



FROM: CGNA Planning and Development Committee  
To: City of Chicago Department of Planning and Development  
Subject: 1638 W Ohio St Zoning Change Proposal

The CGNA Planning and Development Committee met with Yazin Fakhouri September 11, 2024 to review his proposed plans for 1638 W Ohio Street. The revised plans showed a first-floor apartment with living room, kitchen, bedroom with private bath, and a second bathroom with washer dryer. The other drawings attached show revisions to properly identify the project information and the zoning change requested. The zoning change application is to be a Type 1 Application to change the zoning classification from RS3 to RM4.5 to allow two dwelling units and provide an FAR allowing three floors. The building will include a one-bedroom unit on the first floor and a two-bedroom duplex unit on the second and third floors. There is an enclosed garage for two cars and with a roof deck.

The CGNA Planning and Development Committee strongly supports the revised proposal to complete the renovation of 1638 W Ohio Street. CGNA believes this proposal is ideally suited to the existing site which is a substandard lot (78' x 24') facing two streets (Ohio and Ontario). The renovated building saves and significantly upgrades the existing building to the betterment of the community.

Respectfully Submitted,

Peter Frisbee  
CGNA Planning and Development Committee