



# City of Chicago



SO2021-1104

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/24/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1423 W Huron St - App No. 20648T1
<b>Committee(s) Assignment:</b>	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 RS3 Residential Single-Unit**

**(Detached House) District symbols as shown on Map No. 1-G**

**in the area bounded by:**

**West Huron Street; a line 150 feet east of and parallel to North Bishop Street; the public alley south of and parallel to West Huron Street; and a line 125 feet east of and parallel to North Bishop Street.**

**To those of an RM4.5 Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

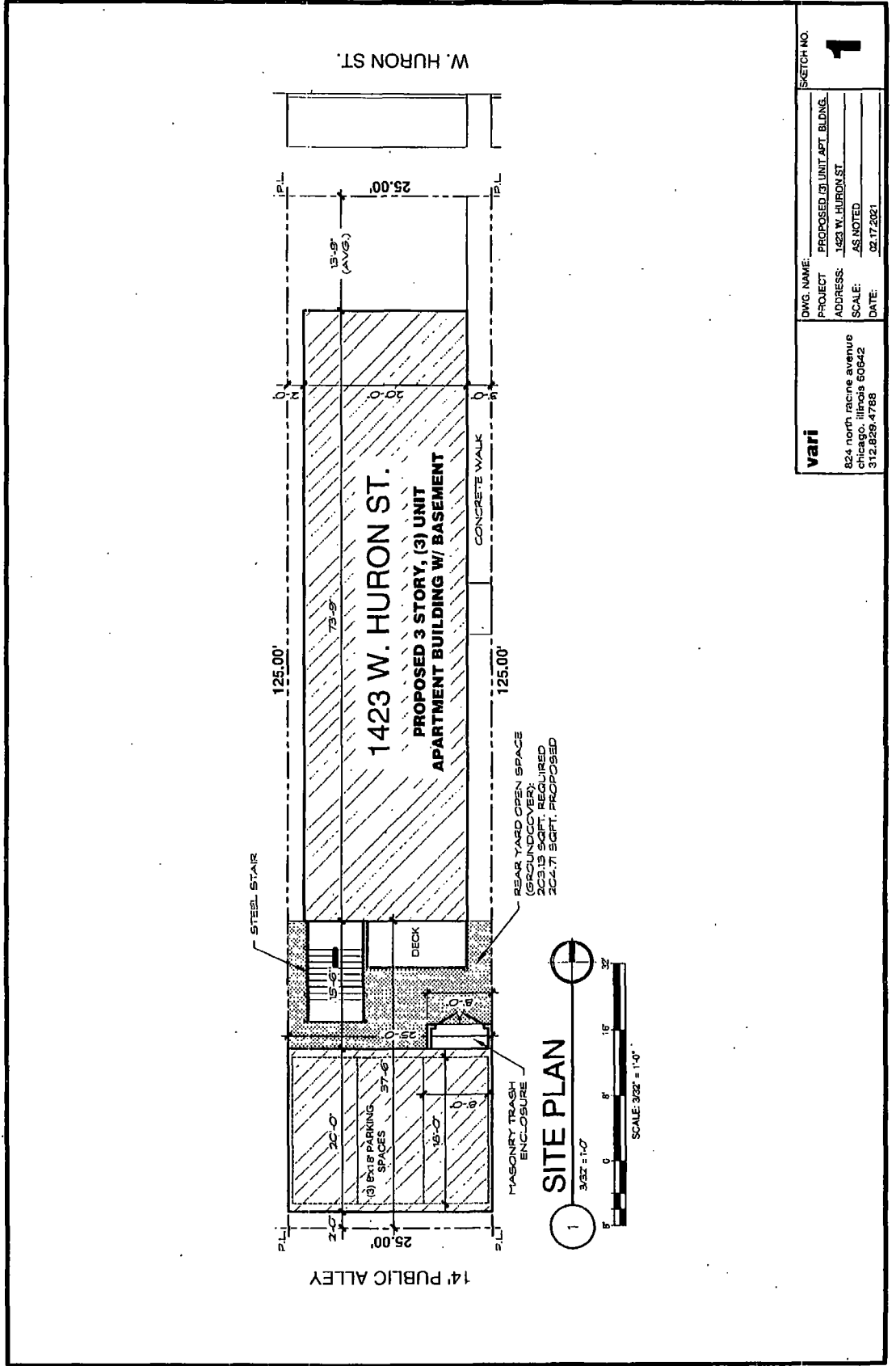
**Common address of property: 1423 West Huron St., Chicago**

#20648

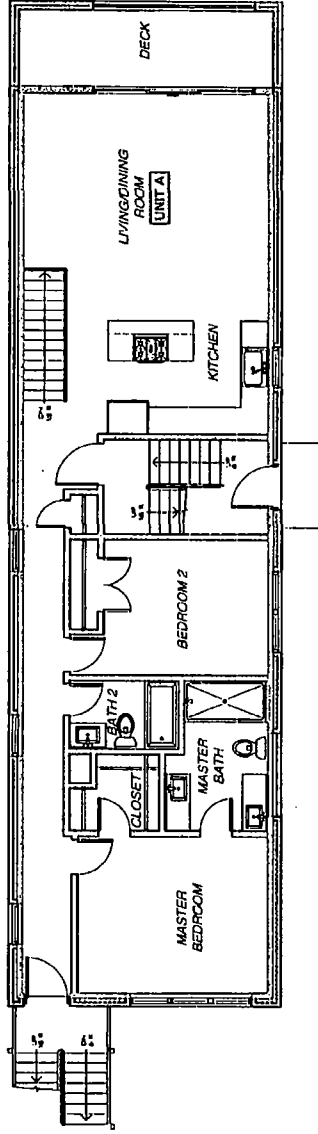
**A NARRATIVE AND PLANS AMENDED TO A TYPE 1 ZONING CHANGE  
FOR 1423 WEST HURON ST., CHICAGO**

The subject property is currently improved with an older 3-story residential building. The Applicant intends to demolish the existing building and build a new 3-story residential building with 3 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per unit and the maximum floor area ratio requirements of the Ordinance.

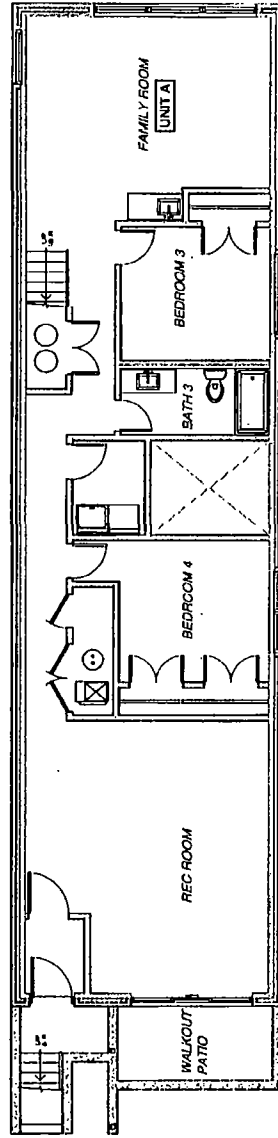
Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.42
Lot Area:	3,125 Square Feet
Building Floor Area:	4,426.2 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street parking:	3
Set Backs:	Front Setback: 13'-9" Side Setbacks: East: 3' / West: 2' Rear Setback: 37'-6"
Building height:	45 Feet



<b>vari</b>	DWG. NAME:	PROPOSED 3 UNIT APT. BLDG.	SKETCH NO.	<b>1</b>
	PROJECT:	1423 W. HURON ST.		
	ADDRESS:	AS NOTED		
	SCALE:	AS NOTED		
	824 north racine avenue chicago, illinois 60642 312.829.4788		DATE:	02.17.2021



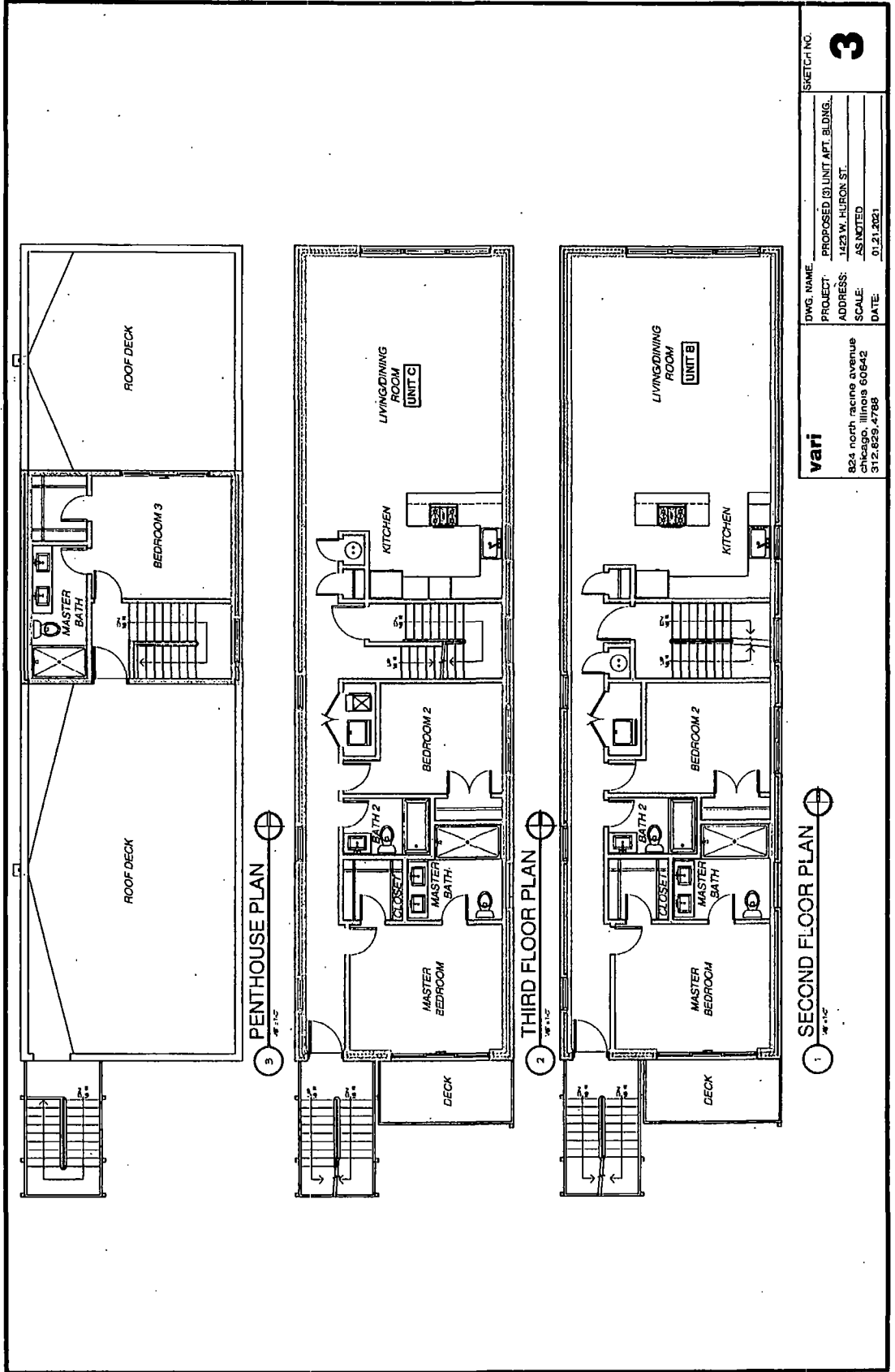
2 FIRST FLOOR PLAN



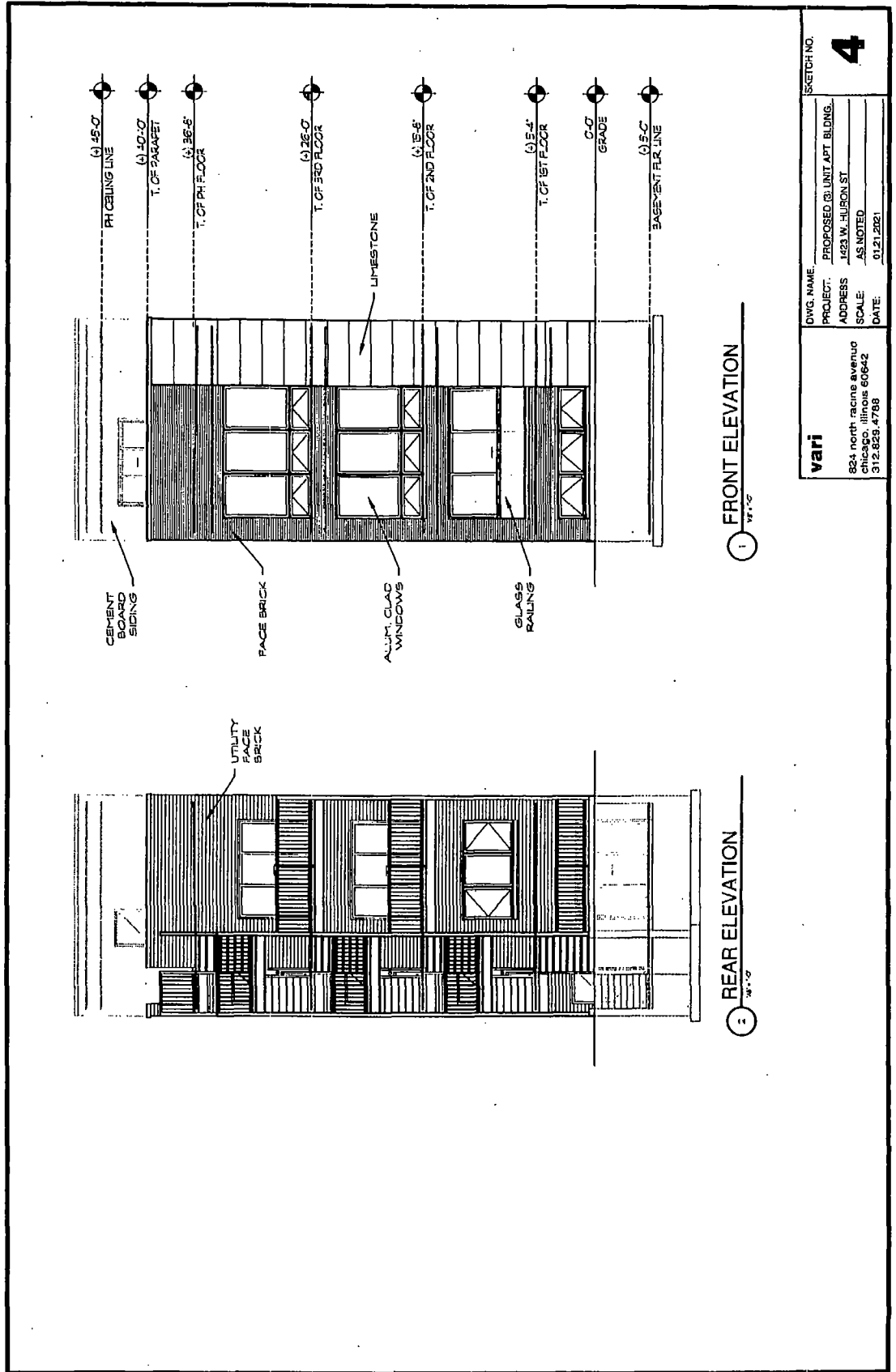
1 BASEMENT PLAN

<b>vari</b>	DWG. NAME:	PROPOSED 3 UNIT APT. BLDG.	SKETCH NO.	<b>2</b>
	PROJECT:	1422 W. HURON ST.	ADDRESS:	
	SCALE:	AS NOTED	DATE:	01.21.2021
	312.929.4789			

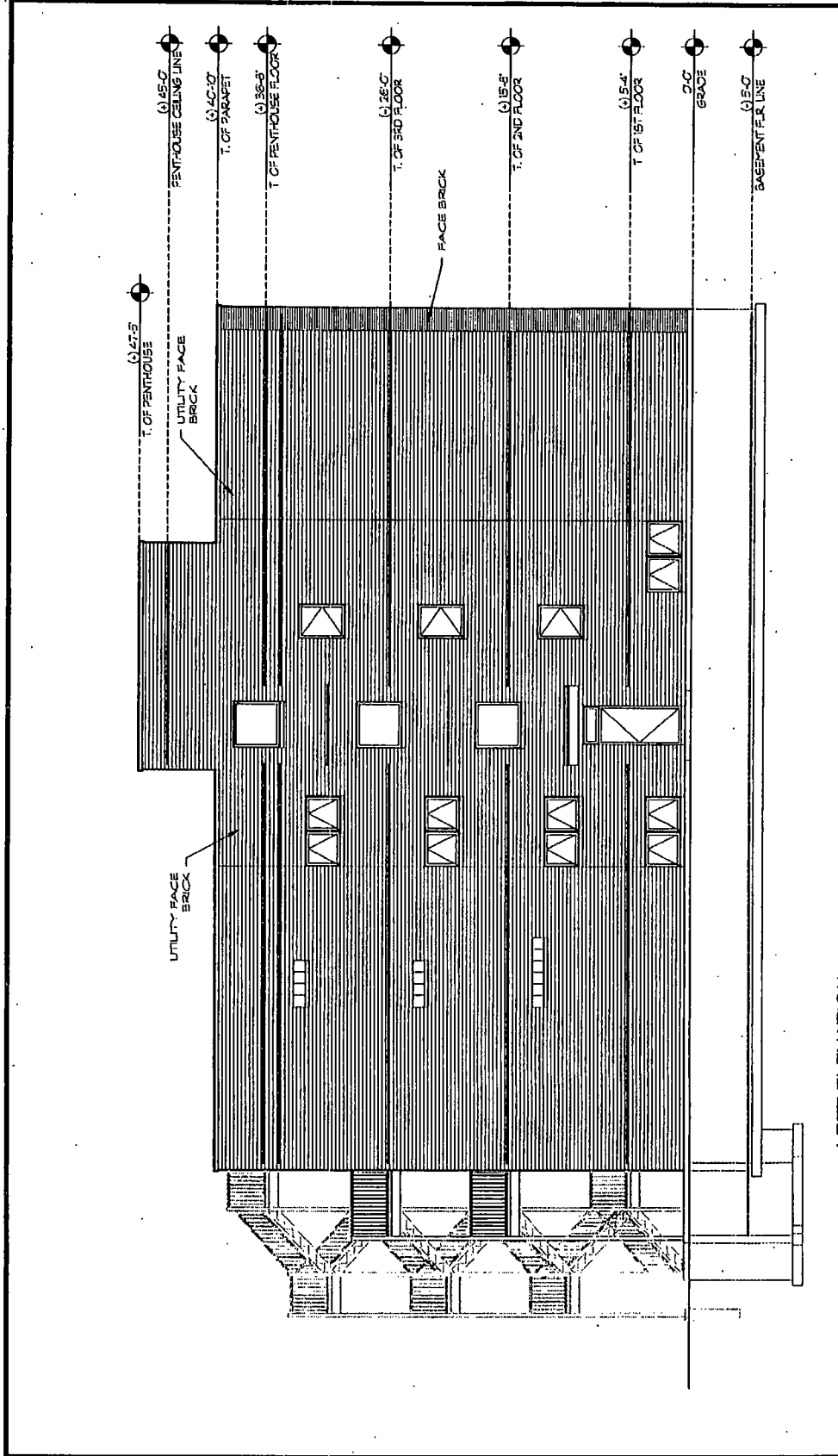
824 north racing avenue  
 Chicago, Illinois 60642



<b>vari</b>	DWG. NAME	PROJECT	PROPOSED (3) UNIT ART. BLDG.	SKETCH NO.
	ADDRESS	ADDRESS	ADDRESS	<b>3</b>
	824 north racine avenue	1423 W. HURON ST.	AS NOTED	
	Chicago, Illinois 60642	SCALE	DATE	
	312.659.4788	0:21.2021		



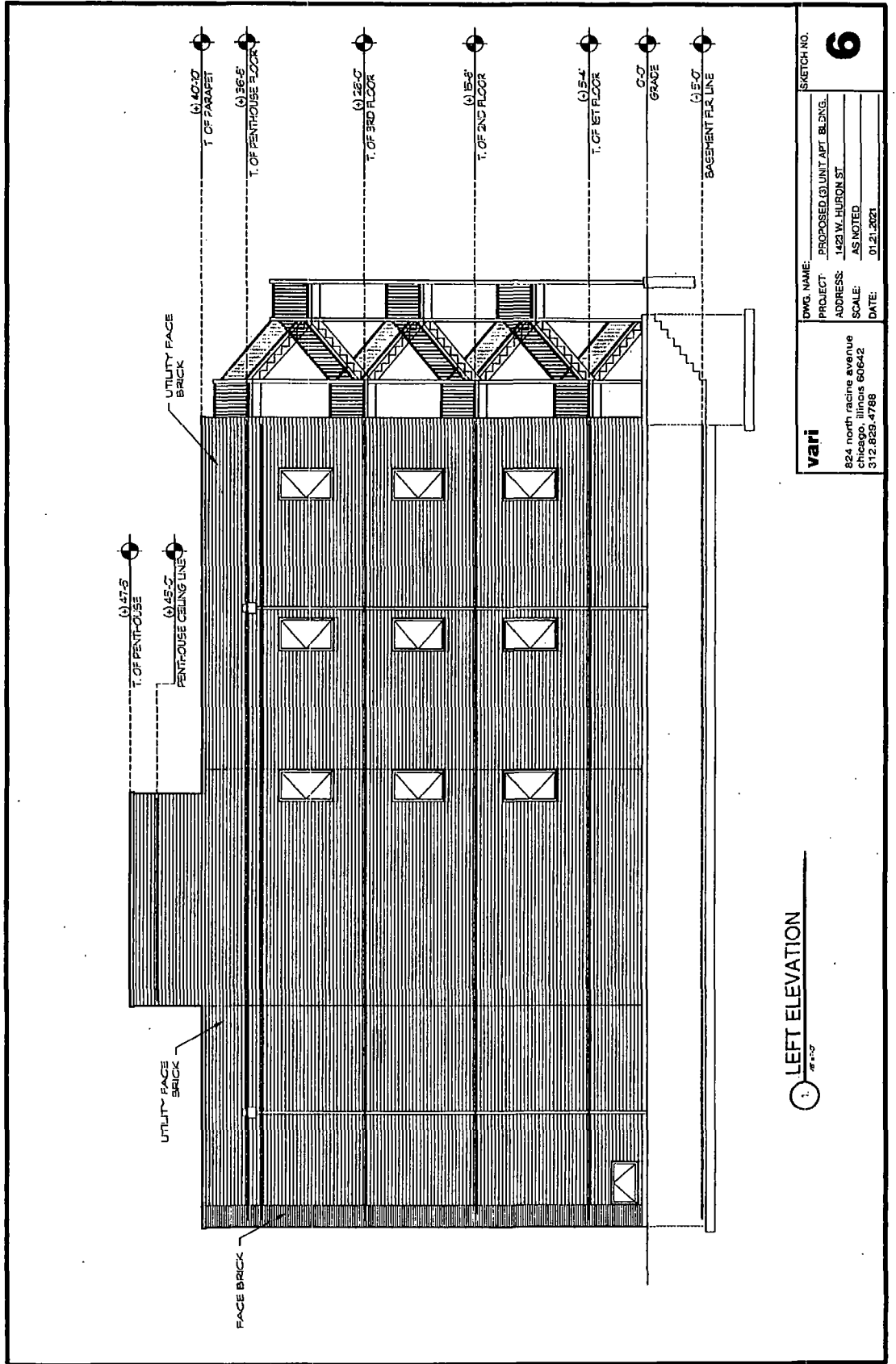
DWG. NAME: <b>vari</b>	PROJECT:	PROPOSED 2 UNIT APT. BLDG.	SKETCH NO.
	ADDRESS:	1423 W. HURON ST.	<b>4</b>
824 north racine avenue chicago, illinois 60642	SCALE:	AS NOTED	
312.828.4788	DATE:	01.21.2021	



1 LEFT ELEVATION  
1/8" = 1'-0"

<b>vari</b> 824 north race avenue chicago, illinois 60642 312.829.4788	DWG. NAME: PROPOSED 8 UNIT APT. BLDG. PROJECT: 1423 W. HURON ST. ADDRESS: AS NOTED SCALE: AS NOTED DATE: 01.21.2021	SKETCH NO <b>5</b>
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LEFT ELEVATION

<b>vari</b> 824 north racine avenue chicago, illinois 60642 312.625.4788	DWG. NAME:	PROJECT:	PROPOSED (3) UNIT APT. BLDG.	SKETCH NO.	<b>6</b>
	ADDRESS:	1423 W. HURON ST.	SCALE:	AS NOTED	
	DATE:	01.21.2021			