



Office of the City Clerk

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Legislation Text

File #: SO2020-4543, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS-3 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 125 feet west of and parallel to North Armour Street; West Ohio Street; and a line 150 feet west of and parallel to North Armour Street,

to those of an RM-4.5 Residential Multi-Unit 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 passage and due publication.

Common address of property :

17-13-0303-C (I) Narrative Zoning Analysis - SUBSTITUTE NARRATIVE & PLANS

1512 West Ohio Street, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit. District Lot Area: 3,125 square

feet

Proposed Land Use: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject site. The existing non-conforming and vacant structures will be razed. The new building will feature three (3) dwelling units, located on and between the basement thru 4th Floors. There will be off-street parking for

three (3) vehicles located in a detached garage, at the rear of the site. The new building will be masonry in construction and measure 44 feet-11 inches in height.

- A) The Project's Floor Area Ratio: 5,312 square feet (1.7 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 3 dwelling units/1,042 square feet
- C) The amount of off-street parking: 3 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 7 feet-11 inches
 - b. Rear Setback: 37 feet-6 inches
 - c. Side Setbacks: East: 3 feet-0 inches West: 2 feet-0 inches
- (E) Building Height: 44 feet-11 inches