



# Office of the City Clerk

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## Legislation Text

File #: SO2017-7023, Version: 1

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***ORDINANCE***

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**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 and an RM4.5, Residential Multi-Unit 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 312 feet East of and parallel to North Elizabeth Street; West Ohio Street; a line 288 feet East of and parallel to North Elizabeth Street; a line 107.54 feet North of and parallel to West Ohio Street; a line 287 feet East of and parallel to North Elizabeth 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: 1220 West Ohio Street**

*NARRATIVE FOR TYPE 1 REZONING FOR 1220 WEST OHIO STREET, CHICAGO, IL*

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three story, residential building with three 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 and an RM4.5, Residential Multi-Unit District to an RM4.5, Residential Multi-Unit District
Use:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.31
Lot Area:	3,108 Square Feet
Building Floor Area:	4,062 Square Feet
Density:	1,036 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 11 Feet and 8 7/8 Inches Side: East Side - 3 Feet / West Side - 2 Feet Rear: 38 Feet and 8 1/8 Inches Rear Yard Open space: 181 Square Feet
Building height:	37 Feet 5 Inches