



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2015-5331  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/29/2015 **In control:** City Council  
**Final action:** 12/9/2015  
**Title:** Zoning Reclassification Map No. 1-H at 1933-1935 W Ohio St - App No. 18451T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-H  
**Attachments:** 1. O2015-5331 (V1).pdf, 2. SO2015-5331.pdf

Date	Ver.	Action By	Action	Result
12/9/2015	1	City Council	Passed as Substitute	Pass
12/7/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
11/17/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
9/14/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/29/2015	1	City Council	Referred	

### **SUBSTITUTE ORDINANCE - 18451T1**

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 and indications as shown on Map No. 1-H in the area bounded by

West Ohio Street; a line 240 feet east of and parallel to North Damen Avenue; the alley next south of and parallel to West Ohio Street; and a line 288 feet east of and parallel North Damen Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication. '

Common Address of Property:

**SUBSTITUTE NARRATIVE DESCRIPTION AND PLANS**  
FOR THE PROPOSED REZONING AT 1933 WEST OHIO STREET AND 1935 WEST  
OHIO STREET

The Application to change zoning for 1933 and 1935 West Ohio from RS-3 to RT-4. The Applicant intends to construct a Single-Family Home with a 2-car garage at 1935 West Ohio St. The property at 1933 West Ohio is included because both properties are one "Zoning Lot", 48 feet x 95 feet. It will be divided into two lots with the frontage of 24 feet (2280 square feet) for 1933 West Ohio and 24 feet (2280 square feet) for 1935 West Ohio. There will be no changes to the existing two dwelling (2) units at 1933 West Ohio.

**1935 WEST OHIO STREET**

LOT AREA: 2,280 SQUARE FEET

FLOOR AREA RATIO: .97

BUILDING AREA: 2,212 SQUARE FEET

DENSITY. LOT AREA per DWELLING UNIT: 2,280 SQUARE FEET

OFF-STREET PARKING: THERE WILL BE A TWO CAR GARAGE LOCATED IN THE  
REAR OF THE PROPERTY ASSESSABLE BY THE PUBLIC ALLEY

FRONT SETBACK: 6 FEET 6 INCHES

REAR SETBACK: 16 FEET 6 INCHES

SIDE SETBACK: 3 FEET (EAST) AND 2 FEET 6 INCHES (WEST) REAR YARD OPEN

SPACE: 120 SQUARE FEET BUILDING HEIGHT: 26 FEET 8 INCHES

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**1933 WEST OHIO STREET**

LOT AREA: 2,280 SQUARE FEET

FLOOR AREA RATIO: .97 BUILDING AREA: 2,215 SQUARE  
FEET

DENSITY. LOT AREA per DWELLING UNIT: 1,140 SQUARE FEET

OFF-STREET PARKING: ONE PARKING SPACE PER DWELLING UNIT (A TOTAL OF 2 SPACES).

EXISTING FRONT SETBACK: 5 FEET 3 % INCHES

EXISTING REAR SETBACK: 34 FEET 2 INCHES

SIDE SETBACK: 0 FEET (WEST) AND 1 FEET 8 V\* (EAST)

REAR YARD OPEN SPACE: 340 SQUARE FEET BUILDING HEIGHT:

23 FEET 4 INCHES

**NOTE: APPLICANT WILL APPLY FOR ZONING VARIATION OR\* ADMINSTRATIVE ADJUSTMENT DUE TO ANY  
BULK REQUIREMENTS THAT DO NOT MEET CODE, OR DUE TO THE DIVISION OF THE ZONING LOT.**

**HANNA**  
ARCHITECTS, INC

PROFESSIONAL FIRM ARCHITECTURE CORPORATION LICENSE NUMBER 011-001485

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