

# City of Chicago



O2017-2188

# Office of the City Clerk

## **Document Tracking Sheet**

**Meeting Date:** 

3/29/2017

Sponsor(s):

Misc. Transmittal

Type:

Ordinance

Title:

Zoning Reclassification Map No. 1-G at 1156-1160 W Ohio

St - App No. 19159T1

Committee(s) Assignment:

Committee on Zoning, Landmarks and Building Standards

# 19159 TI IN+NO. DHE MANCH 29, 2017

#### **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 M1-2 Limited Manufacturing/Business Park 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 public 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.

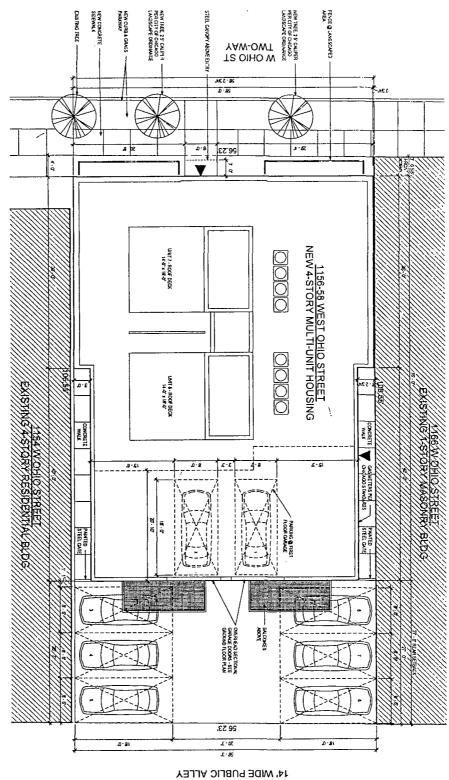
Common Address of Property: 1156-60 West Ohio, Chicago, IL 60642.

### NARRATIVE 1156-60 West Ohio

### M1-2 to B2-3

Applicant seeks to rezone the vacant lot in order to build a 4 story, 8 residential dwelling unit building 50 feet in height with 8 parking spaces and no commercial space.

FAR	3.0
Lot Area	5,993.4 Square Feet
Minimum Lot Area	748 Square Feet Per
Per Parking Unit	Dwelling Unit
Building Area	14,221 Square Feet
Building Height	50 Feet
Front Setback	3 Feet 6 5/8 Inches
Rear Setback	27 Feet
West side Setback	2 <sup>3</sup> / <sub>4</sub> Inches
East side Setback	Zero
Parking	8



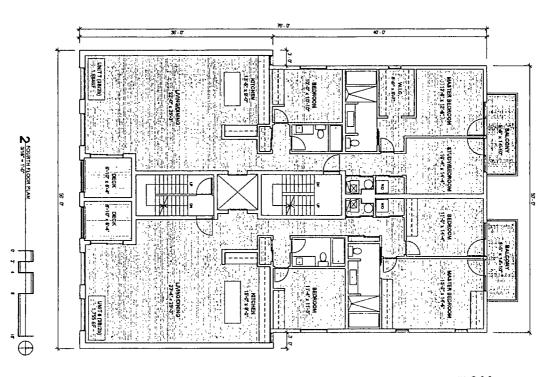
FINAL FOR PUBLICATION

FILORAMO TALSMA

1 BASEMENT PLAN

616C RM 21'-4" x 6'-0" 13.6" a 4-6" 2 FIRST FLOOR PLAN 10.0 ENTRY LOBBY 12-0" x 8-0" Major specials 11-0" x 6-4" COVERED DECK MICHEN GARAGE 42'-6" 1 20-4" UNIT 2 (38/2.5b)  $\overline{\oplus}$ 

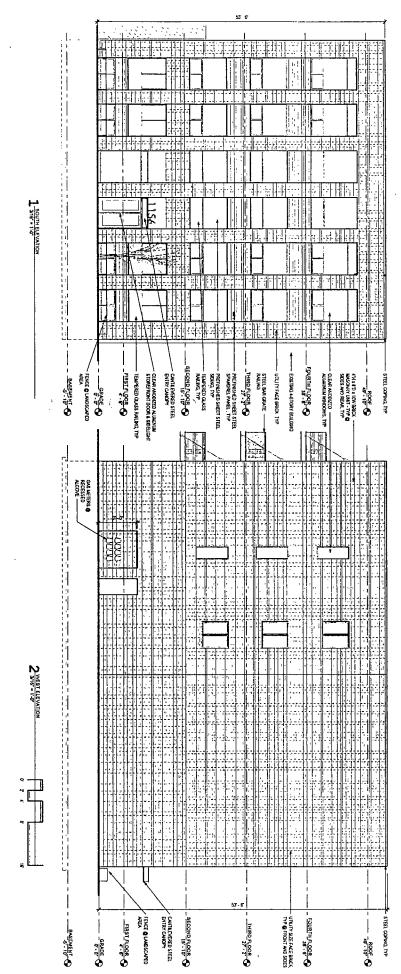
ELORAMO TALSMA



1156-58 WEST OHIO STREET CHICAGO 60642 DATE. 03-02-2017

WEST OHIO STREET RESIDENCES





SRICK MASONRY UNIT UTILITY SIZE FACE BRICK

- 27. NOSTH ELEVATION EXISTING 1-STORY BUILDING FOURTH FLOOR

37 - 6\*

4H + 4D = 16W BRCK

WSONRY UNIT - TYP

Q SUCES AND REAR - STEEL BAR-GRATE RAILING CLEAR ANCOIZED ALUMINUM STOREFRONT DOOR & SIDELITE TYP - THIRD FLOOR & BASEMENT O OVERHEAD GARAGE DOOR ALUNCHUM MINIOOM TYP STEEL COPING, TYP FIRST FLOOR 800F 49' - 10' ◆ - GRADE -FACE BRICK SYST ELEVATION FMAL FOR PLOTON WHASTON TOWN BRICK WAS ONRY UNIT TYP OF SIDES AND REAR ALPRINGEN INDOM INP FOURTH FLOOR STEEL COPING TYP SECOND FLOOR ROOF € FIRST ELOON GRADE

FILORAMO TALSMA

1156-58 WEST OHIO STREET CHICAGO 60642 DATE: 03-02-2017

WEST OHIO STREET RESIDENCES