



City of Chicago



O2017-7022

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 1222-1224 W Ohio St - App No. 19381T1
Committee(s) Assignment:	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 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 287 feet East of and parallel to North Elizabeth Street; a line 107.54 feet North of and parallel to West Ohio Street; a line 288 feet East of and parallel to North Elizabeth Street; West Ohio Street; a line 241 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: 1222-24 West Ohio Street

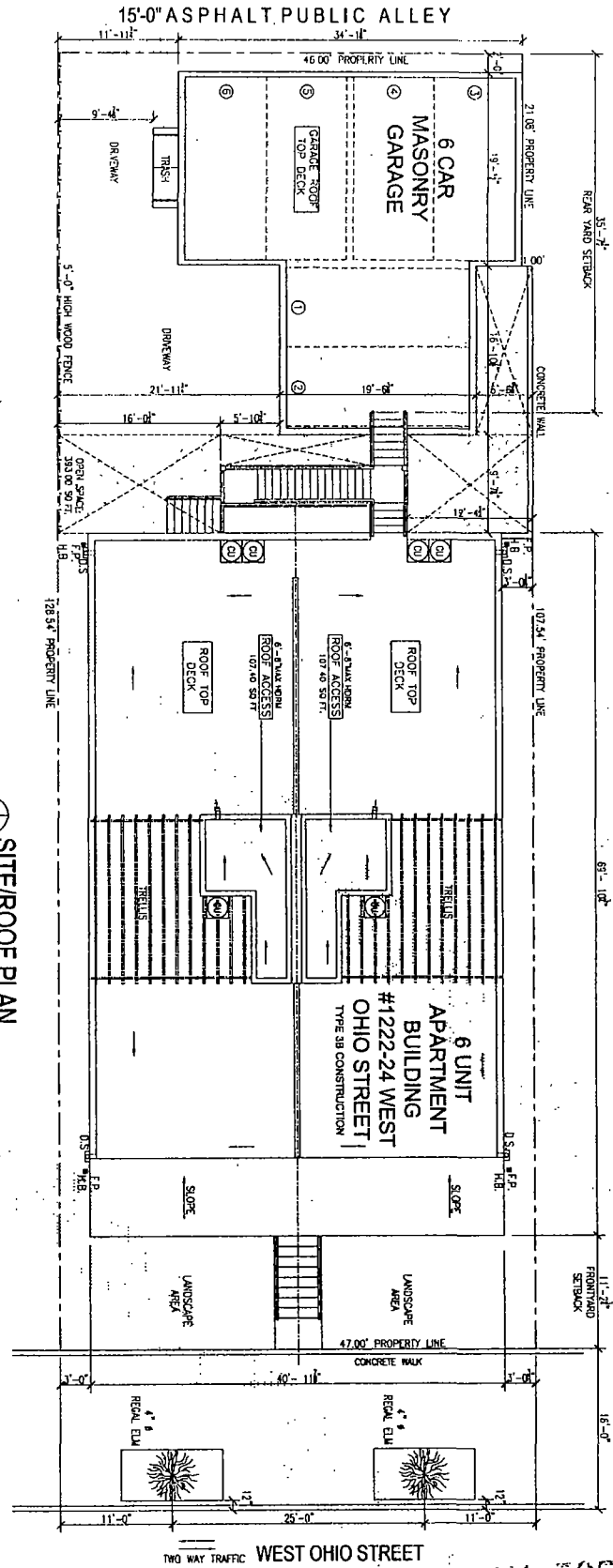
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**NARRATIVE FOR TYPE 1 REZONING FOR
1222-24 WEST OHIO STREET**

The subject property is currently improved with a residential building with 6 dwelling units. The Applicant needs a zoning change in order to change Type 1 Plans and Narrative which were approved with prior rezoning in 2015.

Project Description:	Zoning Change from an RM4.5 to an RM4.5 as revised
Use:	Residential Building with 6 dwelling units
Floor Area Ratio:	1.29
Lot Area:	6,020 Square Feet
Building Floor Area:	7,734 Square Feet
Density:	1,003 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 6
Set Backs:	Front: 11 Feet 2.75 inches West Side: 3 Feet / East Side: 3 Feet Rear: 35 Feet 7.5 inches Rear Yard Open space: 393 Square Feet
Building height:	37 Feet 5 Inches

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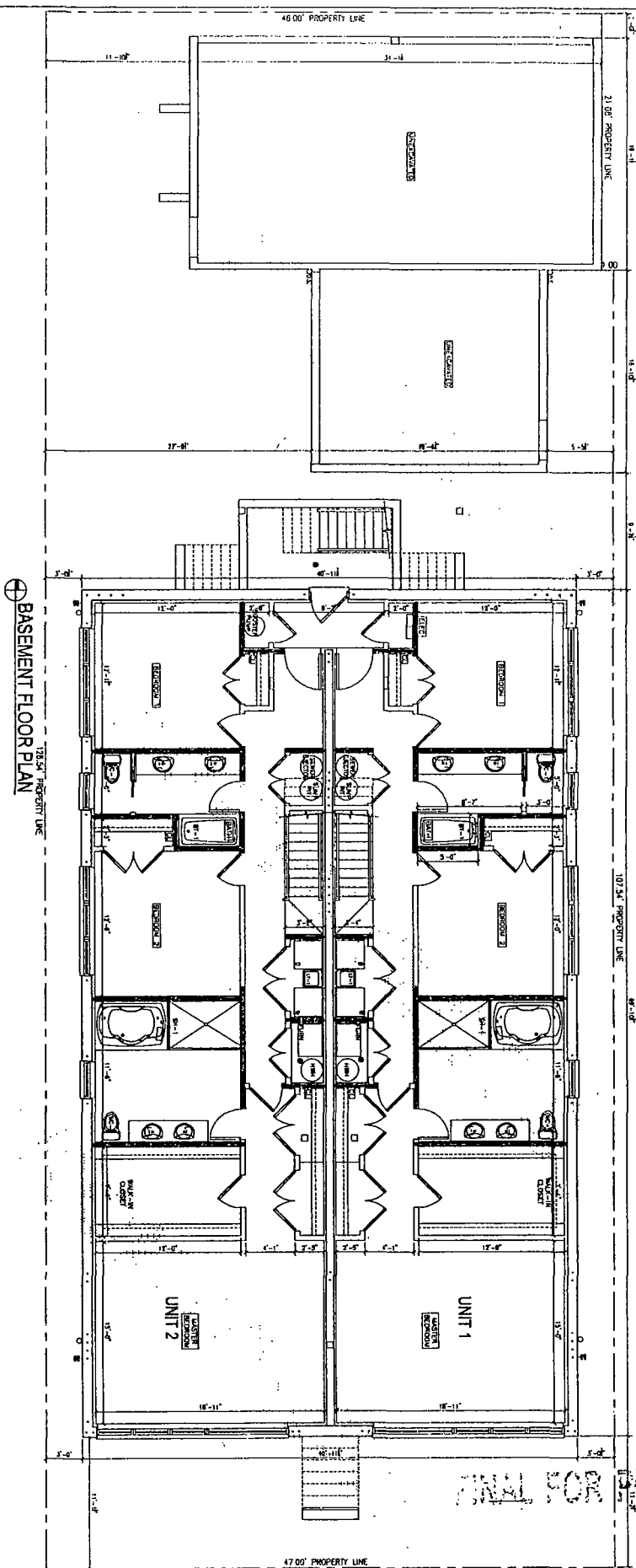


SITE/ROOF PLAN
SCALE: 1/8" = 1'-0"

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<p>HANNA ARCHITECTS, INC. 180 N. WASHINGTON CHICAGO, IL 60610 TEL: (312) 354-1800 FAX: (312) 354-1801 PROFESSIONAL DESIGNER LICENSED ARCHITECT LICENSE NUMBER: 141-010142</p>	<p>NOTES: 1. THIS PLAN IS PART OF A SET OF ARCHITECTURAL PLANS FOR THE PROJECT IDENTIFIED ABOVE. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS IN THE SET. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS PLAN. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING AND LOGGING. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND PROTECTIVE MEASURES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND COORDINATION WITH OTHER TRADES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING AND ARCHIVING. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE AND REPAIRS.</p>	<p>APPROVED FOR CONSTRUCTION: DATE: 01/11/2017 BY: [Signature]</p>	<p>PROJECT NAME & ADDRESS: 1222-24 WEST REVISED APARTMENT BUILDING</p>	<p>SHEET TITLE: SITE PLAN</p>	<p>TITLEBLOCK:</p>	<p>SHEET NUMBER:</p>
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⊕ BASEMENT FLOOR PLAN
123.51' PROPERTY LINE

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PROJECT NAME & ADDRESS
1222-24 WEST
REVISED GARAGE AT
EXISTING
8 UNIT
BUILDING

SUBJECT TITLE
BASEMENT
FLOOR PLAN

PLATENAME

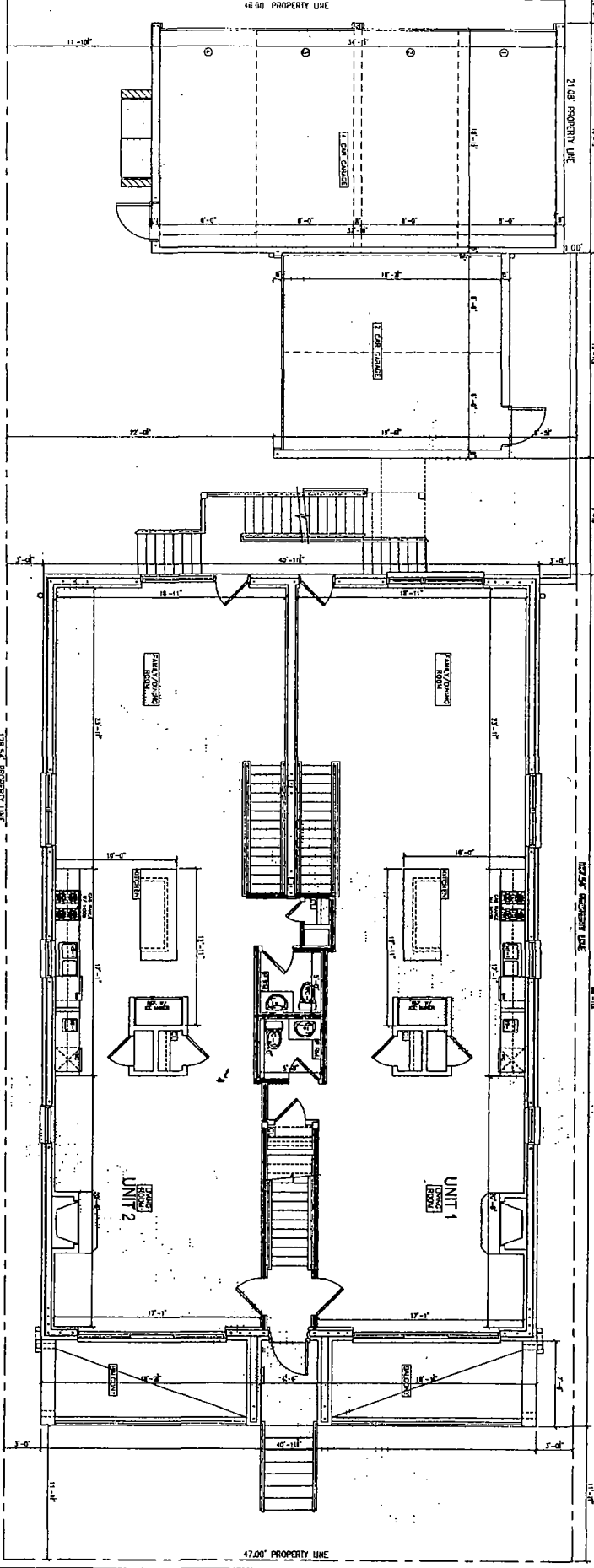
SHEET NUMBER



DATE: 01/11/13
ISSUED FOR PERMIT: 01/11/13
ISSUED FOR CONSTRUCTION: 01/11/13

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE.
5. ALL CEILING ARE 8' HIGH UNLESS NOTED OTHERWISE.
6. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.

HANNA
ARCHITECTS, INC.
1310 W. WASHINGTON
CHICAGO, ILLINOIS 60606
TEL: (312) 758-1801
FAX: (312) 758-1801
PROFESSIONAL REGISTRATION
NUMBER: 001-011113
LICENSE NUMBER: 001-011113



⊕ FIRST FLOOR PLAN
73.54' PROPERTY LINE

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PROJECT NAME & ADDRESS:
 180 W WASHINGTON
 CHICAGO, ILLINOIS 60604
 6 UNIT APARTMENT
 EXISTING BUILDING

SHEET TITLE:
 FIRST FLOOR
 PLAN

TITLEBLOCK:

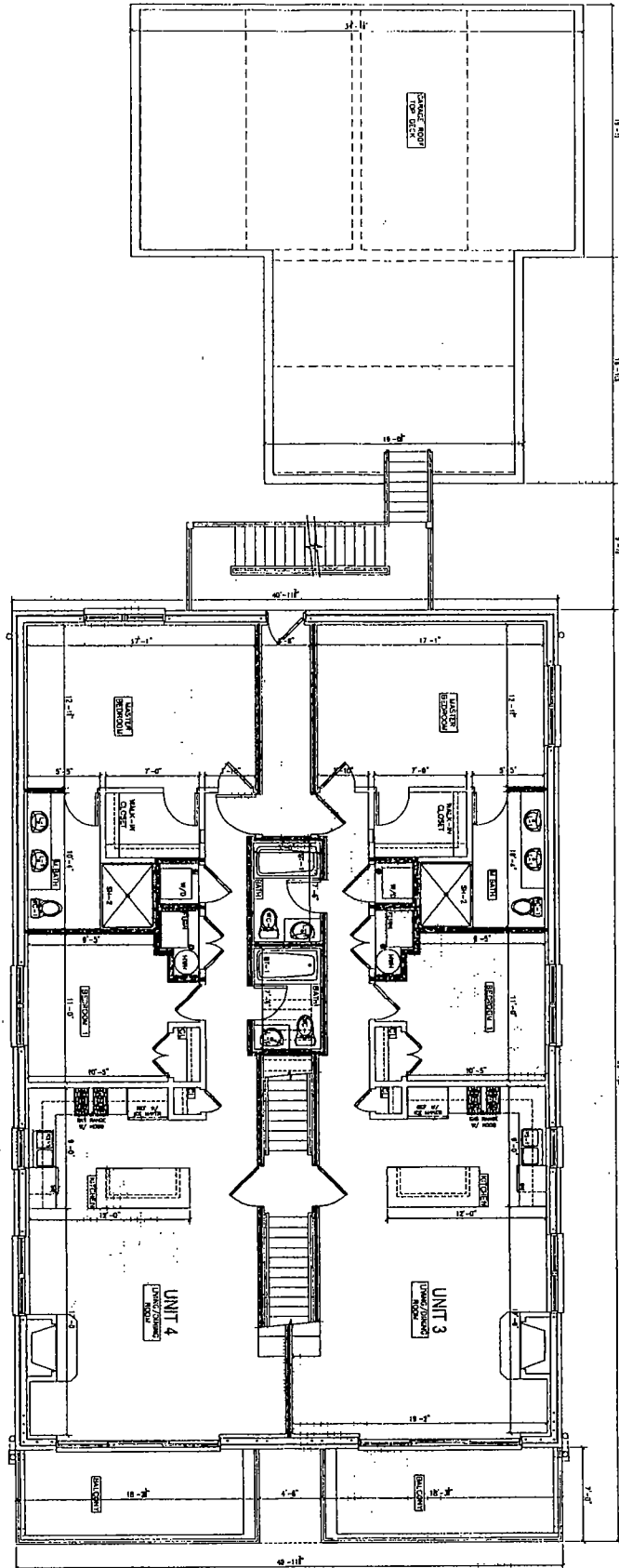
SHEET NUMBER:



DESIGNED BY: HANNA ARCHITECTS, INC.
DRAWN BY: HANNA ARCHITECTS, INC.
CHECKED BY: HANNA ARCHITECTS, INC.
DATE: 01/10/17

SCALE: AS SHOWN
DATE: 01/10/17

HANNA ARCHITECTS, INC.
 180 W WASHINGTON
 CHICAGO, ILLINOIS 60604
 TEL: (312) 281-1818
 WWW.HANNAARCHITECTS.COM



⊕ SECOND FLOOR PLAN

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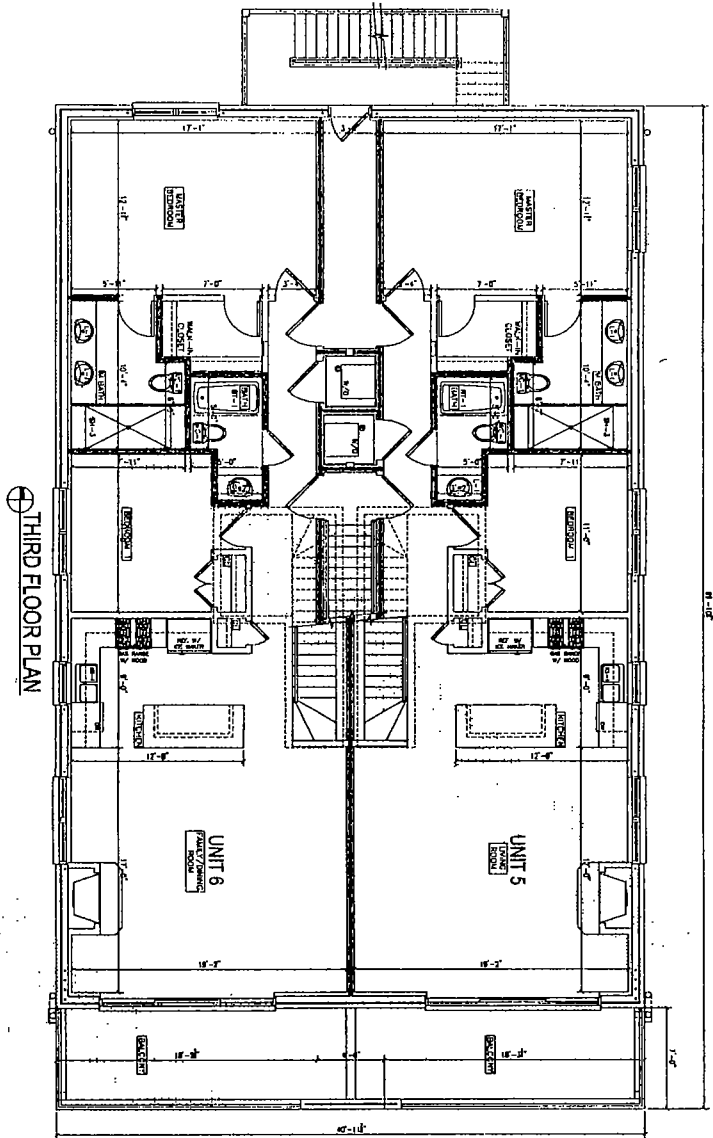
HANNA
ARCHITECTS, INC.
130 W. WASHINGTON
CHICAGO, ILLINOIS 60601
PH: (312) 551-1511
FAX: (312) 551-1511
PROFESSIONAL LICENSE #001
ARCHITECT COMPANION
LICENSE #0010818 IN CHICAGO

NOTATION:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. SEE NOTES ON SHEETS 201-100 THROUGH 201-105 FOR FINISHES.
4. SEE NOTES ON SHEETS 201-100 THROUGH 201-105 FOR MATERIALS.
5. SEE NOTES ON SHEETS 201-100 THROUGH 201-105 FOR SCHEDULES.
6. SEE NOTES ON SHEETS 201-100 THROUGH 201-105 FOR DETAILS.
7. SEE NOTES ON SHEETS 201-100 THROUGH 201-105 FOR SPECIFICATIONS.
8. SEE NOTES ON SHEETS 201-100 THROUGH 201-105 FOR NOTES.

PROJECT NAME & ADDRESS
1222-24 WEST
REVISD GARAGE AT
8 UNIT RESIDENT
BUILDING

SHEET TITLE
SECOND FLOOR
PLAN

CLIENT REQUEST



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140 W. WASHINGTON
CHICAGO, IL 60604
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REGISTERED ARCHITECT
LICENSE NUMBER 144-031468

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DATE OF PUBLICATION: _____
 ISSUED FOR PERMITS: _____
 ISSUED FOR RECORD: _____
 ISSUED FOR CORRECTIVE: _____

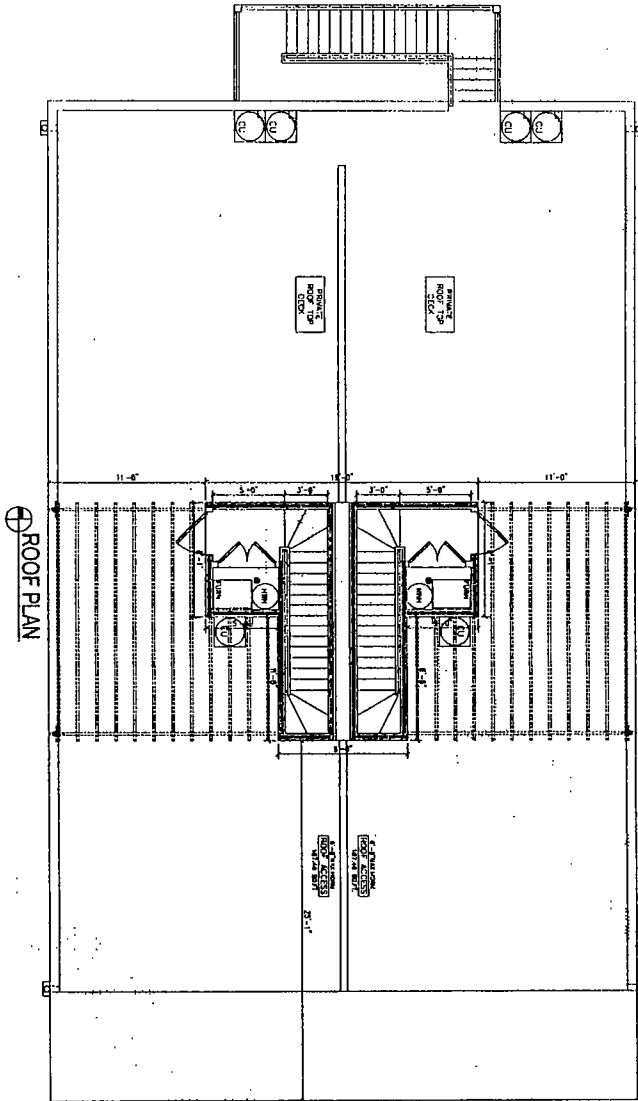


PROJECT NAME & ADDRESS
1222-24 WEST
REVISED GARAGE AT
EXISTING BUILDING
6 UNIT
BUILDING

SHEET TITLE
THIRD FLOOR
PLAN

REVISIONS

SHEET NUMBER



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120 W. WASHINGTON
CHICAGO, ILLINOIS 60604
PAX (312) 394-1811

PROFESSIONAL DESIGNER
ARCHITECT REGISTRATION
LICENSE NUMBER: 144-00148

(312) 750-1870

NOTATION: Prepared under Contract No. 17-001 for the addition and renovation of the existing garage at 1222-24 West 9th Street, Chicago, Illinois. The drawings are the property of Hanna Architects, Inc. and shall remain confidential. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hanna Architects, Inc.

DATE FOR REVIEW: 02/21/18
DATE FOR PERMIT: 02/21/18
DATE FOR CONSTRUCTION: 02/21/18



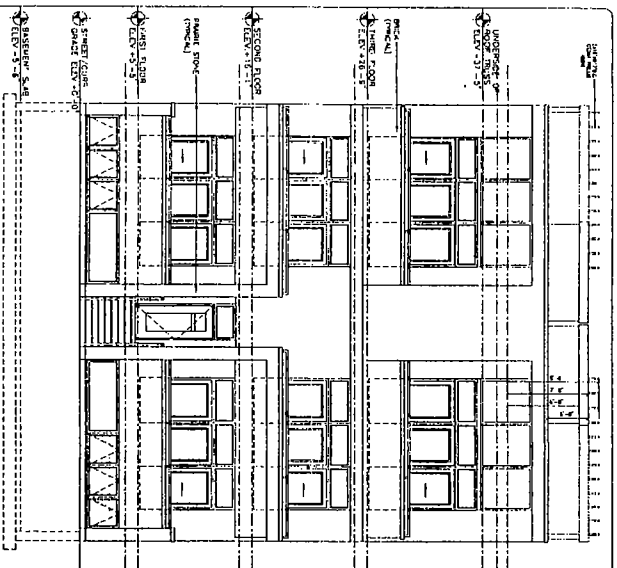
PROJECT NAME & ADDRESS
1222-24 WEST
REVISOR GARAGE AT
EXISTING 9TH STREET
BUILDING

SHEET TITLE
ROOF PLAN

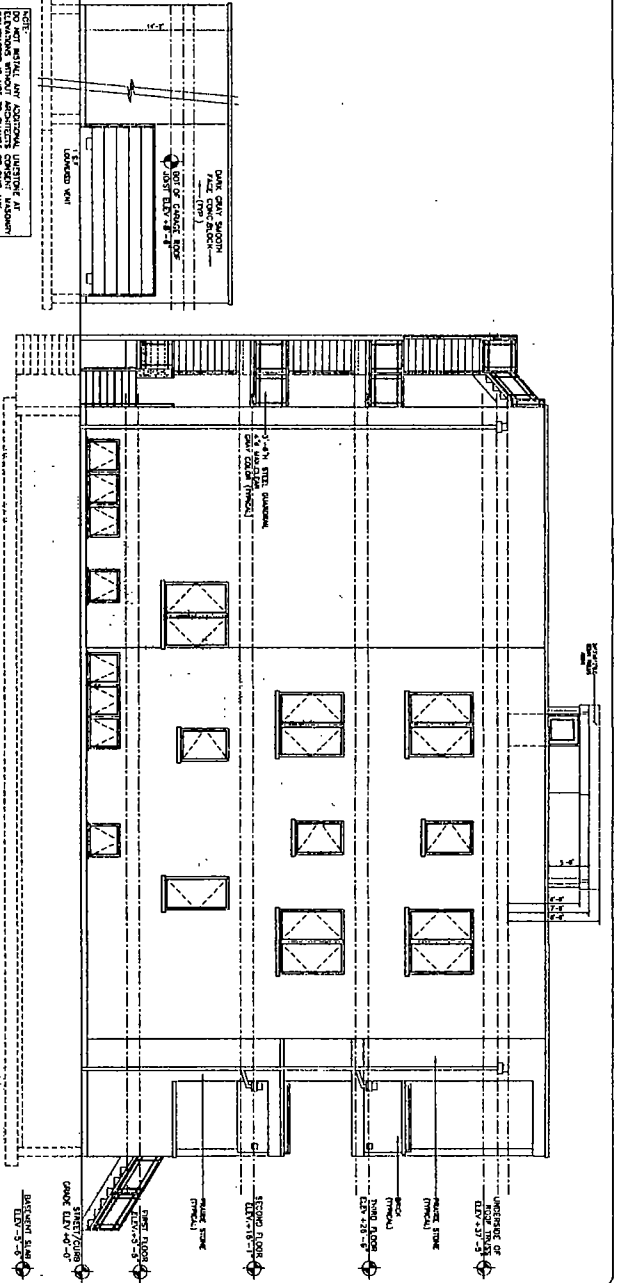
REVISIONS

SHEET NUMBER

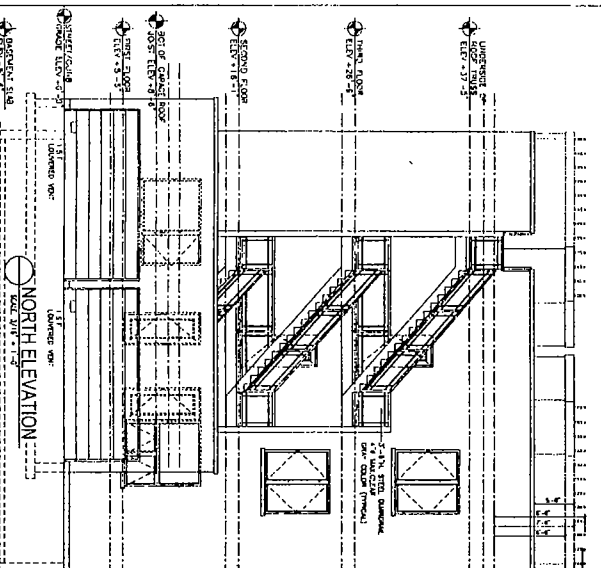
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



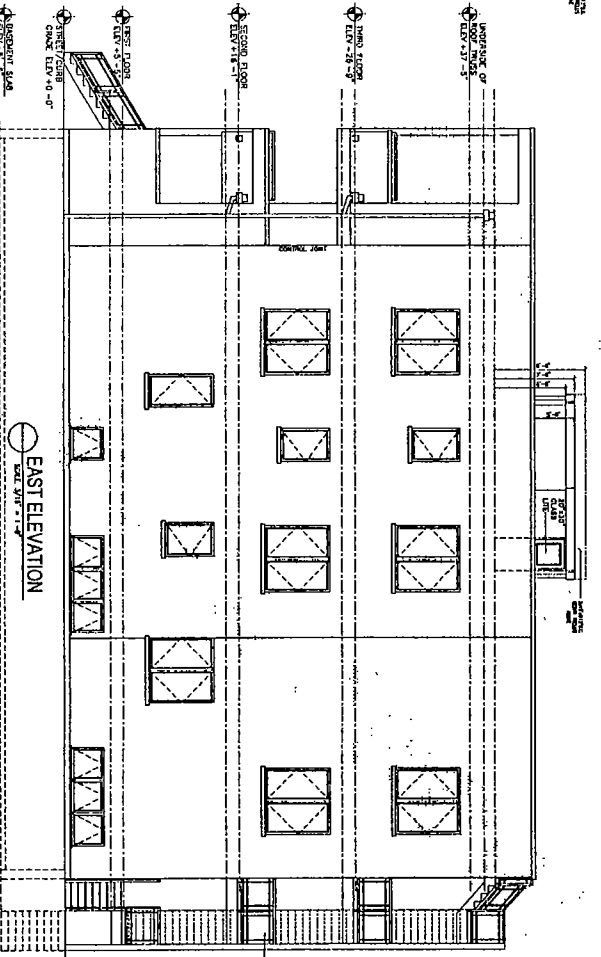
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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PROJECT NAME & ADDRESS
1229-24 WEST
REVISED GARAGE AT
EXISTING GARAGE AT
9 UNIT APARTMENT
BUILDING

SHEET TITLE
ELEVATIONS

FILENAME

SHEET NUMBER



DESIGNED FOR REVIEW
DATE: 01/10/17
BY: IAN WASHINGTON
CHECKED BY: IAN WASHINGTON
DATE: 01/10/17

HANNA ARCHITECTS, INC.
181 W. WASHINGTON
CREAT. #A112750-181W
PROFESSIONAL DESIGNER
LICENSE NUMBER: 140548