



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2018-4956  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 6/27/2018  
**In control:** City Council  
**Final action:** 9/20/2018  
**Title:** Zoning Reclassification Map No. 1-H at 2131 W Ohio St - App No. 19700T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-H  
**Attachments:** 1. SO2018-4956.pdf, 2. O2018-4956.pdf

Date	Ver.	Action By	Action	Result
9/20/2018	1	City Council	Passed as Substitute	Pass
8/30/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
8/30/2018	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
6/27/2018	1	City Council	Referred	

### 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 alj of the RS-3 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 300 feet east of and parallel to North Leavitt Street; the alley next south of and parallel to West Ohio Street; a line 275 feet east of and parallel to North Leavitt Street

to those of a RM-5 Residential 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

# PROJECT NARRATIVE AND PLANS

## TYPE 1 ZONING AMENDMENT 2129- 2131 WEST OHIO STREET

RM-5 Residential Multi-Unit District

The applicant seeks a zoning amendment to allow for the subdivision of one improved zoning lot into two separate lots; 2129 W Ohio (Lot 12) will be improved with a single family home and will remain zoned at RS-3; 2131 W Ohio (Lot 13) is improved with a 3 story, 4 dwelling unit building and will be rezoned from an RS-3 to an RM-5 in order to bring the building into compliance. No changes will be made to the existing building. The height will remain at 35 feet 6 inches.

### 2131 WEST OHIO STREET:

Lot Area	2,521.8 square feet
MLA	400 square feet
Parking	3 parking spaces*
Rear Setback	31.45 feet existing
East Setback	0 feet existing
Front Setback	1.24 feet existing
West Setback	0 feet existing
FAR	1.70
Building Square Footage	4,296 square feet
Building Height	35 feet 6 inches existing

\* Will seek relief