



City of Chicago



SO2018-8021

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 2229 W Huron St - App No. 19834T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 RS-3 District symbols and indications as shown on Map No. 1-H in the area bounded by

West Huron Street;
A line 264 feet west of and parallel to north Levitt Street;
the alley next south of and parallel to west Huron Street; And
a line 288 feet west of and parallel to north Levitt Street.

to those of the RT-4 District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2229 West Huron Street, Chicago, Illinois

FINAL FOR PUBLICATIGN

TYPE 1 REZONING

SUBSTITUTE NARRATIVE AND PLANS

The owner and applicant of 2229 West Huron intends the demolition of an existing 2-story, 2 dwelling unit residential building. The subject property is approximately 128 years old, and does not include a basement. Owner proposes a rezoning from the RS-3 district to the RT-4 district to provide sufficient height and floor area to permit a new 3-story, 2 dwelling unit residential building. The proposed new building will not require any zoning variations or special use permits.

Proposed Land Use: 3 story, 2 dwelling unit residential building, replacing existing 2 flat.

Floor Area Ratio: 1.09

Lot Area Per Unit: 1,488 sf

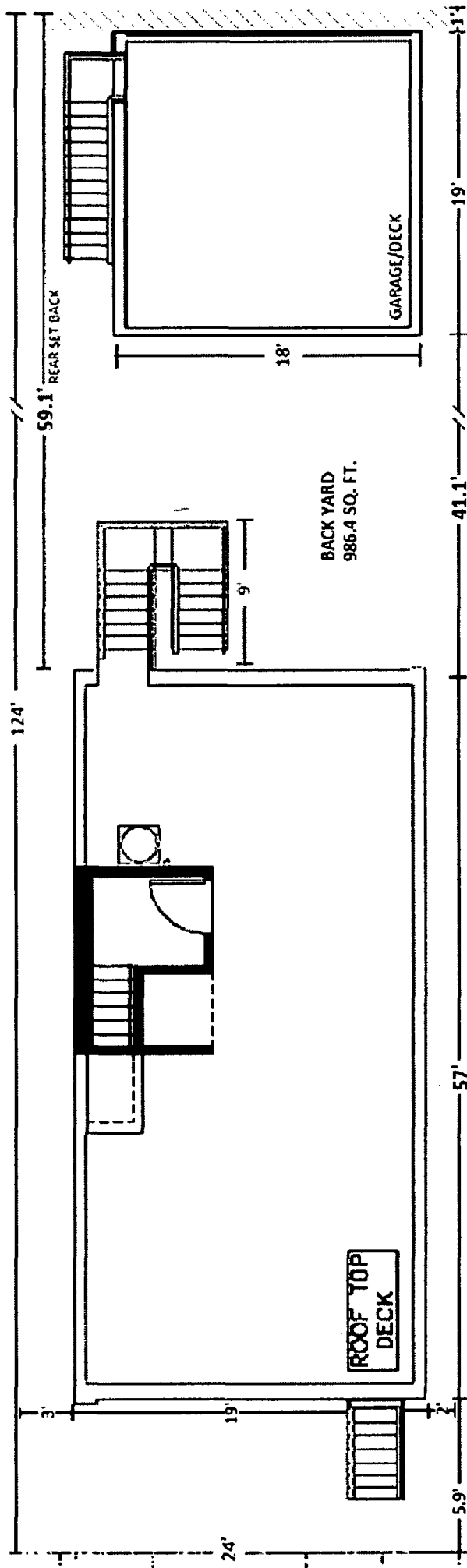
Off-Street Parking: One (1) space per unit (two-flat)

Setbacks: Front: 5 feet 10.8 inches (*)
Side: 3 feet (east)
Side: 2 feet (west)
Rear: 59 feet 1.2 inches

Building Height: 32 feet 6 inches to the bottom of the highest ceiling joists (excluding the rooftop stairwell doorway).

(*) The proposed front setback will require relief in the form of an Administrative Adjustment. One (1) adjacent neighbor has asked the Applicant to apply for an Administrative Adjustment to reduce the front setback by 2 feet, to 5 feet 10.8 inches (5.9 feet). In the event the Administrative Adjustment is denied, the front setback will be limited to 7 feet 10.8 inches (7.9 feet).

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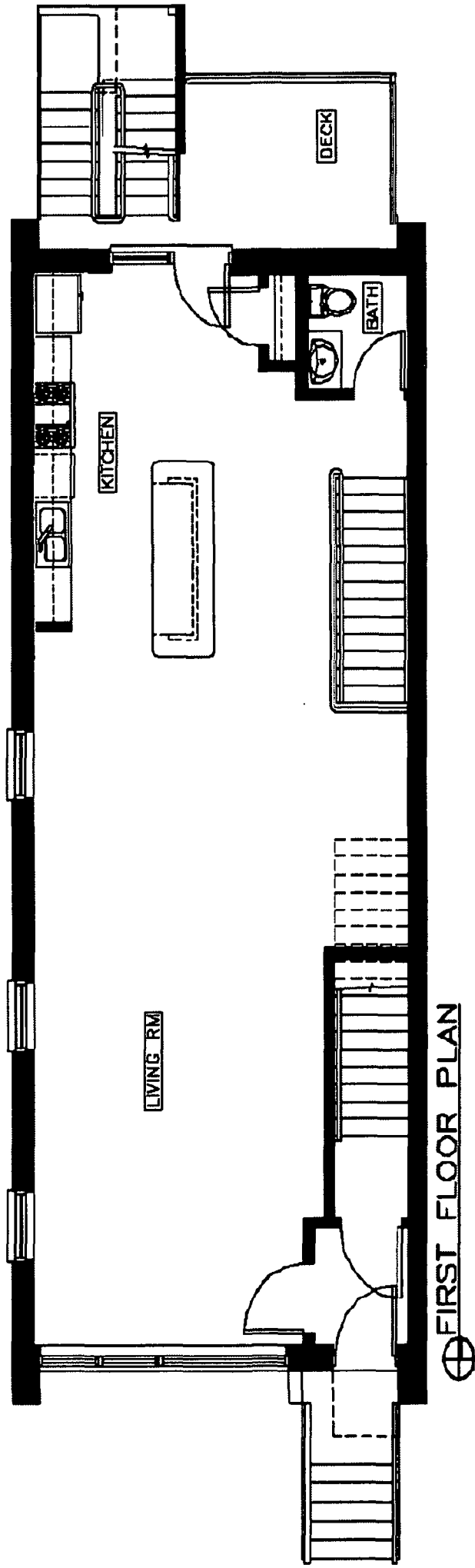
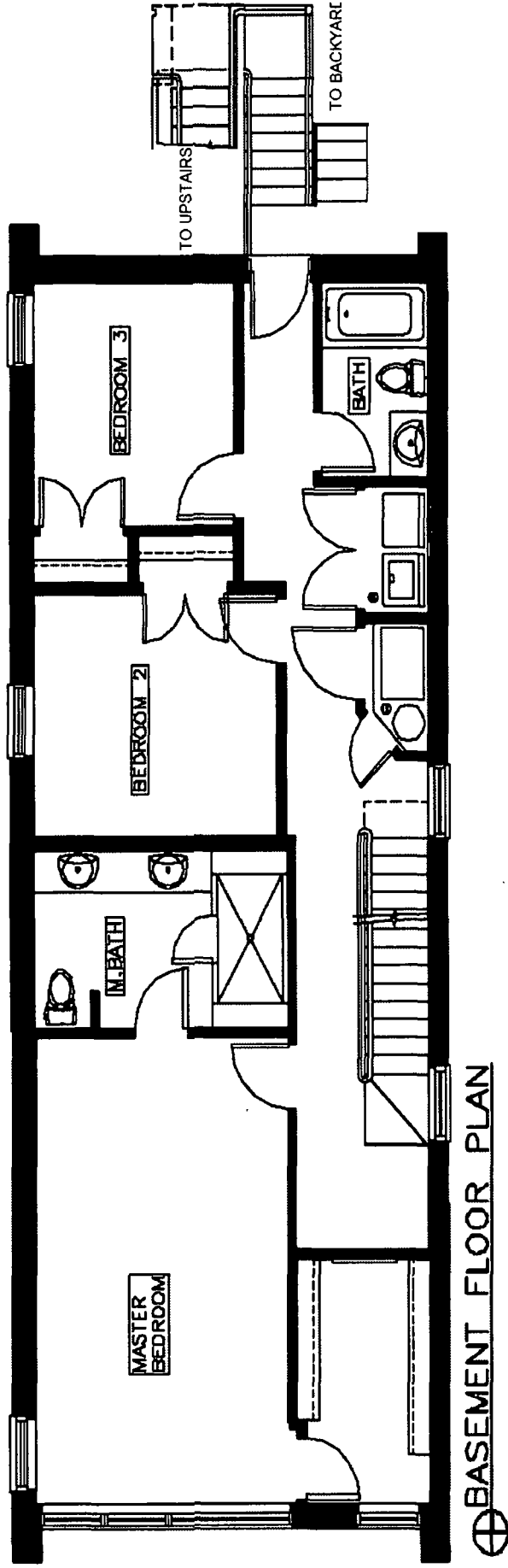


SITE PLAN

- One (1) adjacent neighbor has asked the Applicant to apply for an Administrative Adjustment to reduce the front setback by 2 feet, to 5 feet 10.8 inches (5.9 feet). In the event the Administrative Adjustment is denied, the front setback will be limited to 7 feet 10.8 inches (5.9 feet).

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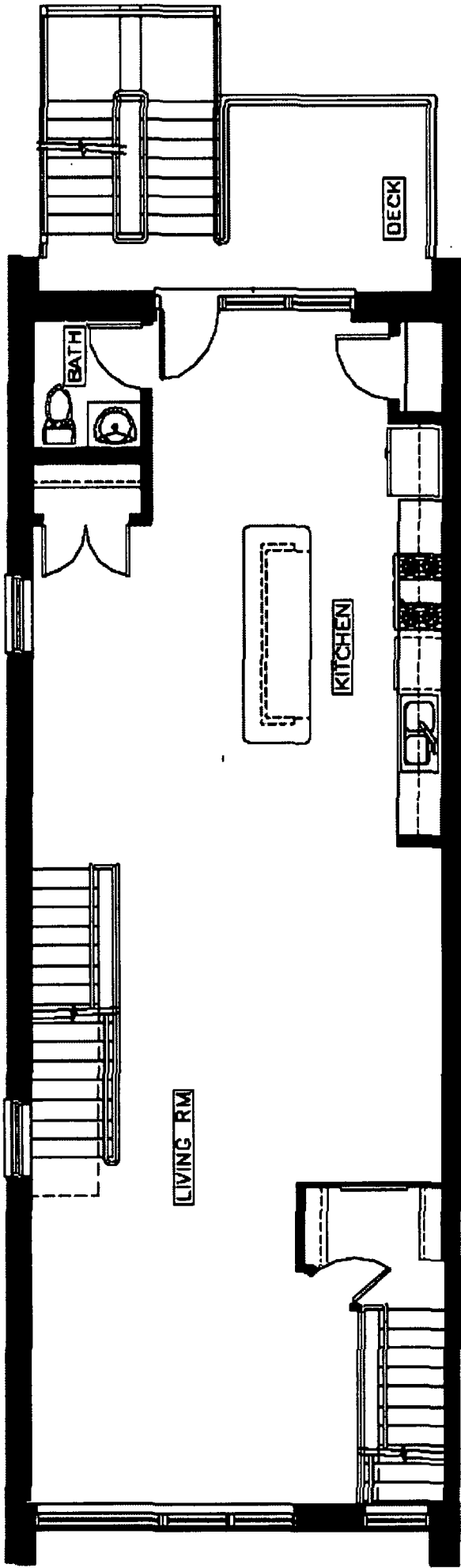
SUBSTITUTE PLANS, Application #19834-T1



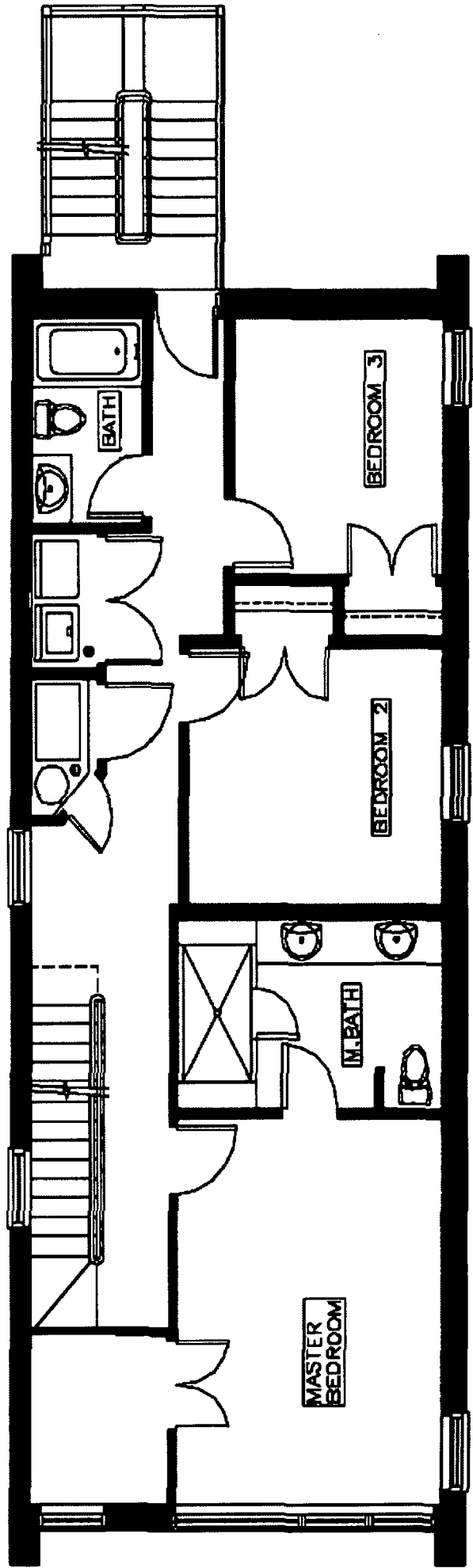
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2229 W. HURON ST., CHICAGO, IL
BERTUCCI BUILDERS

SUBSTITUTE PLANS, Application #19834-T1

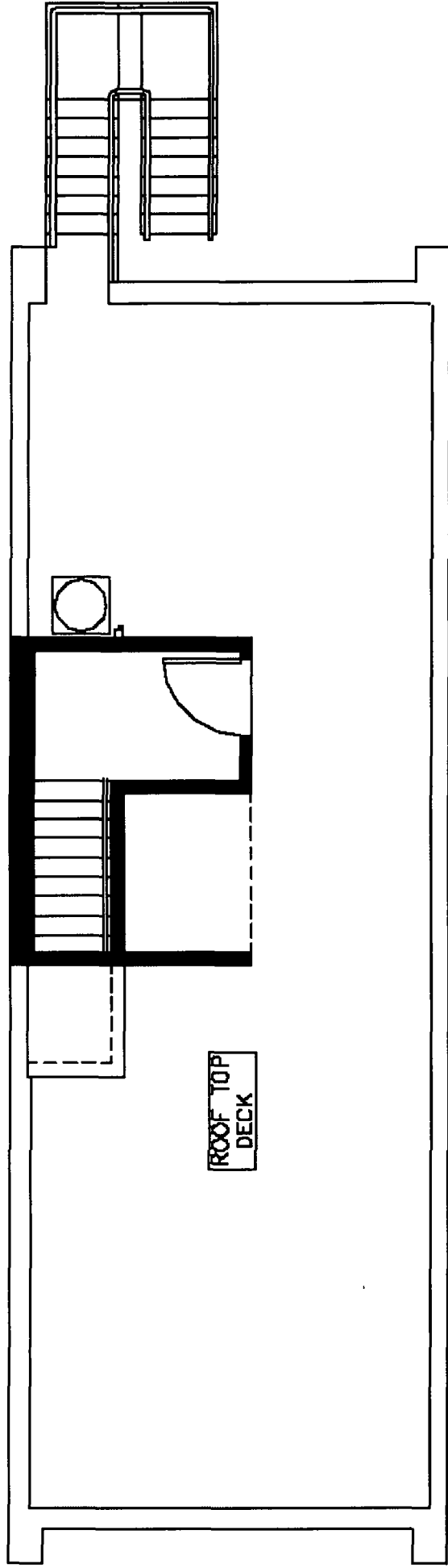


⊕ SECOND FLOOR PLAN



⊕ THIRD FLOOR PLAN

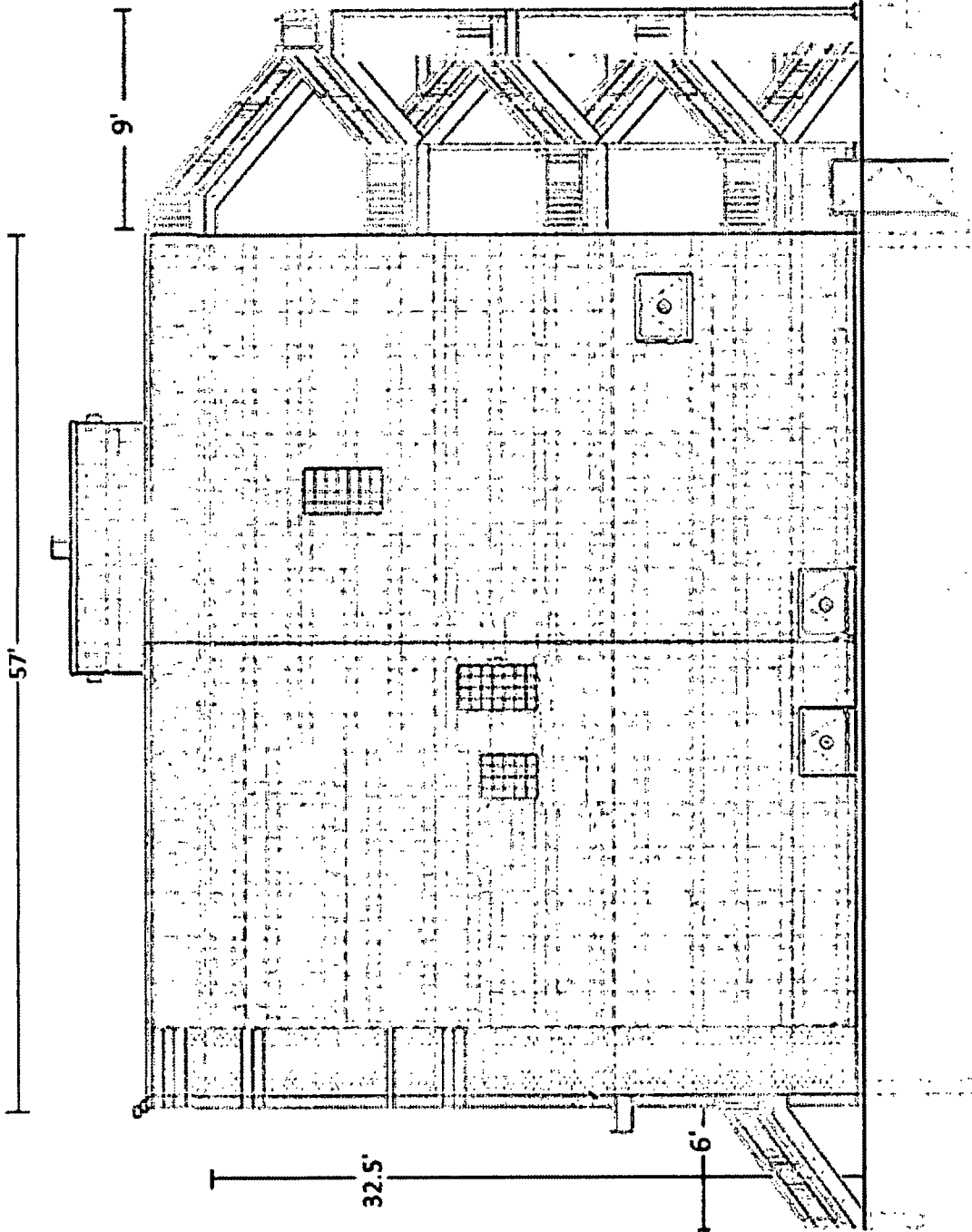
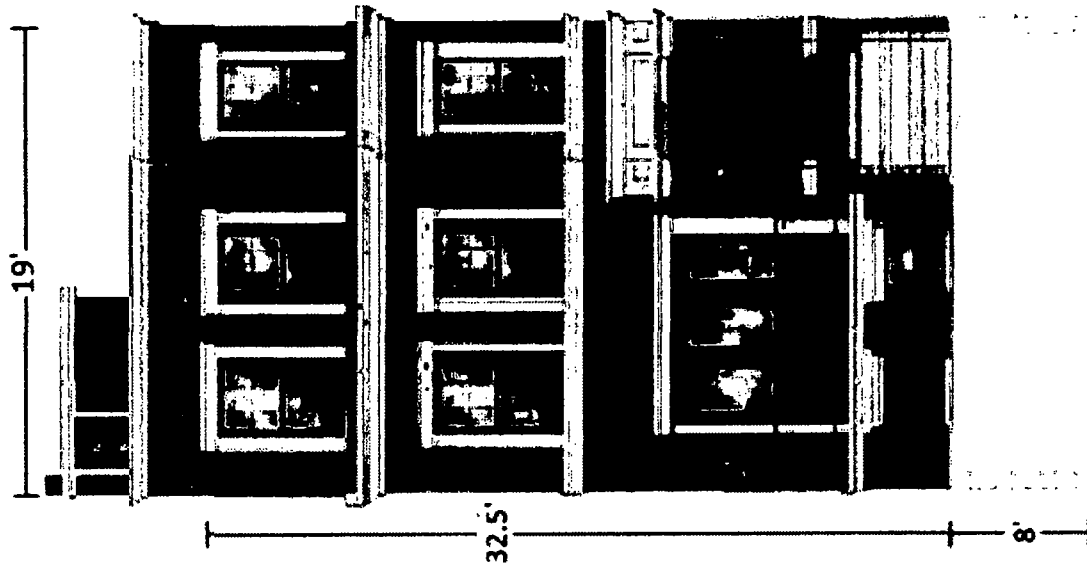
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⊕ ROOF DECK FLOOR PLAN

*Height of rooftop stairwell penthouse is 8' and setback from front of building for same is 36'.

SUBSTITUTE PLANS, Application #19834-T1



*Height of rooftop stairwell penthouse is 8' and setback from front of building for same is 36'.

2229 W. HURON ST., CHICAGO, IL
BERTUCCI BUILDERS

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SUBSTITUTE PLANS, Application #19834-T1

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BERTUCCI BUILDERS

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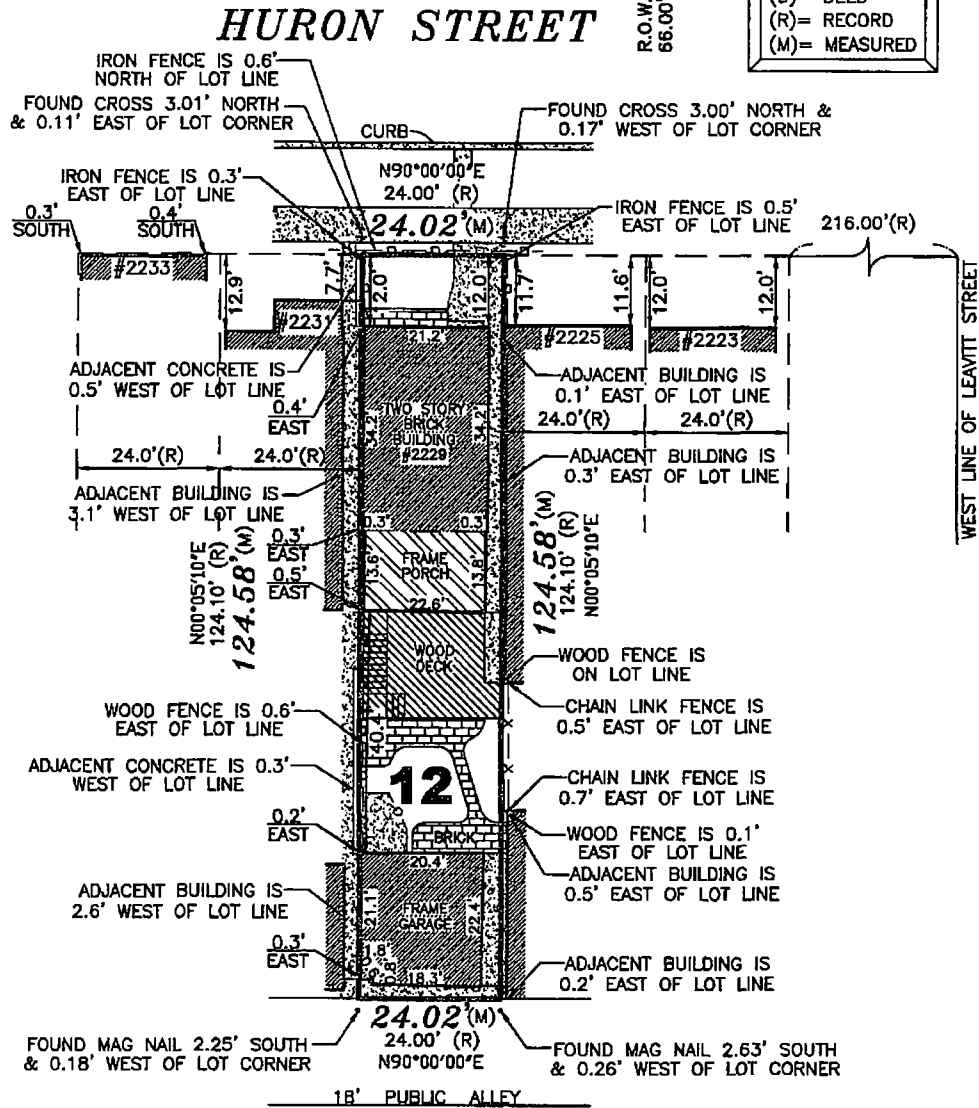
PLAT OF SURVEY

OF

LOT 12 IN A.C. BARNEY'S SUBDIVISION OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2229 W. HURON STREET

NOTE:
(D)= DEED
(R)= RECORD
(M)= MEASURED



FINAL FOR PUBLICATION

CLIENT: STEPHEN R. PATTERSON

AREA OF SURVEY = 2993 SQ.FT.
BASIS OF BEARINGS: ASSUMED



15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO. 184.004450
EXPIRES 4/30/19

STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 19TH DAY OF OCTOBER, 2018.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT UNLESS FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/18

Dated this 22ND Day of OCTOBER, 2018.

IPLS No. 3354