

Legislation Text

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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 passage ....and due publication. *jsS Sf tJ \*Q \*£: rri Oj* I Common Address of Property: 1609 West Ohio Street *f/I i!* SUBSTITUTE NARPATIVE AND PLANE

### SUBSTITUTE NARRATIVE AND PLANS

17-13-0303-C (1) Narrative Zoning Analysis 1609 West Ohio Street, Chicago, Illinois

#### File #: SO2015-5317, Version: 1

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

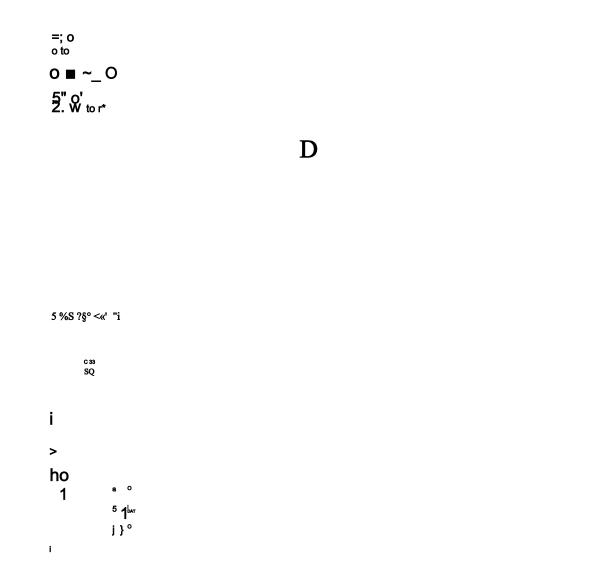
2,485.625 square feet

- 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: O'-O" West: 3'-0"
- (e) Building Height: 37'-10"

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

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