



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2015-3693
Type: Ordinance **Status:** Passed
File created: 5/6/2015 **In control:** City Council
Final 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	Action	Result
7/29/2015		City Council	Passed as Substitute	Pass
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
6/17/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
6/3/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/6/2015	1	City Council	Referred	

^'8368 -rt

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 M1-2 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 4th 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 (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:
 - a. Front Setback: 7'-6"
 - b. Rear Setback: 49'-6"
 - c. Side Setbacks:
 - East: 3'-6" West: 0'-0"
- (e) Building Height: 46'-3"

JO

! 5'
: Sj-

WieilfiHIG

JL