



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-7023  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/11/2017 **In control:** City Council  
**Final action:** 11/21/2017  
**Title:** Zoning Reclassification Map No. 1-G at 1220 W Ohio St - App No. 19382T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2017-7023.pdf, 2. SO2017-7023.pdf

| Date       | Ver. | Action By   | Action                   | Result |
|------------|------|---|--------------------------|--------|
| 11/21/2017 | 1    | City Council  | Passed as Substitute     | Pass   |
| 11/20/2017 | 1    | Committee on Zoning, Landmarks and Building Standards |                          |        |
| 11/20/2017 | 1    | Committee on Zoning, Landmarks and Building Standards | Substituted in Committee |        |
| 10/11/2017 | 1    | City Council  | Referred                 |        |

**19382T1**

**ORDINANCE**

**§ 17-11-01 AT 1**

**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 and an 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 312 feet East of and parallel to North Elizabeth Street; West Ohio Street; a line 288 feet East of and parallel to**

**North Elizabeth Street; a line 107.54 feet North of and parallel to West Ohio Street; a line 287 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: 1220 West Ohio Street**

*NARRATIVE FOR TYPE 1 REZONING FOR 1220 WEST OHIO STREET, CHICAGO, IL*

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three story, residential building with three 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 and an RM4.5, Residential Multi-Unit District to an RM4.5, Residential Multi-Unit District |
| Use:                 | Residential Building with 3 Dwelling Units   |
| Floor Area Ratio:    | 1.31   |
| Lot Area:            | 3,108 Square Feet  |
| Building Floor Area: | 4,062 Square Feet  |
| Density:             | 1,036 Square Feet per Dwelling Unit  |
| Off- Street parking: | Parking spaces: 3  |

Set Backs: Front: 11 Feet and 8 7/8 Inches Side: East Side -  
3 Feet / West Side - 2 Feet Rear: 38 Feet and 8  
1/8 Inches Rear Yard Open space: 181 Square  
Feet

Building height: 37 Feet 5 Inches