



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

§ 17-382T1

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