



# City of Chicago



SO2016-1606

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/16/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1516 W Huron St - App No. 18681T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18681T1

INTRO DATE:

3-16-2016

AMENDED TO A TYPE

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 Huron Street; a line 152 feet West of and parallel to North Armour Street; West Huron Street; a line 177 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: 1516 West Huron Street, Chicago IL.**

**NARRATIVE FOR TYPE 1 REZONING FOR  
1516 WEST HURON STREET, CHICAGO, ILLINOIS**

The subject property is improved with a residential building, which will be demolished. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area in order to build a new three-story 3 dwelling unit residential building.

Project Description:	Zoning Change from RS3 to RM4.5
Use:	Residential building with 3 DU
Lot Area:	25' x 123' = 3,075 SF
Floor Area Ratio:	1.39
Building Floor Area:	4,260 SF
Density:	1,025 SF per DU
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 9'-9" Side: east - 3' / west - 2' Rear: 37' Rear Yard Open space: 212 SF
Building height:	37'-11"

**FINAL FOR PUBLICATION**



**HANNA ARCHITECTS, INC.**  
 (312) 790-1800  
 180 W. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX: (312) 790-1801  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER: 14-109148

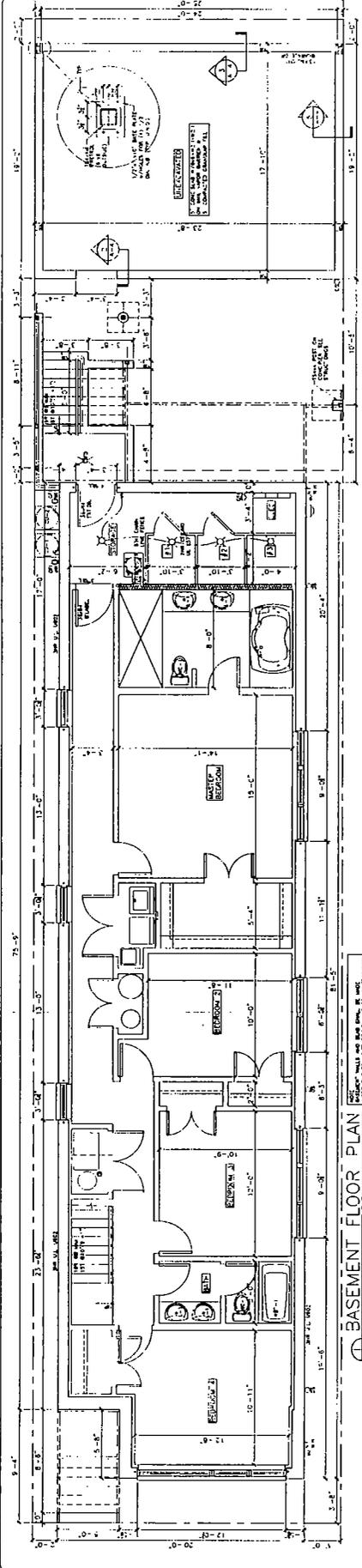
DATE: 10/15/16  
 DRAWN: J. HANNA  
 CHECKED: J. HANNA  
 PROJECT: 1516 W. HURON ST. UNIT 301  
 SHEET: 201-101



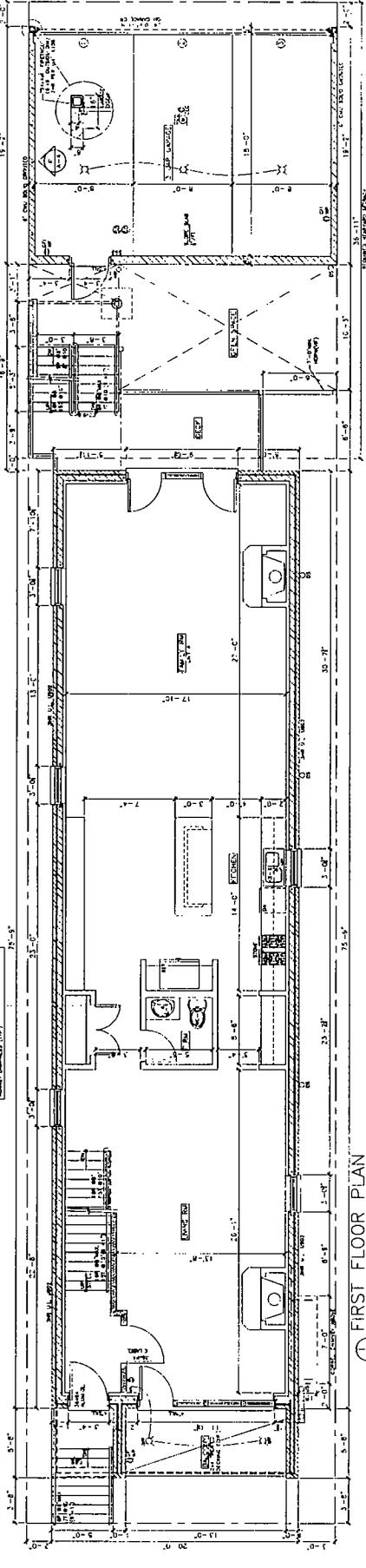
PROJECT NAME & ADDRESS  
 1516 W. HURON ST.  
 3 UNIT 301  
 APART BLDG W/BSMT.  
 CHICAGO, ILLINOIS

SHEET TITLE  
 BASEMENT THRU  
 SECOND FLOOR  
 PLAN

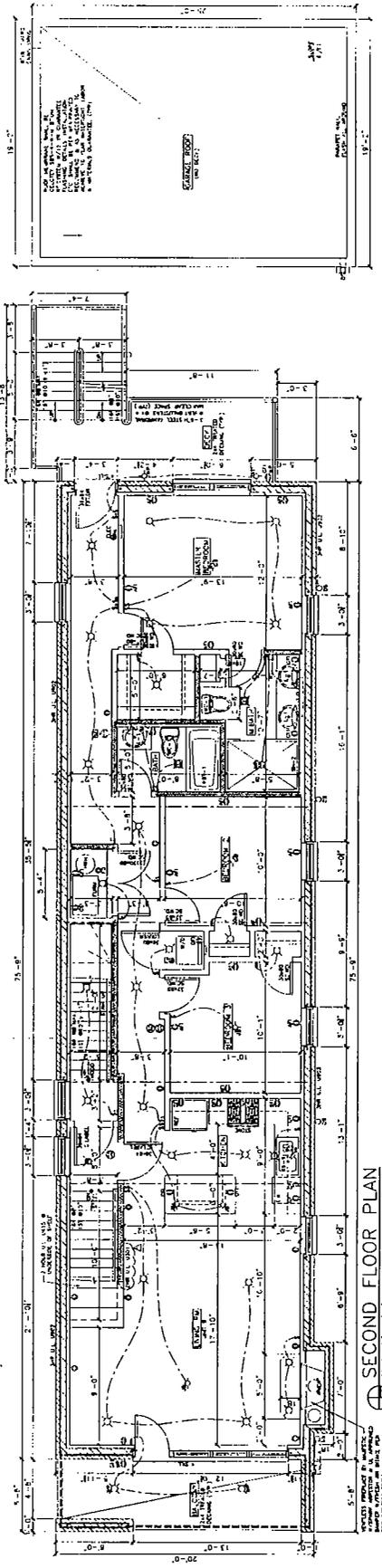
FILENAME  
 SHEET NUMBER  
 A-2



**⊕ BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**⊕ FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

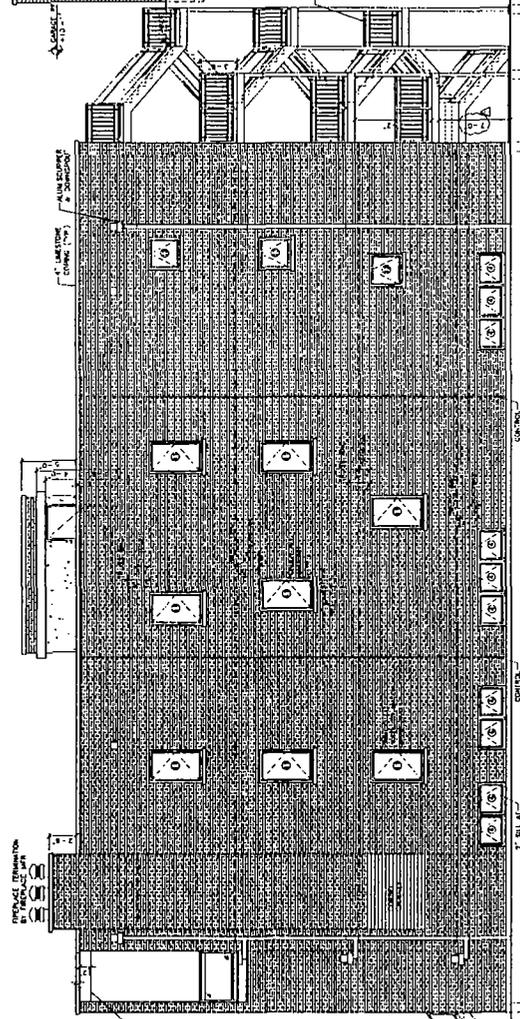
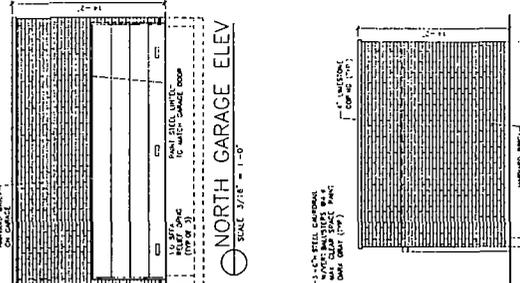


**⊕ SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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**FINAL FOR PUBLICATION**





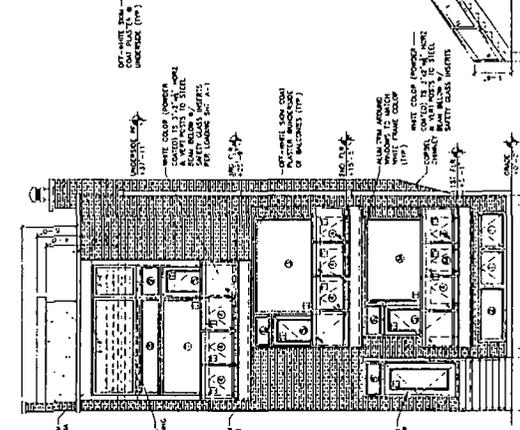
**WINDOW SCHEDULE**

NO.	TYPE	FINISH	GLASS	UNIT PRICE	QTY	TOTAL PRICE
1	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
2	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
3	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
4	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
5	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
6	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
7	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
8	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
9	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
10	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
11	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
12	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
13	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
14	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
15	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
16	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
17	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
18	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
19	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00
20	6'-0" x 4'-0"	1-1/2" x 1-1/2" x 1/4"	1/2" CLEAR	150.00	10	15,000.00

**SOUTH ELEVATION**  
 SCALE 3/16" = 1'-0"

NOTES: 1. REFER TO ALL OTHER SHEETS FOR FINISHES AND MATERIALS.  
 2. ALL FINISHES TO BE MATCHED TO EXISTING BUILDING.  
 3. ALL MATERIALS TO BE APPROVED BY ARCHITECT.  
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE.  
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS BUILDING CODE.  
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS STRUCTURAL CODE.  
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE.  
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS MECHANICAL CODE.  
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE.  
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS FIRE CODE.  
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS SAFETY CODE.  
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS HEALTH CODE.  
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL CODE.  
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS HISTORIC PRESERVATION CODE.  
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS LANDMARKS CODE.  
 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS MONUMENTS CODE.  
 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PARKS AND RECREATION CODE.  
 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS TRAVEL CODE.  
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS UTILITIES CODE.  
 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS WATERS AND WETLANDS CODE.

**FINAL FOR PUBLICATION**



**WEST ELEVATION**  
 SCALE 3/16" = 1'-0"

NOTES: 1. REFER TO ALL OTHER SHEETS FOR FINISHES AND MATERIALS.  
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