



City of Chicago



O2017-3825

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1214-1216 W Huron St - App No. 19226T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19226T1
INTRO DATE
05-24-17

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 be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.1-G in the area bounded by

the alley next north of and parallel to West Huron Street;
a line 72 feet east of and parallel to North Willard Court;
West Huron Street; and a line 24 feet east of and parallel
to North Willard Court,

to those of a RM4.5 Residential Multi-Unit District and a corresponding use 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.

Common address of properties: 1214-16 West Huron Street

17-13-0303-C (1) Narrative Zoning Analysis – 1214-1216 W. Huron

Proposed Zoning: RM-4.5

Lot Area: 4,416 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building. The proposed building will contain four (4) dwelling units. The proposed building will be 37.33 feet in height. Onsite garage parking for four (4) cars will be provide at the rear of the subject lot.

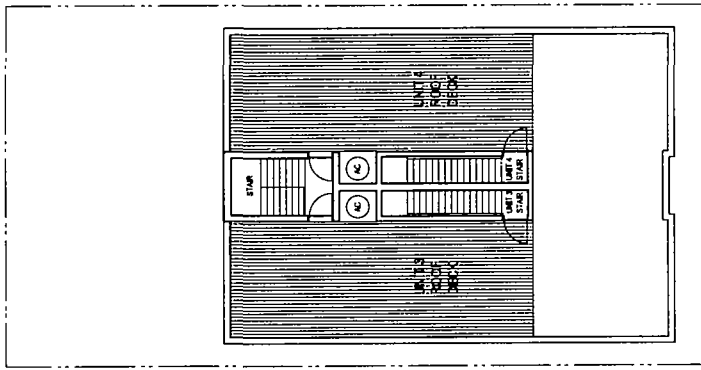
- (a) The Project's floor area ratio: 1.7
- (b) The project's density (Lot Area Per Dwelling Unit): 1,104 square feet
- (c) The amount of off-street parking: 4
- (d) Setbacks:
 - Front Setback: 3.67 feet
 - East Side Setback: 3 feet
 - West Side Setback: 3 feet
 - Rear Setback: 25 feet
 - **The Applicant will be seeking a Variation for a reduction to the required rear setback.*
- (e) Building Height: 37.33 feet

*17-10-0207-A

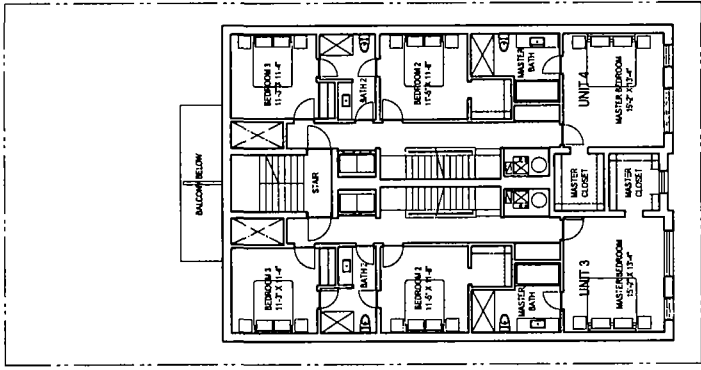
*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION

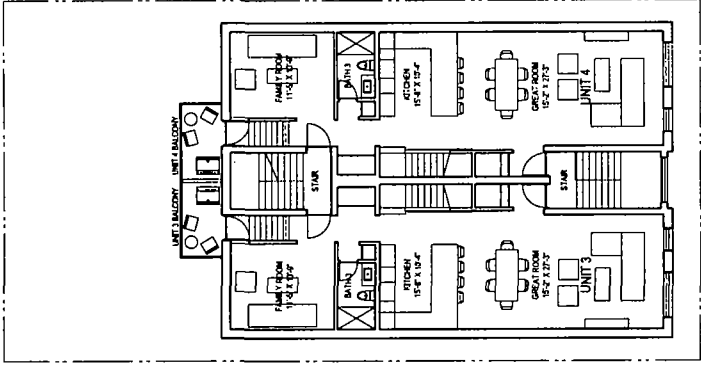
FINAL FOR PUBLICATION



ROOF PLAN
1/16"=1'-0"



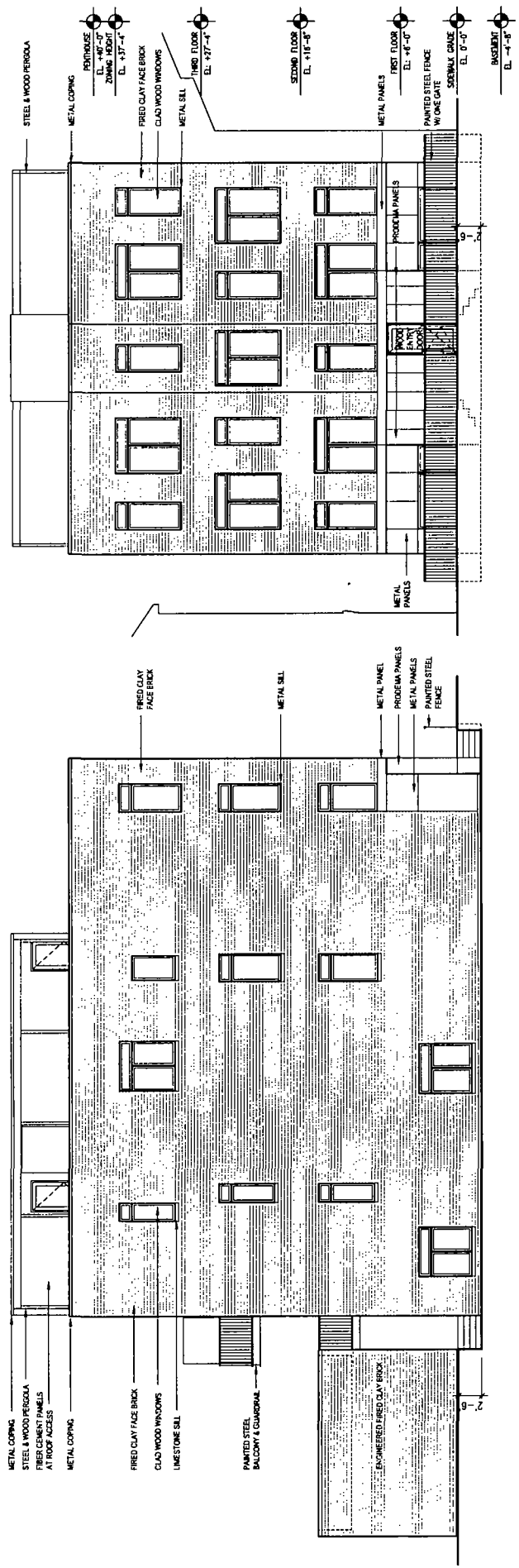
3RD FLOOR PLAN
1/16"=1'-0"



2ND FLOOR PLAN
1/16"=1'-0"



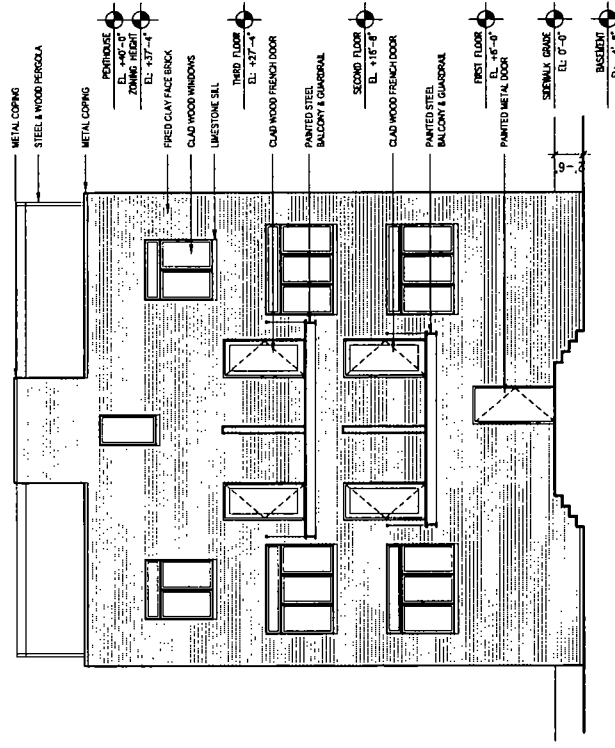
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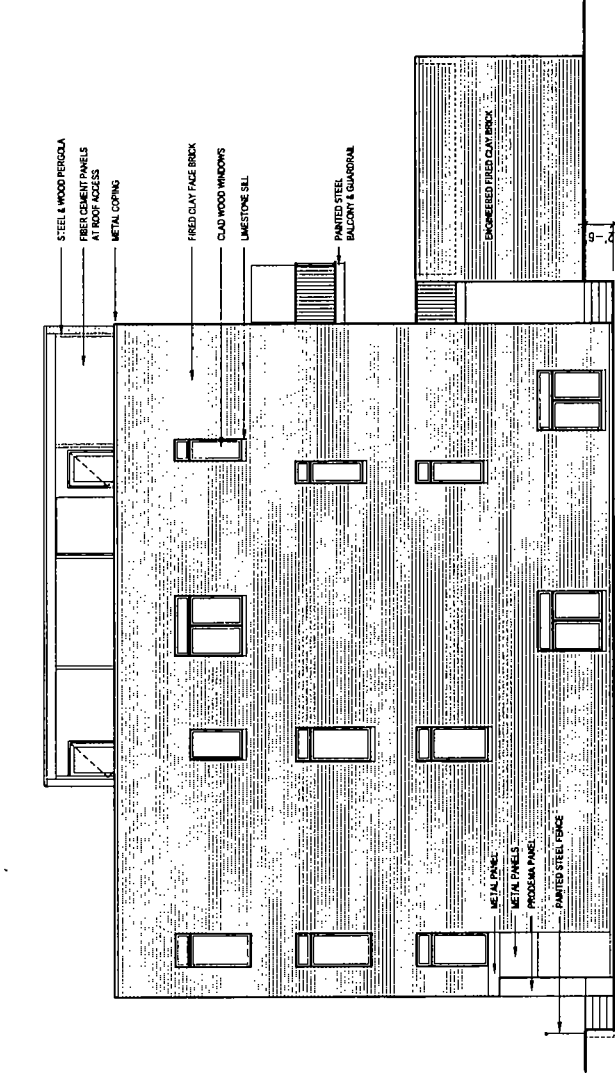
WEST ELEVATION
3/32" = 1'-0"

SOUTH (FRONT) ELEVATION
3/32" = 1'-0"

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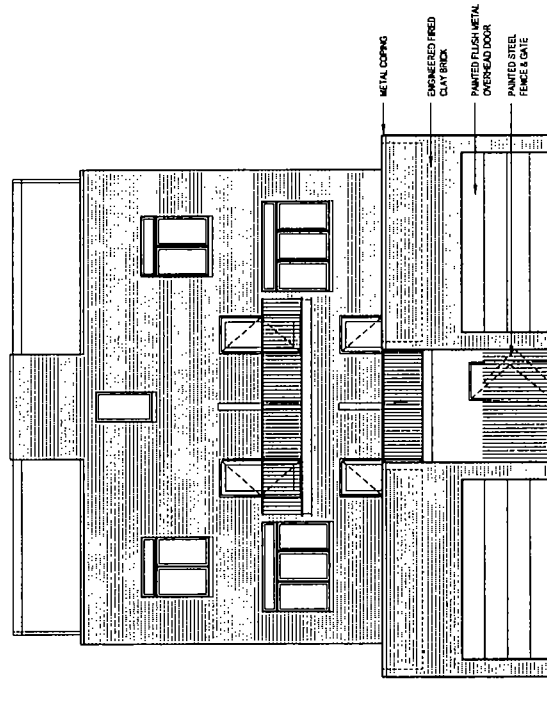


NORTH (REAR) ELEVATION
3/32" = 1'-0"

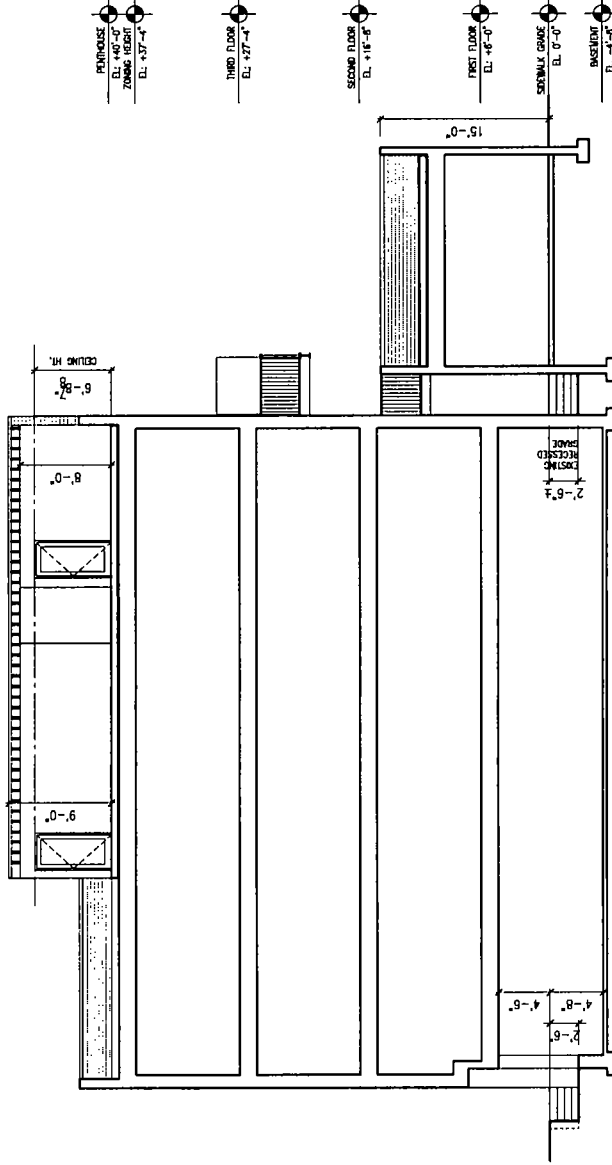


EAST ELEVATION
3/32" = 1'-0"

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NORTH (GARAGE) ELEVATION
3/32" = 1'-0"



BUILDING SECTION
3/32" = 1'-0"

A5

1216 W. HURON ST.
CHICAGO, ILLINOIS

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