



Office of the City Clerk

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Legislation Text

File #: SO2019-1353, 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 all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 1-G in the area bounded by:

The public alley next north of and parallel to West Ohio Street; a line 75 feet east of and parallel to North Armour Street; West Ohio Street; a line 50 feet east of and parallel to North Armour Street.

To those of a RM4.5 Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 1474 West Ohio Street, Chicago

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1474
WEST OHIO STREET, CHICAGO IL**

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three-story, three dwelling unit residential building. 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:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.4
Lot Area:	3,125 Square Feet
Building Floor Area:	4,380 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 13 Feet and 8 Inches West Side: 2 Feet / East Side: 3 Feet Rear: 3 Feet * Rear Yard Open Space: 135 Square Feet
Building height:	37 Feet 11 Inches

* Will file for a variation if needed.

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