



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2018-8056  
**Type:** Ordinance  
**File created:** 10/31/2018  
**Status:** Passed  
**In control:** City Council  
**Final action:** 12/12/2018  
**Title:** Zoning Reclassification Map No. 1-G at 1516 W Ohio St - App No. 19853T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2018-8056.pdf, 2. SO2018-8056.pdf

Date	Ver.	Action By	Action	Result
12/12/2018	1	City Council	Passed as Substitute	Pass
12/6/2018	1	Committee on Zoning, Landmarks and Building Standards		
10/31/2018	1	City Council	Referred	

### 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 B3-1, Community Shopping District symbols as shown on Map No. 1-G in the area bounded by:**

**The alley next north of and parallel to West Ohio Street; a line 210 feet east of and parallel to North Ashland Avenue; West Ohio Street; and a line 185 feet east of and parallel to North Ashland Avenue.**

**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: 1516 West Ohio Street, Chicago**

## **FINAL FCR PUBLICATION**

### **NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1516 WEST OHIO STREET, CHICAGO**

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new four-story residential building with 3 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 a B3-1, Community Shopping District to an RM4.5, Residential , Multi-Unit District
Use:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.7
Lot Area:	3,125 Square Feet
Building Floor Area:	5,312 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street Parking:	Parking spaces: 3
Set Backs:	Front: 11 Feet 7/8 Inches East Side: 3 Feet / West Side: 2 Feet Rear: 40 Feet, 2 and 1/8 Inches Rear Yard Open space: 203 Square Feet
Building Height:	44 Feet 11 Inches

## **FINAL FCR PUBLICATION**

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14 FT. ALLEY

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