



Office of the City Clerk

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

Legislation Details (With Text)

File #: SO2015-4602
Type: Ordinance
File created: 6/17/2015
Status: Passed
In control: City Council
Final action: 9/24/2015
Title: Zoning Reclassification Map No. 1-G at 1220-1226 W Ohio St - App No. 18396
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. SO2015-4602.pdf, 2. O2015-4602.pdf

Date	Ver.	Action By	Action	Result
9/24/2015		City Council	Passed as Substitute	Pass
9/14/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
8/27/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/29/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	
7/22/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/17/2015	1	City Council	Referred	

Application Number: 18396 T1

SUBSTITUTE ORDINANCE

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 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 113.83 feet west of and almost parallel to North Ogden Avenue (as measured along the north line of West Ohio Street); West Ohio Street; a line 185.83 feet west of and almost parallel to North Ogden Avenue (as

measured along the north line of West Ohio Street).

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 1222-26 West Ohio Street, Chicago IL.

FINAL FOR PUBLICATION

Application Number: 18396, Amended to a Type 1 Application

SUBSTITUTE NARRATIVE FOR TYPE 1 REZONING FOR 1222-26 WEST OHIO AVE CHICAGO, ILLINOIS

The Applicant needs a zoning change to develop 1226 West Ohio with a new three-story 3 dwelling unit residential building and 1222-24 W. Ohio with a new three-story 6 dwelling unit residential building with accessory and related uses.

Project Description:	Zoning Change from RS3 to RM4.5
Land Use:	1226 West Ohio - 3 dwelling unit residential building 1222-24 W. Ohio - 6 dwelling unit residential building
Floor Area Ratio:	1226 W. Ohio: Lot Area: 3,212.5 / Floor Area: 4,737.50 SF / FAR: 1.47 1222-24 W. Ohio: Lot Area: 6,041 SF / Floor Area: 8,036.10 SF / FAR: 1.33
Density:	1226 W. Ohio - 1,070 SF per DU 1222-24 W. Ohio - 1,006 SF per DU
Off- Street Parking:	1226 W. Ohio - 3 parking spaces 1222-24 W. Ohio - 6 parking spaces
Set Backs	1226 W. Ohio: Front: 4' ^& Side: West: 3' /East 2.0' Rear: 38'-6 3/4" m Rear Yard Open Space: 208 SF ^> 1222-24 W. Ohio: ^ Front: 9' ^ Side: West: 3' / East 3' Rear: 47'-2 W Open Space: 401.50 SF

Building Height: 37'-10" (both)

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS 2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160 TEL.: (847) 299 - 1010 FAX : (8-17) 299 - 58B7 E-MAIL:
USURVEY@USANDCS.COM <mailto:USURVEY@USANDCS.COM>

PLAT OF SURVEY

OF

LOTS 65 TO 68 IN SUBDIVISION OF BLOCK 2 IN ASSESSOR'S DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 8 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS, 1222 • 1226 W. OHIO STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS: 17-08- 120-026-0000 17 - 08-120 - 027 - 0000 17-08-120-028-0000

-ST-REET-

WHERE HERETOFORE DECEASED
AS FOR PUBLIC STREET PURPOSES STATE OF ILLINOIS |

COUNTY OF COOK)

NOTE:
LEGAL DESCRIPTION PREPARED BY UNITED SURVEY SERVICE, LLC

ORDERED BY: ARI
KILLIAN

SCALE : T = 15'

DATE FEBRUARY 27, 2015/26/15 UPDATED

FILE No.: 6/B/15 UPDATED

2015-22147-1

DATE REVISION

35-608101-1 PROFESSIONAL LAND SURVEYOR
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I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, AUGUST 26, A.D. 2015

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290 LICENSE EXPIRES: NOVEMBER 30, 2016 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184404576 LICENSE EXPIRES: APRIL 30, 2017