



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-7023
Type: Ordinance
Status: Passed
File created: 10/11/2017
In control: City Council
Final action: 11/21/2017
Title: Zoning Reclassification Map No. 1-G at 1220 W Ohio St - App No. 19382T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2017-7023.pdf, 2. SO2017-7023.pdf

Table with 5 columns: Date, Ver., Action By, Action, Result. It contains four rows of legislative actions including dates from 10/11/2017 to 11/21/2017 and actions like 'Passed as Substitute' and 'Referred'.

19382T1

ORDINANCE

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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 and an RM4.5, Residential Multi-Unit 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 312 feet East of and parallel to North Elizabeth Street; West Ohio Street; a line 288 feet East of and parallel to

North Elizabeth Street; a line 107.54 feet North of and parallel to West Ohio Street; a line 287 feet East of and parallel to North Elizabeth Street.

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

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1220 West Ohio Street

NARRATIVE FOR TYPE 1 REZONING FOR 1220 WEST OHIO STREET, CHICAGO, IL

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three story, residential building with three dwelling units. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District and an RM4.5, Residential Multi-Unit District to an RM4.5, Residential Multi-Unit District
Use:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.31

Lot Area: 3,108 Square Feet
Building Floor Area: 4,062 Square Feet
Density: 1,036 Square Feet per Dwelling Unit
Off- Street parking: Parking spaces: 3
Set Backs: Front: 11 Feet and 8 7/8 Inches
Side: East Side - 3 Feet / West Side - 2 Feet
Rear: 38 Feet and 8 1/8 Inches
Rear Yard Open space: 181 Square Feet
Building height: 37 Feet 5 Inches

