



City of Chicago



SO2018-4977

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1511-1513 W Ohio Ave - App No. 19710T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

FINAL FOR PUBLICATION

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:

West Ohio Street; a line 100 feet west of and parallel to North Armour Street; the public alley next south of and parallel to West Ohio Street; a line 150 feet west of and parallel to North Armour 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: 1511-13 West Ohio Avenue, Chicago

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR
1511-13 WEST OHIO AVENUE, CHICAGO**

The subject property is currently improved with 2 residential buildings. The Applicant intends to demolish the existing buildings and build a new three-story residential building with 6 dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District
Use:	A new three-story residential building with 6 dwelling units.
Floor Area Ratio:	1.4
Lot Area:	5,959 Square Feet
Building Floor Area:	8,259 Square Feet
Density:	993 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 6
Set Backs:	Front: 10 Feet 3 ¾ Inches Side: 0 Feet * Rear: 2 Feet *
Building height:	34 Feet 11 Inches

*will file for variation if needed

HANNA
 (312) 740-1000
 108 W. RANDOLPH
 CHICAGO, ILLINOIS 60601
 FAX (312) 740-1001
 PROFESSIONAL DESIGN FIRM
 ARCHITECT, CORPORATION
 LICENSE NO. 001-00000000

MAINTENANCE: The owner is responsible for the maintenance of the building and its contents. The architect is not responsible for the maintenance of the building and its contents. The architect is not responsible for the maintenance of the building and its contents.

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 SUBMITTED FOR

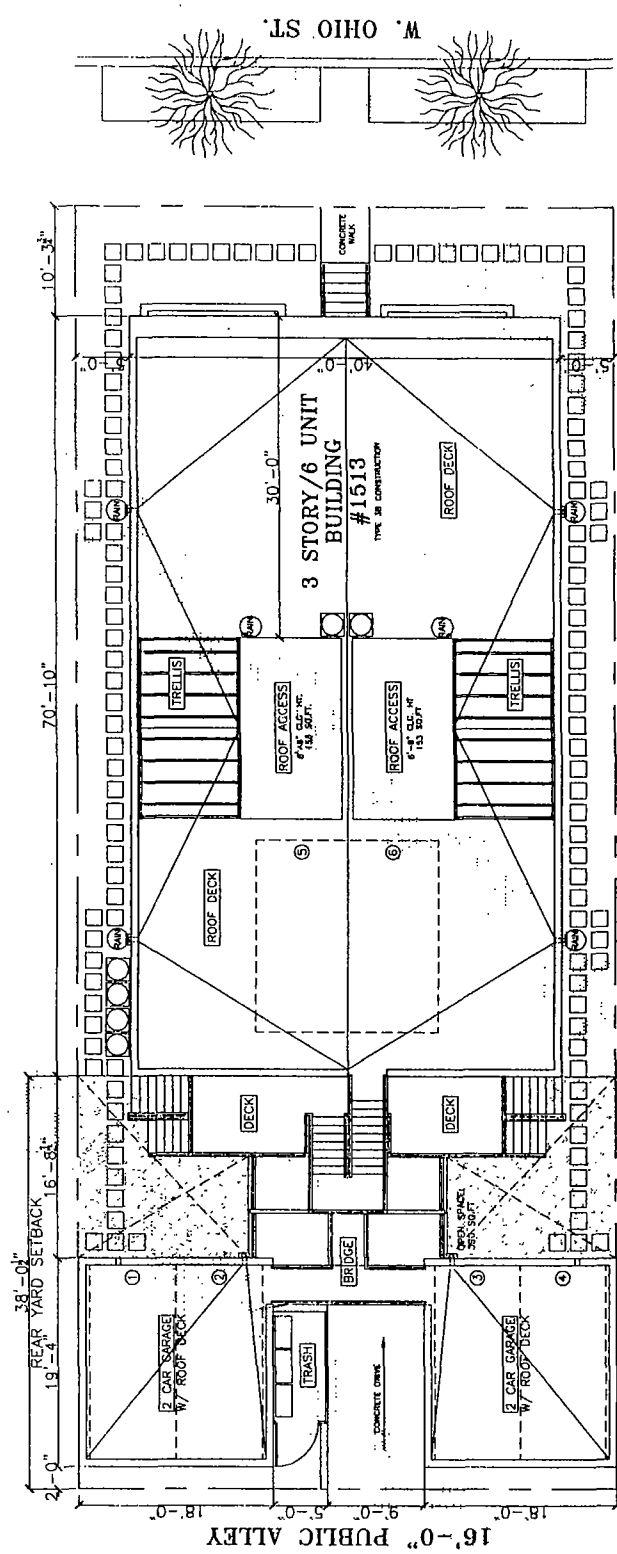
DATE: 12-20-10
 BY: [Signature]
 FOR: [Signature]



PROJECT NAME & ADDRESS
 1513 W. OHIO ST.
 6 UNIT APARTMENT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
 SITE PLAN &
 NOTES

FILE NAME
 SHEET NUMBER
 A-1



SITE PLAN
 SCALE: 3/16" = 1'-0"

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1112 730-1900
100 W. WASHINGTON
CHICAGO, ILLINOIS 60601
FURNISHING & DESIGN
ARCHITECTURAL CORPORATION
OFFICE: 1112 730-1900

MAKING
Preliminary and Final
Plans, Specifications, and
Contracts, and all other
documents required for the
construction of the project.
For copy, call 1112 730-1900

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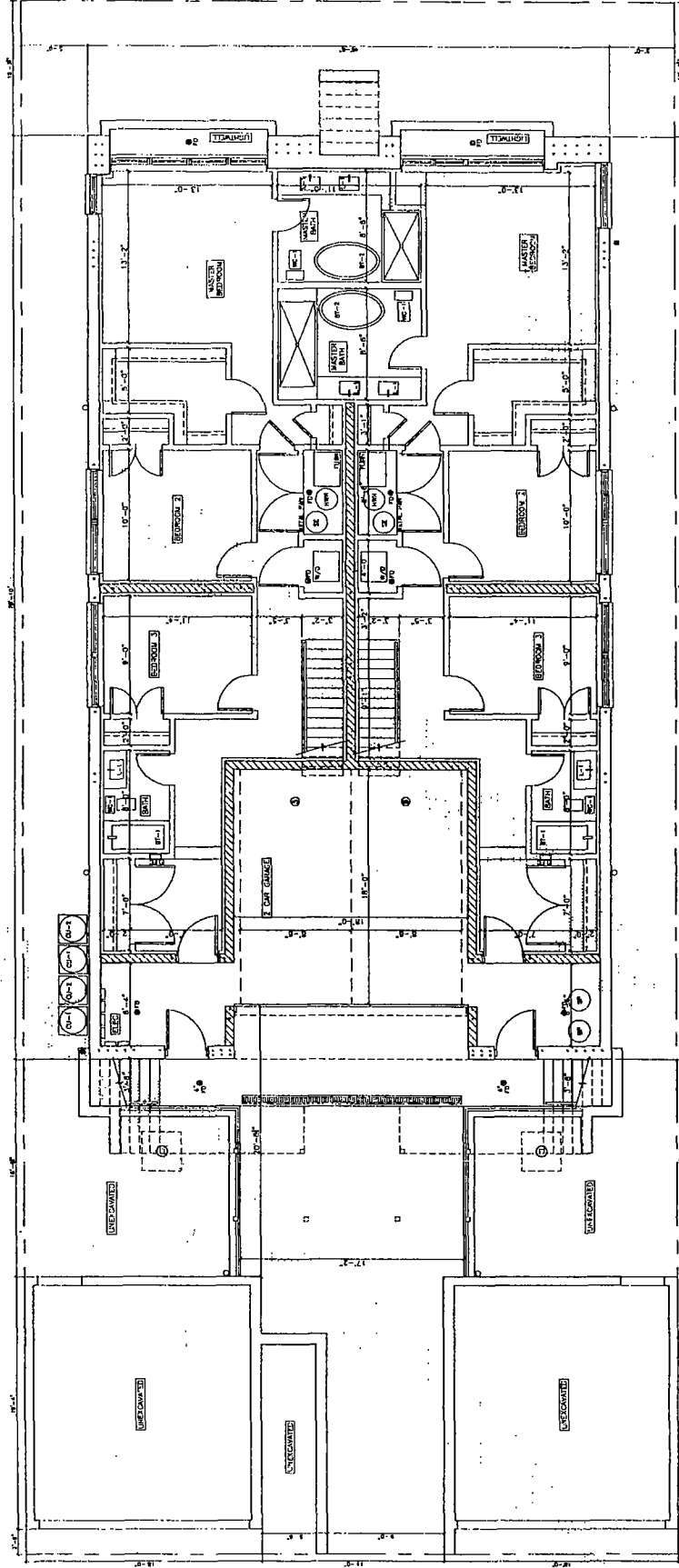


PROJECT NAME & ADDRESS
1513 W. OHIO ST.
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLAN
& NOTES


FILE NAME

SHEET NUMBER
A-2



BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

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(312) 744-1800
 189 N. RANDOLPH
 CHICAGO, ILLINOIS 60601
 FAX (312) 750-1801
 PROFESSIONAL DESIGN & CONSTRUCTION
 ARCHITECT CORPORATION
 OFFICE: 189 N. RANDOLPH - 60601

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MAY 11, 2011



PROJECT NAME & ADDRESS

1513 W. OHIO ST.
 6 UNIT APARTMENT
 BUILDING
 CHICAGO, ILLINOIS

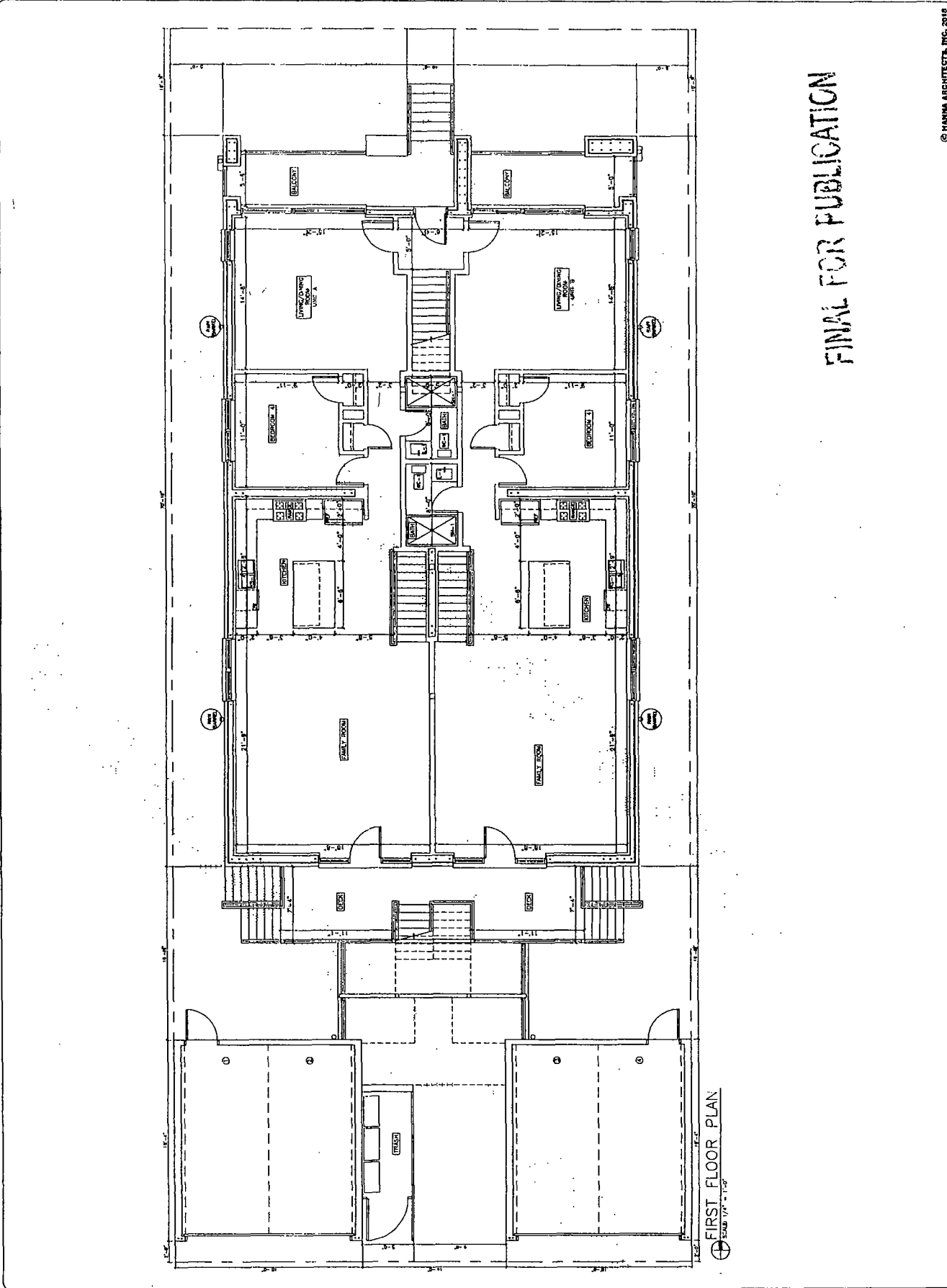
SHEET TITLE

FLOOR PLANS & DETAILS

FILENAME

SHEET NUMBER

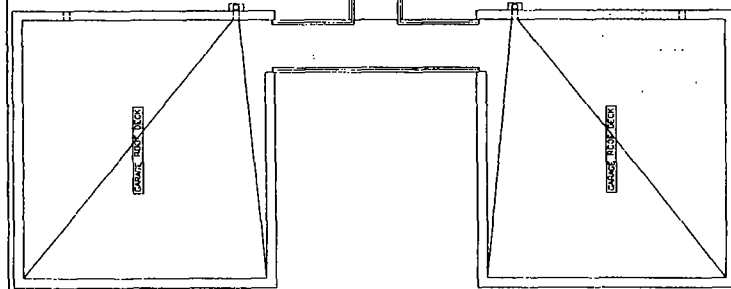
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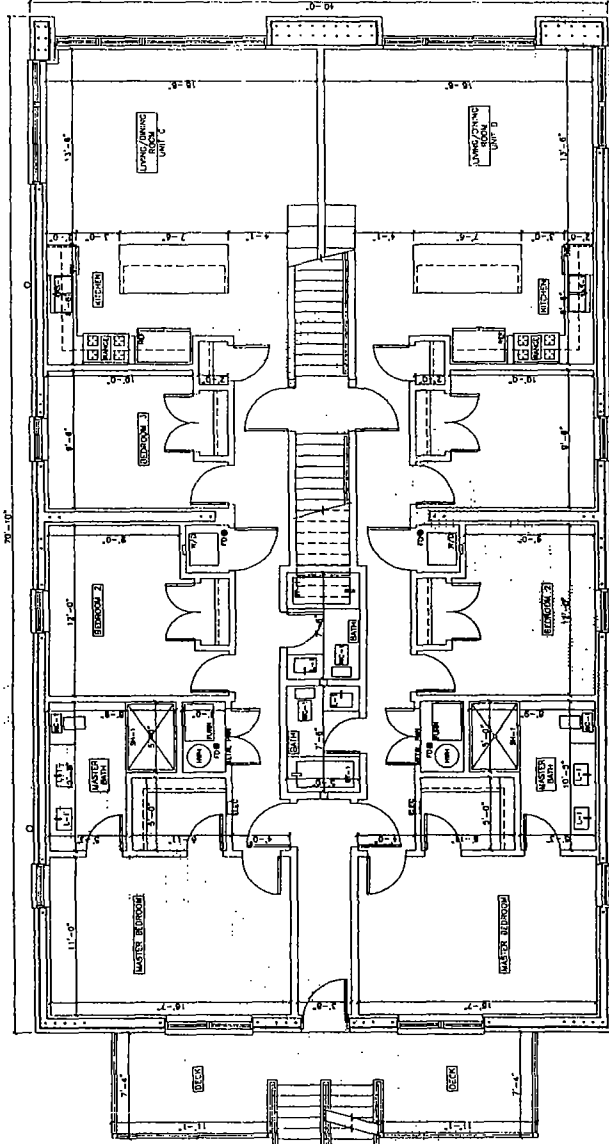
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

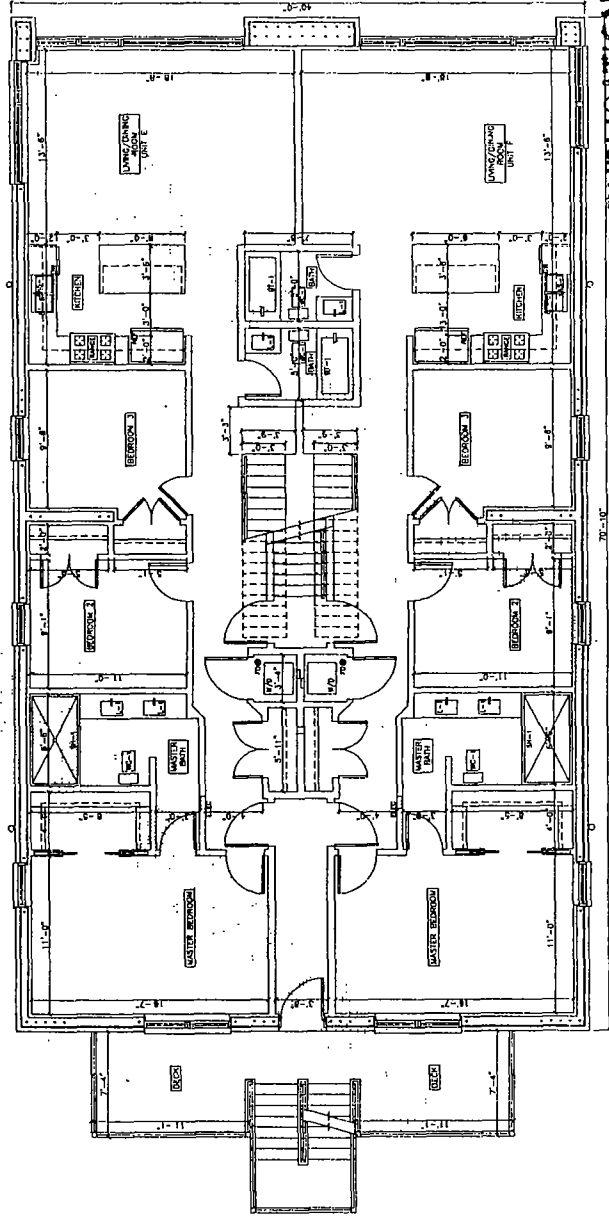
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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PROJECT NAME & ADDRESS
1513 W. OHIO ST.
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS

FILE NAME

SHEET NUMBER
A-4



(112) 700-1000
100 N. RANDOLPH
CHICAGO, ILLINOIS 60601
TEL: (312) 700-1000
FAX: (312) 700-1001
INTERNATIONAL DESIGN CENTER
100 NORTH LAUREL STREET
CHICAGO, ILLINOIS 60601

REVISION: Proposed under Contract
Law Office of the City of Chicago
1513 W. OHIO ST.
CHICAGO, ILLINOIS 60610
DATE: 10/1/01
DRAWN BY: J. HANNA
CHECKED BY: J. HANNA
DATE: 10/1/01

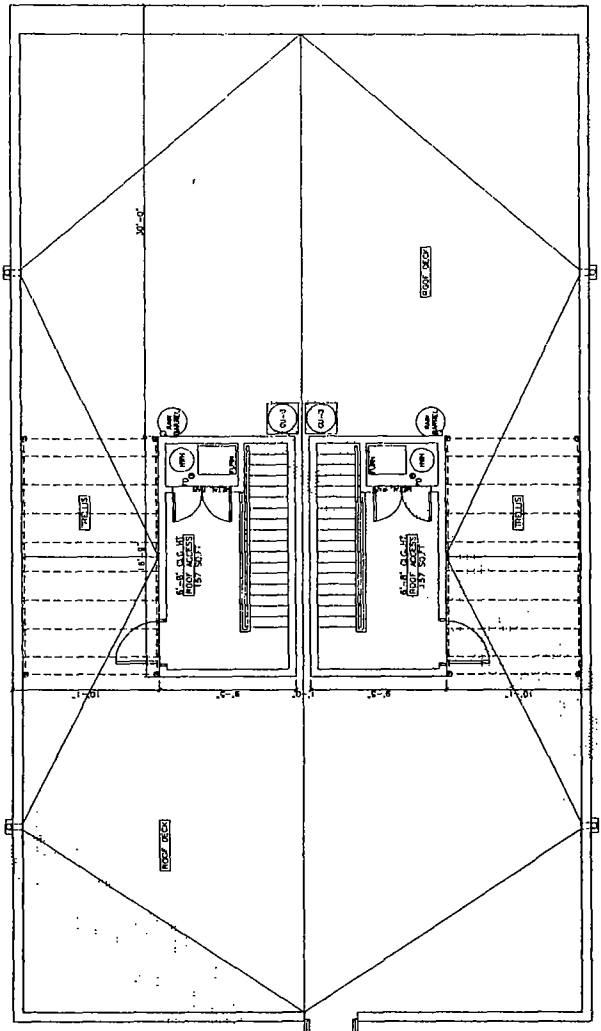


PROJECT NAME & ADDRESS
1513 W. OHIO ST.
6 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

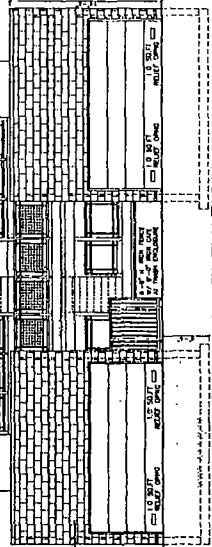
SHEET TITLE
ROOF PLAN,
WALL SECTIONS,
& ELEVATIONS

FILE NAME

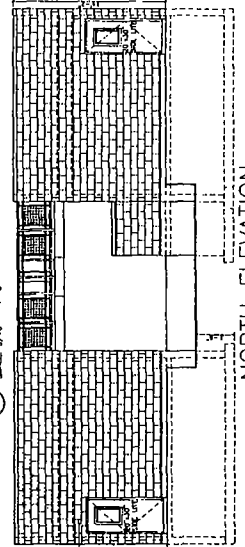
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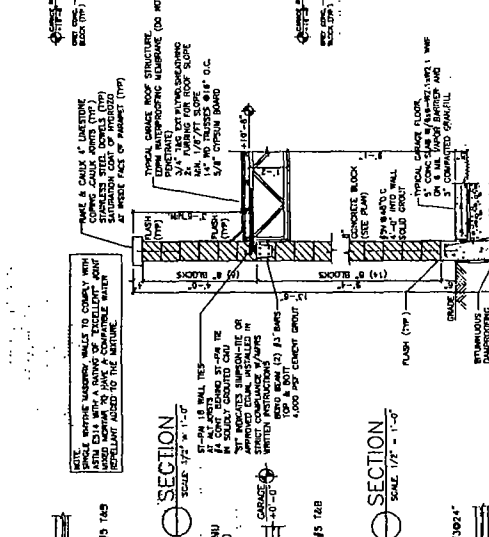
ROOF PLAN
SCALE 1/2" = 1'-0"



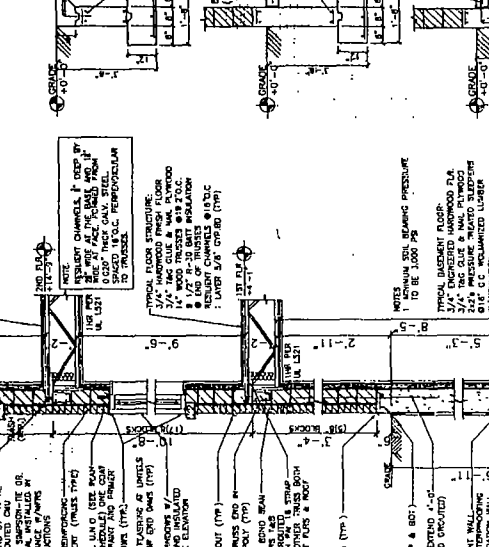
SOUTH ELEVATION
SCALE 3/16" = 1'-0"



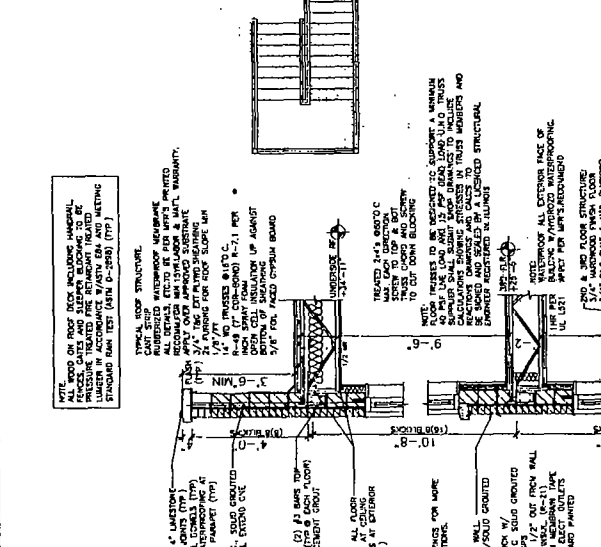
NORTH ELEVATION
SCALE 3/16" = 1'-0"



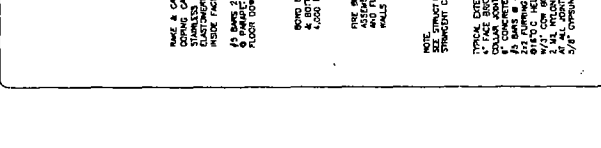
GARAGE SECTION
SCALE 1/2" = 1'-0"



WALL SECTION
SCALE 1/2" = 1'-0"



ROOF PLAN
SCALE 1/2" = 1'-0"



ROOF PLAN
SCALE 1/2" = 1'-0"

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CHICAGO, ILLINOIS 60604
FAX (312) 700-1881
Hanna Architects, Inc.
100 W. 25th St. 10th Fl.
CHICAGO, IL 60604

NOTES:
1. THESE ELEVATIONS ARE PREPARED FOR THE ARCHITECT'S RECORD.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE ELEVATIONS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ILLINOIS BUILDING CODE.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ILLINOIS MECHANICAL CODE.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ILLINOIS FIRE CODE.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ILLINOIS SAFETY CODE.

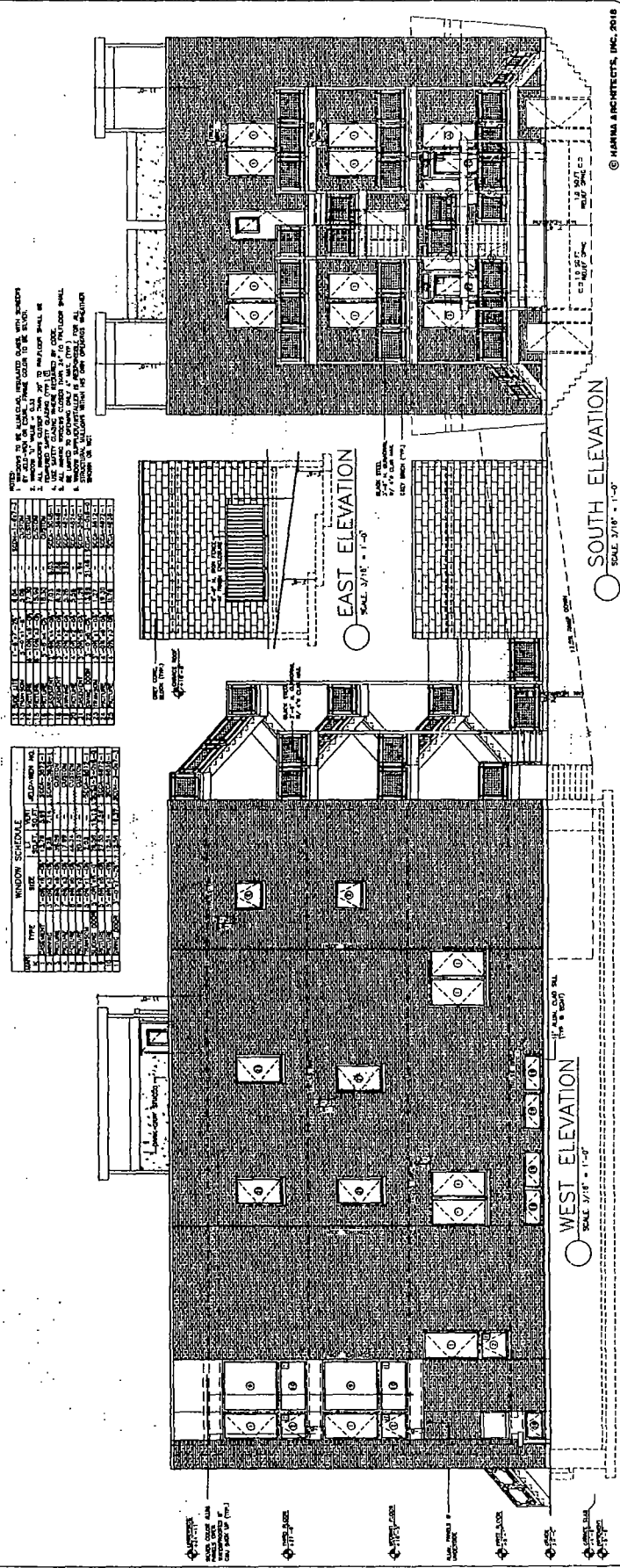
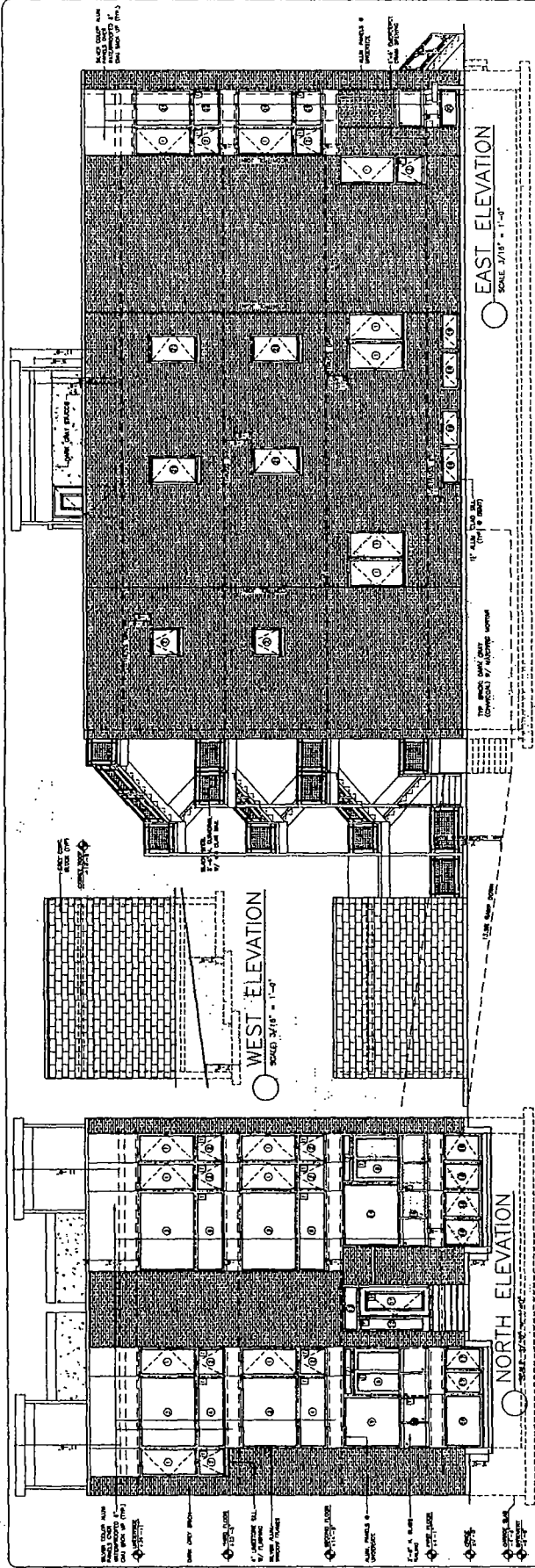
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DATE: 01/14/10
DESIGNED FOR R.O.
DATE: 01/14/10



PROJECT NAME & ADDRESS
1513 W. OHIO ST.
8 UNIT APARTMENT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
ELEVATIONS

FILE NAME
SHEET NUMBER
A-6



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