



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-5317
Type: Ordinance
Status: Passed
File created: 7/29/2015
In control: City Council
Final action: 9/24/2015
Title: Zoning Reclassification Map No. 1-H at 1609 W Ohio St - App No. 18440T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. SO2015-5317.pdf, 2. O2015-5317.pdf

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

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-H in the area bounded by

West Ohio Street; a line 55.75 feet west of and parallel to North Ashland Avenue; the alley next south of and parallel to West Ohio Street; and a line 80 feet west of and parallel to North Ashland Avenue,

to those of a B2-2 Neighborhood Mixed-Use 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 passageand due publication.

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J Common Address of Property: 1609 West Ohio Street
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SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis

1609 West Ohio Street, Chicago, Illinois

Proposed Zoning: B2-2 Neighborhood Mixed-Use District Lot Area:

2,485.625 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) single-family residence. The proposed new building will have a rooftop deck and an enclosed roof access (stairwell). There will also be a new detached (two-car) garage, with rooftop deck, at the rear of the property. The new building will be masonry in construction and measure 37'-10" in height.

- a) The Project's Floor Area Ratio:
3,720 square feet (1.49 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
1 dwelling unit (2,485.625 square feet)
- c) The amount of off-street parking:
2 parking spaces
- d) Setbacks:
 - a. Front Setback: 8'-3"
 - b. Rear Setback: 20'-4"
(The Applicant will be seeking a Variation in order to permit the location of stairs to access the proposed rooftop garage deck.)
 - c. Side Setbacks: East: 0'-0"
West: 3'-0"
- (e) Building Height:
37'-10"

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

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