



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-4977
Type: Ordinance **Status:** Passed
File created: 6/27/2018 **In control:** City Council
Final action: 9/20/2018
Title: Zoning Reclassification Map No. 1-G at 1511-1513 W Ohio Ave - App No. 19710T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2018-4977.pdf, 2. SO2018-4977.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	
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 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

FINAL TOR PUBLICATION

#19710

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 Inches Side: 0 Feet * Rear: 2 Feet *
Building height:	34 Feet 11 Inches

*will file for variation if needed