

Legislation Details (With Text)

E 11. <i>4</i>					
File #:	SO2015-3693				
Туре:	Ordi	nance Stat	us:	Passed	
File created:	5/6/2	2015 In c e	ontrol:	City Council	
		Fina	al action:	7/29/2015	
Title:	Zoning Reclassification Map No. 1-G at 1154 W Ohio St - App No. 18368T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 1-G				
Attachments:	1. SO2015-3693.pdf, 2. O2015-3693.pdf				
Date	Ver.	Action By	Act	ion	Result
Date 7/29/2015	Ver.	Action By City Council		ion ssed as Substitute	Result Pass
	Ver. 1	•	Pa		
7/29/2015		City Council Committee on Zoning, Landma	Pa: rks Re	ssed as Substitute	
7/29/2015 7/22/2015	1	City Council Committee on Zoning, Landma and Building Standards Committee on Zoning, Landma	Pa: rks Re rks Am	ssed as Substitute commended to Pass	Pass
7/29/2015 7/22/2015 7/22/2015	1	City Council Committee on Zoning, Landma and Building Standards Committee on Zoning, Landma and Building Standards Committee on Zoning, Landma	Pas rks Re rks Am rks He	ssed as Substitute commended to Pass nended in Committee	Pass

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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 Ml-2 Limited Manufacturing/Business Park 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 160 feet east of and parallel to North Racine Avenue; West Ohio Street; a line 135 feet east of and parallel to North Racine Avenue; the alley next north of and parallel to West Ohio Street; and the alley next east of and parallel to North Racine Avenue. to those of a B2-3 Neighborhood Shopping 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:

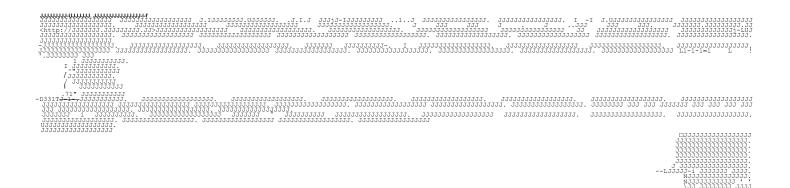
SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis 1154 West Ohio Street, Chicago, Illinois - App. No. 18368-T1

Proposed Zoning: B2-3 Neighborhood Shopping District Lot Area: 3,750 square foot (Total Lot Area)

Proposed Land Use:	The Applicant is seeking a zoning change in order to permit the
	construction of a new four-story (with basement) all residential building, with detached
	garages, at the subject property. The existing one-story frame building and detached
	garage will be razed. The proposed new building will contain three (5) dwelling units,
	between the basement and 4 th floors. There will be onsite parking for five (5) vehicles,
	located at the rear of the lot. The new building will be masonry in construction, with
	glass and metal accents, and will measure 46'-3" in height.
a)	The Project's Floor Area Ratio: 7,588.5 square feet
u)	(2.02 FAR)
b)	The Project's Density (Lot Area Per Dwelling Unit): 5 dwelling units (750
,	square feet per unit)
c)	The amount of off-street parking: 5 spaces
d)	Setbacks:
а.	Front Setback: 7'-6"
1.	$\mathbf{D}_{\mathbf{r}} = \mathbf{v} \mathbf{C}_{\mathbf{r}} \mathbf{t} \mathbf{t} + \mathbf{t} \mathbf{r}_{\mathbf{r}} \mathbf{t} 0 \mathbf{t} \mathbf{C} \mathbf{t}$
b.	Rear Setback: 49'-6"
c.	Side Setbacks:
0.	East: 3'-6" West: O'-O"
(e)	Building Height: 46'-3"

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



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