

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 1516 West Ohio Street, Chicago

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NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1516 WEST OHIO STREET, CHICAGO

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new four-story residential building with 3 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 a B3-1, Community Shopping District to an RM4.5, Residential , Multi-Unit District
Use:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.7
Lot Area:	3,125 Square Feet
Building Floor Area:	5,312 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street Parking:	Parking spaces: 3
Set Backs:	Front: 11 Feet 7/8 Inches East Side: 3 Feet / West Side: 2 Feet Rear: 40 Feet, 2 and 1/8 Inches Rear Yard Open space: 203 Square Feet
Building Height:	44 Feet 11 Inches

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