



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-4956
Type: Ordinance **Status:** Passed
File created: 6/27/2018 **In control:** City Council
Final action: 9/20/2018
Title: Zoning Reclassification Map No. 1-H at 2131 W Ohio St - App No. 19700T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. SO2018-4956.pdf, 2. O2018-4956.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed as Substitute	Pass
8/30/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
8/30/2018	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
6/27/2018	1	City Council	Referred	

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 alj of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1 -H in the area bounded by

West Ohio Street; a line 300 feet east of and parallel to North Leavitt Street; the alley next south of and parallel to West Ohio Street; a line 275 feet east of and parallel to North Leavitt Street

to those of a RM-5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property:

SUBSTITUTE

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT 2129- 2131 WEST OHIO STREET

RM-5 Residential Multi-Unit District

The applicant seeks a zoning amendment to allow for the subdivision of one improved zoning lot into two separate lots; 2129 W Ohio (Lot 12) will be improved with a single family home and will remain zoned at RS-3; 2131 W Ohio (Lot 13) is improved with a 3 story, 4 dwelling unit building and will be rezoned from an RS-3 to an RM-5 in order to bring the building into compliance. No changes will be made to the existing building. The height will remain at 35 feet 6 inches.

2131 WEST OHIO STREET:

Lot Area	2,521.8 square feet
MLA	400 square feet
Parking	3 parking spaces*
Rear Setback	31.45 feet existing
East Setback	0 feet existing
Front Setback	1.24 feet existing
West Setback	0 feet existing
FAR	1.70
Building Square Footage	4,296 square feet
Building Height	35 feet 6 inches existing

* Will seek relief