



Office of the City Clerk

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

Legislation Text

File #: SO2018-8056, Version: 1

ORDINANCE

4V

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 B3-1, Community Shopping District symbols 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 210 feet east of and parallel to North Ashland Avenue; West Ohio Street; and a line 185 feet east of and parallel to North Ashland Avenue.

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: 1516 West Ohio Street, Chicago

FINAL FCR PUBLICATION

NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1516 WEST OHIO STREET, CHICAGO

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new four-story residential building with 3 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 a B3-1, Community Shopping District to an RM4.5, Residential , Multi-Unit District
Use:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.7
Lot Area:	3,125 Square Feet
Building Floor Area:	5,312 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street Parking:	Parking spaces: 3
Set Backs:	Front: 11 Feet 7/8 Inches East Side: 3 Feet / West Side: 2 Feet Rear: 40 Feet, 2 and 1/8 Inches Rear Yard Open space: 203 Square Feet
Building Height:	44 Feet 11 Inches

FINAL FCR PUBLICATION

W. OHIO ST.

a. IS !

> co • G H

a⁵⁰ ^ cn
2 C/3 W-3

1

ZD
>* I-
TJ
TJ
CU
f
CD

O

/■ 'n..-.\^ x-.-; .a

\"."/ \r
,11
V
7'1

14 FT. ALLEY

f