



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2017-7761  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 11/8/2017              **In control:** City Council  
   **Final action:** 12/13/2017  
**Title:** Zoning Reclassification Map No. 1-G at 1462 W Ohio St - App No. 19437T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2017-7761 (V1).pdf, 2. O2017-7761.pdf

Date	Ver.	Action By	Action	Result
12/13/2017	1	City Council	Passed	Pass
12/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/8/2017	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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-G in the area bounded by

the alley next north of and parallel to West Ohio Street; a line 175 feet west of and parallel to North Bishop Street; West Ohio Street; and a line 200 feet west of and parallel to North Bishop Street.

to those of a RMS Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

Common address of property. 1462 West Ohio Street

## FINAL FOR PUBLICATION

### 17-13-0303-C (1) Narrative Zoning Analysis - 1462 W. Ohio Street

Proposed Zoning: RM-5

Lot Area: 3,146.27 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story residential building that will contain three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. A three-car detached garage will be located at the rear of the subject lot.

- a) The Project's Floor Area Ratio: 1.89
- b) The project's density (Lot Area per Dwelling Unit): 1.048.76 square feet
- c) The amount of off-street parking: 3 parking spaces
- d) Setbacks:
  - a. Front Setback: 7 feet 6 inches
  - b. Rear Setback: 37 feet 6 inches
  - c. Side Setbacks: East side - 3 feet / West side - 2 feet
  - d. Rear Yard Open Space: 200 square feet
- (e) Building Height: 45 feet

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::17-13-0303-C(2) - Plans Attached.

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