



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

---

File #: SO2018-4956, Version: 1

---

### 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	