



Office of the City Clerk

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

Legislation Text

File #: SO2015-5317, Version: 1

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 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 55.75 feet west of and parallel to North Ashland Avenue; the alley next south of and parallel to West Ohio Street; and a line 80 feet west of and parallel to North Ashland Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

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Common Address of Property: 1609 West Ohio Street

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SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis
1609 West Ohio Street, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District Lot Area:

2,485.625 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) single-family residence. The proposed new building will have a rooftop deck and an enclosed roof access (stairwell). There will also be a new detached (two-car) garage, with rooftop deck, at the rear of the property. The new building will be masonry in construction and measure 37'-10" in height.

- a) The Project's Floor Area Ratio:
3,720 square feet (1.49 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
1 dwelling unit (2,485.625 square feet)
- c) The amount of off-street parking:
2 parking spaces
- d) Setbacks:
 - a. Front Setback: 8'-3"
 - b. Rear Setback: 20'-4"
(The Applicant will be seeking a Variation in order to permit the location of stairs to access the proposed rooftop garage deck.)
 - c. Side Setbacks: East: 0'-0"
West: 3'-0"
- (e) Building Height:
37'-10"

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

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