



# Office of the City Clerk

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## Legislation Text

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File #: SO2018-4977, Version: 1

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### **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 all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 1-G in the area bounded by:**

**West Ohio Street; a line 100 feet west of and parallel to North Armour Street; the public alley next south of and parallel to West Ohio Street; a line 150 feet west of and parallel to North Armour 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: 1511-13 West Ohio Avenue, Chicago**

## FINAL TOR PUBLICATION

#19710

### **NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR 1511-13 WEST OHIO AVENUE, CHICAGO**

The subject property is currently improved with 2 residential buildings. The Applicant intends to demolish the existing buildings and build a new three-story residential building with 6 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 to an RM4.5 Residential Multi-Unit District
Use:	A new three-story residential building with 6 dwelling units.
Floor Area Ratio:	1.4
Lot Area:	5,959 Square Feet
Building Floor Area:	8,259 Square Feet
Density:	993 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 6
Set Backs:	Front: 10 Feet 3 Inches Side: 0 Feet * Rear: 2 Feet *
Building height:	34 Feet 11 Inches

\*will file for variation if needed