



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: SO2015-4602, Version: 1

---

Application Number: 18396 T1

### SUBSTITUTE 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:**

**The public alley next North of and parallel to West Ohio Street; a line 113.83 feet west of and almost parallel to North Ogden Avenue (as measured along the north line of West Ohio Street); West Ohio Street; a line 185.83 feet west of and almost parallel to North Ogden Avenue (as measured along the north line of West Ohio Street).**

**To those of an RM4.5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 1222-26 West Ohio Street, Chicago IL.**

# FINAL FOR PUBLICATION

Application Number: 18396, Amended to a Type 1 Application

## SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 1222-26 WEST OHIO AVE CHICAGO, ILLINOIS

The Applicant needs a zoning change to develop 1226 West Ohio with a new three-story 3 dwelling unit residential building and 1222-24 W. Ohio with a new three-story 6 dwelling unit residential building with accessory and related uses.

**Project Description:** Zoning Change from RS3 to RM4.5  
**Land Use:** 1226 West Ohio - 3 dwelling unit residential building 1222-24 W. Ohio - 6 dwelling unit residential building  
**Floor Area Ratio:** 1226 W. Ohio: Lot Area: 3,212.5 / Floor Area: 4,737.50 SF / FAR: 1.47  
1222-24 W. Ohio: Lot Area: 6,041 SF / Floor Area: 8,036.10 SF / FAR: 1.33  
**Density:** 1226 W. Ohio - 1,070 SF per DU 1222-24 W. Ohio - 1,006 SF per DU  
**Off- Street Parking:** 1226 W. Ohio - 3 parking spaces ; 1222-24 W. Ohio - 6 parking spaces  
**Set Backs** 1226 W. Ohio: Front: 4' ^& Side: West: 3' /East 2.0' Rear: 38'-6 3/4" m Rear Yard Open Space: 208 SF ^> 1222-24 W. Ohio: ^ Front: 9' ^ Side: West: 3' / East 3' Rear: 47'-2 W Open Space: 401.50 SF  
**Building Height:** 37 '-10" (both)

### UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS 2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160 TEL.: (847) 299 - 1010 FAX : (8-17) 299 - 58B7 E-MAIL: USURVEY@USANDCS.COM <mailto:USURVEY@USANDCS.COM>

## PLAT OF SURVEY

OF

LOTS 65 TO 68 IN SUBDIVISION OF BLOCK 2 IN ASSESSOR'S DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 8 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
KNOWN AS: 1222 • 1226 W. OHIO STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS: 17-08- 120-026-0000 17 - 08-120 - 027 - 0000 17-08-120-028-0000

-ST-REET-

WHEREFORE OBTAINED  
AS FOR PUBLIC STREET PURPOSES STATE OF ILLINOIS |  
COUNTY OF COOK )

NOTE:  
LEGAL DESCRIPTION PREPARED BY UNITED SURVEY SERVICE, LLC

ORDERED BY: ARI  
KILLIAN

SCALE : T = 15'

---

**File #: SO2015-4602, Version: 1**

---

DATE FEBRUARY 27, 2015 6/26/15 UPDATED

FILE No.: 6/8/15 UPDATED

2015-22147-1

DATE REVISION

35-000101 - PROFESSIONAL LAND SURVEYOR  
- \ sun of ; z

ILLINOIS / C

% -

"/CAG>-v"milling

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.  
MELROSE PARK, ILLINOIS, AUGUST 26, A.D. 2015

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290 LICENSE EXPIRES: NOVEMBER 30, 2016 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184404576 LICENSE EXPIRES: APRIL 30, 2017