3"



1 SITE PLAN
P1

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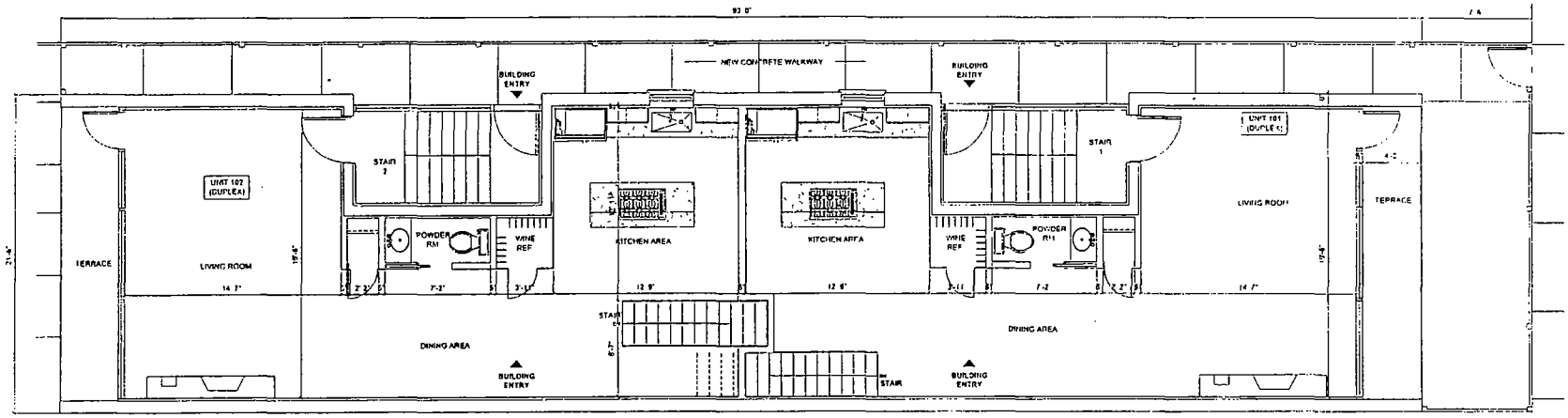
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CHICAGO, ILLINOIS 60606

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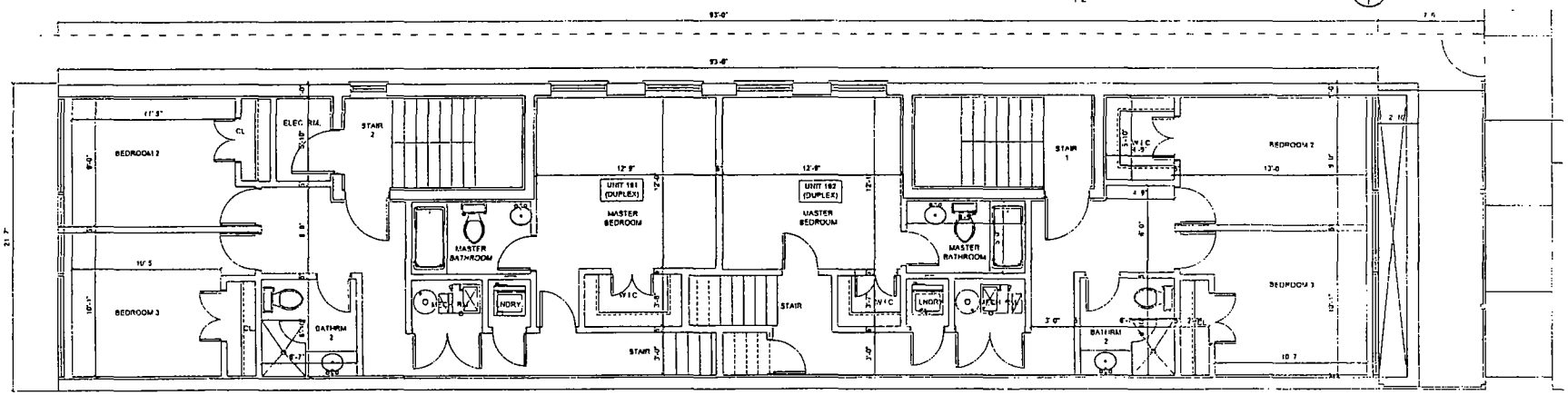
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2 / P2 FIRST FLOOR PLAN



1 / P2 BASEMENT PLAN

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123 N. WELLS
SUITE 200
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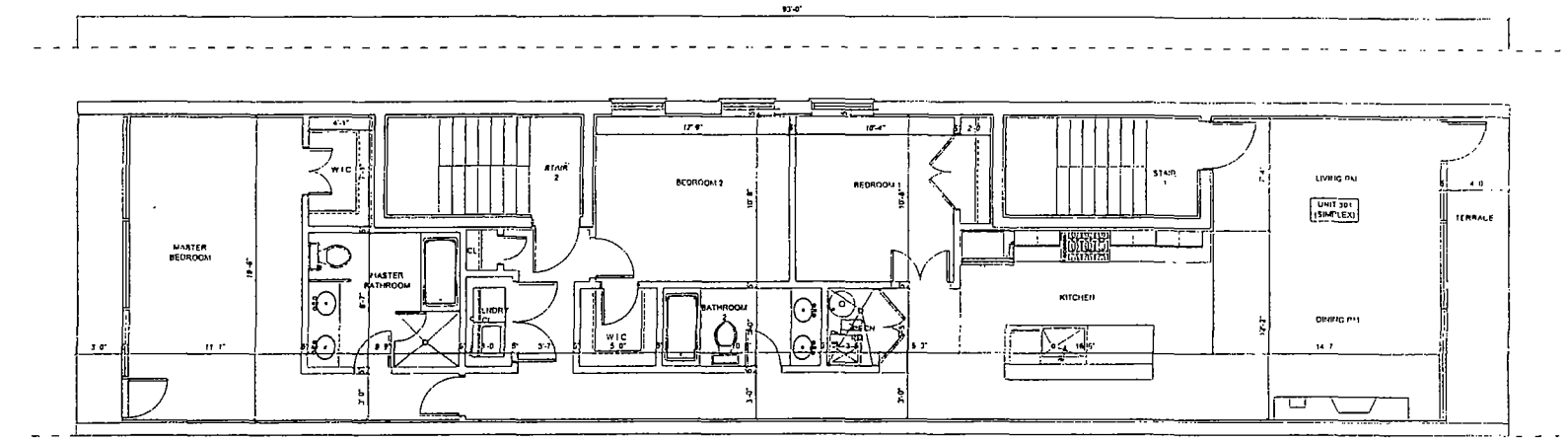
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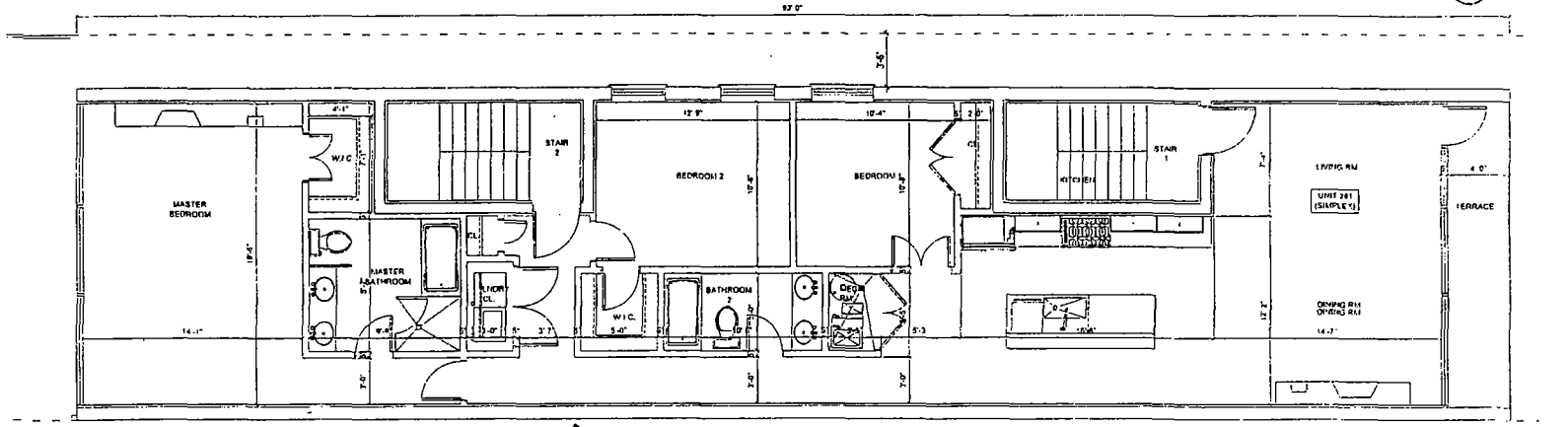
P2

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2 THIRD FLOOR PLAN
P3



1 SECOND FLOOR PLAN
P3

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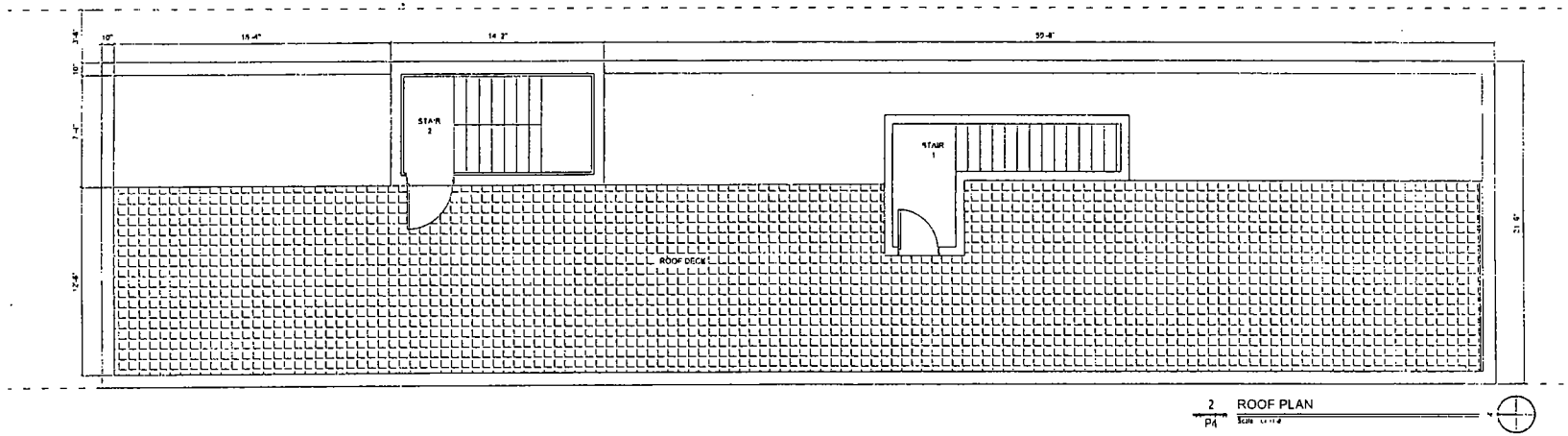
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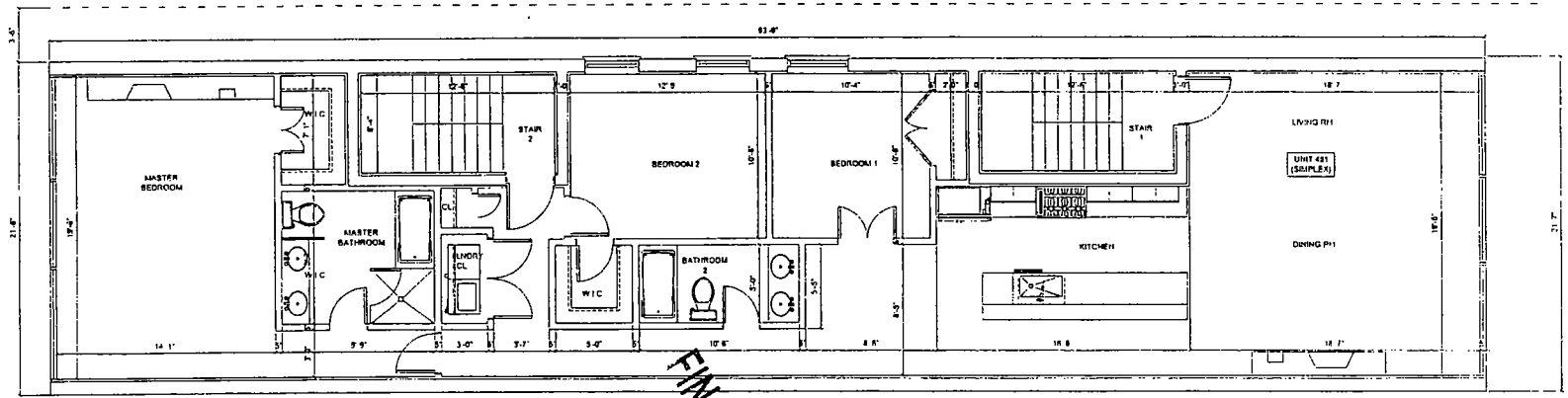
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2 P4 ROOF PLAN



1 P4 FOURTH FLOOR PLAN

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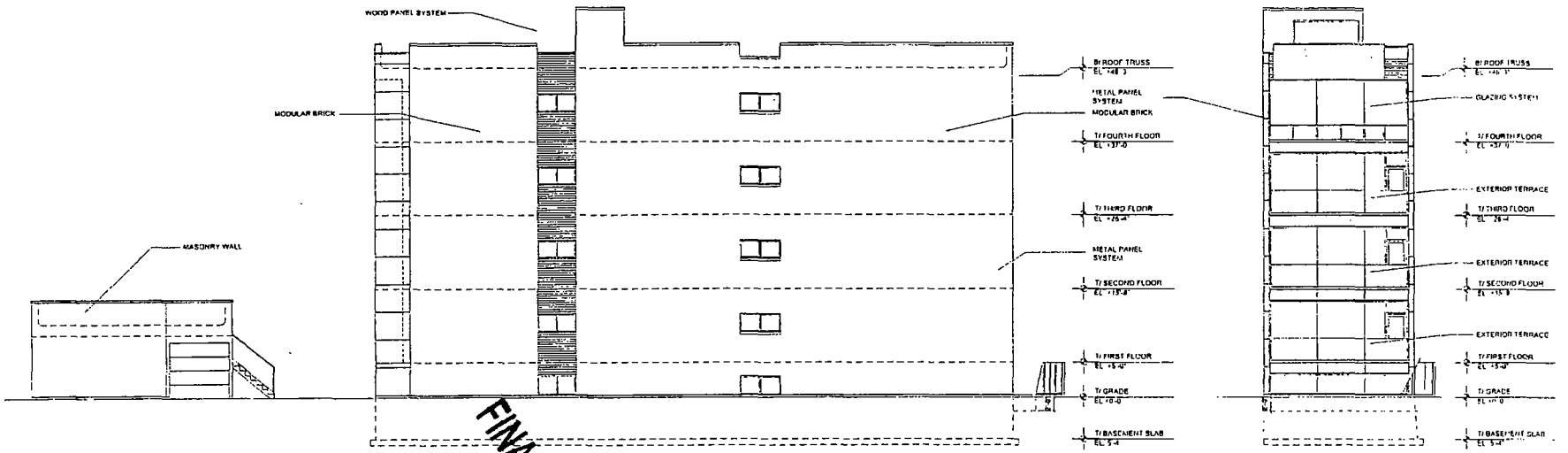
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P4

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2 P5 WEST ELEVATION

1 P5 SOUTH ELEVATION

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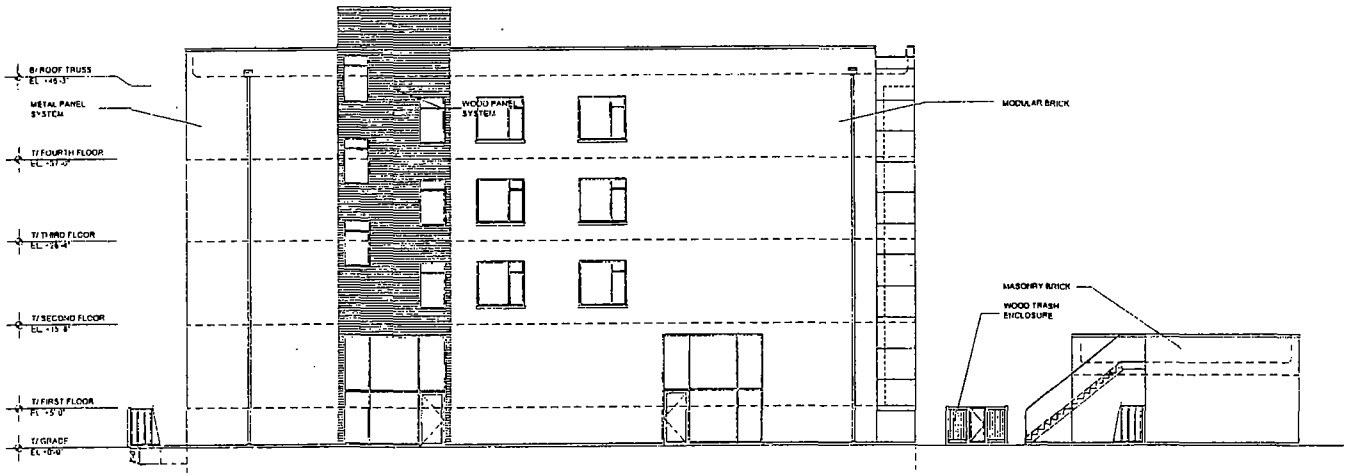
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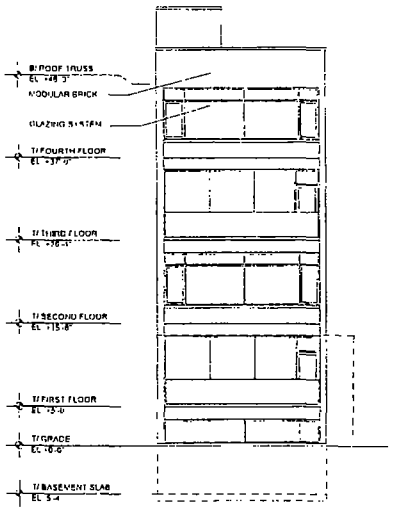
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2 EAST ELEVATION
P6



1 NORTH ELEVATION
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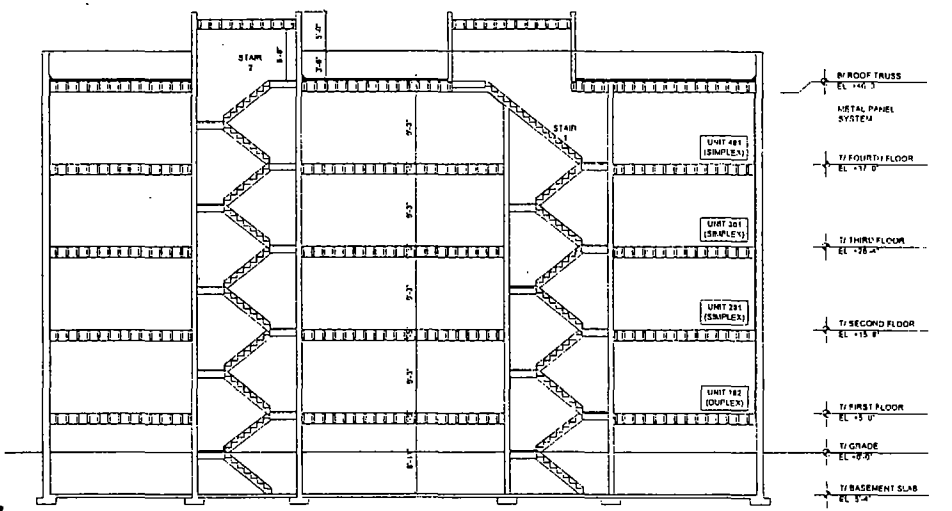
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1 BUILDING SECTION
P7

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