



# City of Chicago



O2019-8467

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 11/13/2019

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 1455 W Huron St -  
App No. 20234T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## 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, Residential Single-Unit (Detached Hours) District symbols and indications as shown on Map No. 1-G in the area bounded by

West Huron Street; a line 100 feet west of and parallel to North Bishop Street; the alley next to, south of and parallel to West Huron Street; and a line 125 feet west of and parallel to North Bishop Street

to those of an RM-5, Residential Multi-unit 5 District.

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

Common Address of Property: 1455 WEST HURON ST, CHICAGO, IL 60642

## NARRATIVE & PLANS – 1455 WEST HURON STREET, CHICAGO, IL 60642

### TYPE 1 ZONING AMENDMENT

#### RS-3 to RM-5

Existing building was built circa 1890 and is a 3 story residential, 5 dwelling unit multifamily building with no commercial units and an existing 2 car garage. The applicant wishes to rezone the existing building to comply with current bulk requirement of the zoning code in order to convert from 5 to 6 dwelling total units.

FAR	1.54
Lot Area	3,125 square feet
Density: Minimum Lot Area (per dwelling unit)	520.83 square feet
Building Height	38 ft
Front Setback	3.55 ft
Rear Setback	55 ft
East Setback	4 ft
West Setback	0 ft
Parking	Existing 2 car garage

Common Address of Property: 1455 W. Huron St., Chicago, IL 60642

**EXACTA**  
LAND SURVEYORS LLC

1455 West Huron St



PROPERTY ADDRESS 1455 W HURON STREET, CHICAGO, ILLINOIS 60642

SURVEY NUMBER: 1905 3208

FIELD WORK DATE: 5/24/2019

REVISION DATE(S) (REV 5/26/2019)

1905.3208  
BOUNDARY SURVEY  
COOK COUNTY

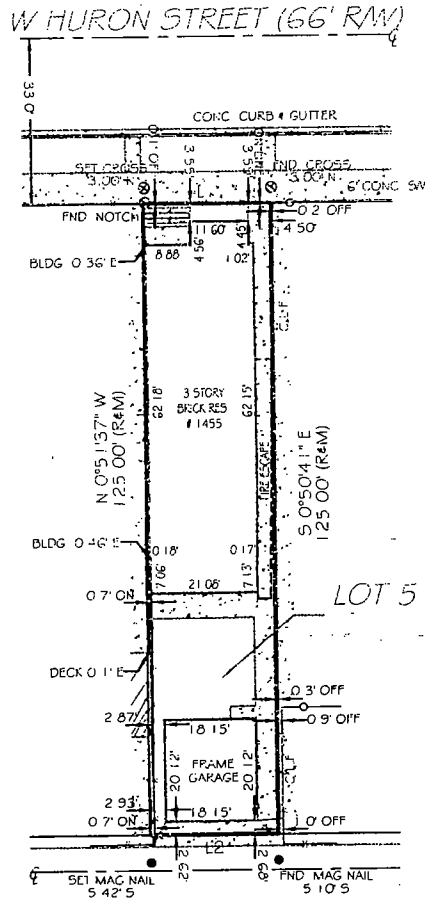
LOT 5 IN BLOCK 8 IN BICKERDIKE'S ADDITION TO CHICAGO, SECTION 8 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TABLE

L1	N 89°17'52" E 25 28' (M) 25.00' (R)
L2	S 89°17'53" W 25 25' (M) 25.00' (R)

*Site Survey*

*Site Plan*



STATE OF ILLINOIS } 55  
COUNTY OF DuPAGE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF OCTOBER 2018 AT 312 S LALE STREET IN WHEATON, IL 60157

*Warren D. Johnson*



ILLINOIS PROFESSIONAL LAND SURVEYOR No 2971  
LICENSE EXPIRES 11/30/2018  
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST

CLIENT NUMBER:	DATE: 05/26/19
BUYER:	
SELLER:	
CERTIFIED TO:	

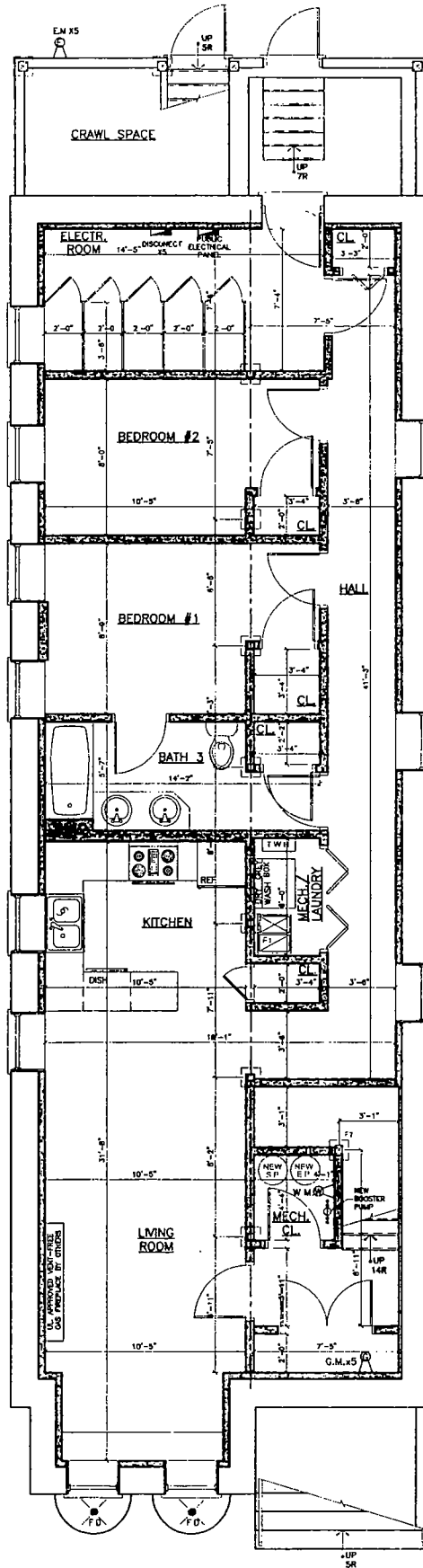
Exacta Proudly Supports:

**THE cara PROGRAM**  
*transforming lives*

www.wheatonproperty.com

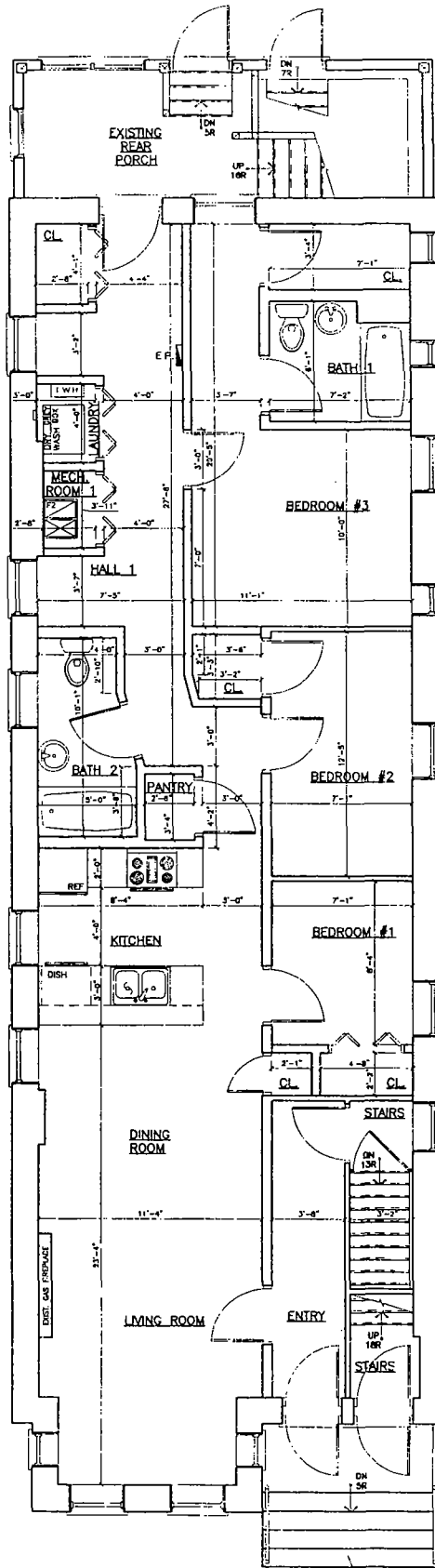
**EXACTA LAND SURVEYORS, LLC.**  
LB# 18408059  
316 East Jackson Street, Morris, IL 60450  
Phone: 773.305.4011

Final for Publication



PROPOSED  
 BASEMENT LEVEL PLAN  
 SCALE: 1/4"=1'-0"

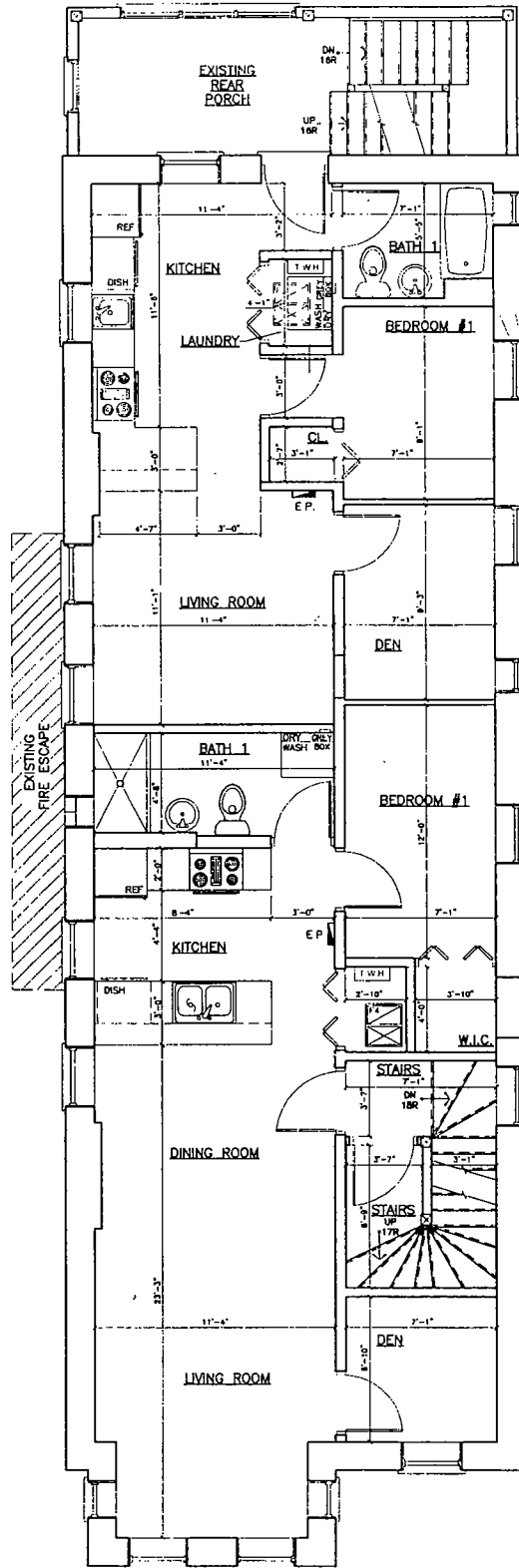
Final for Publication



PROPOSED  
FIRST FLOOR PLAN  
SCALE 1/4"=1'-0"

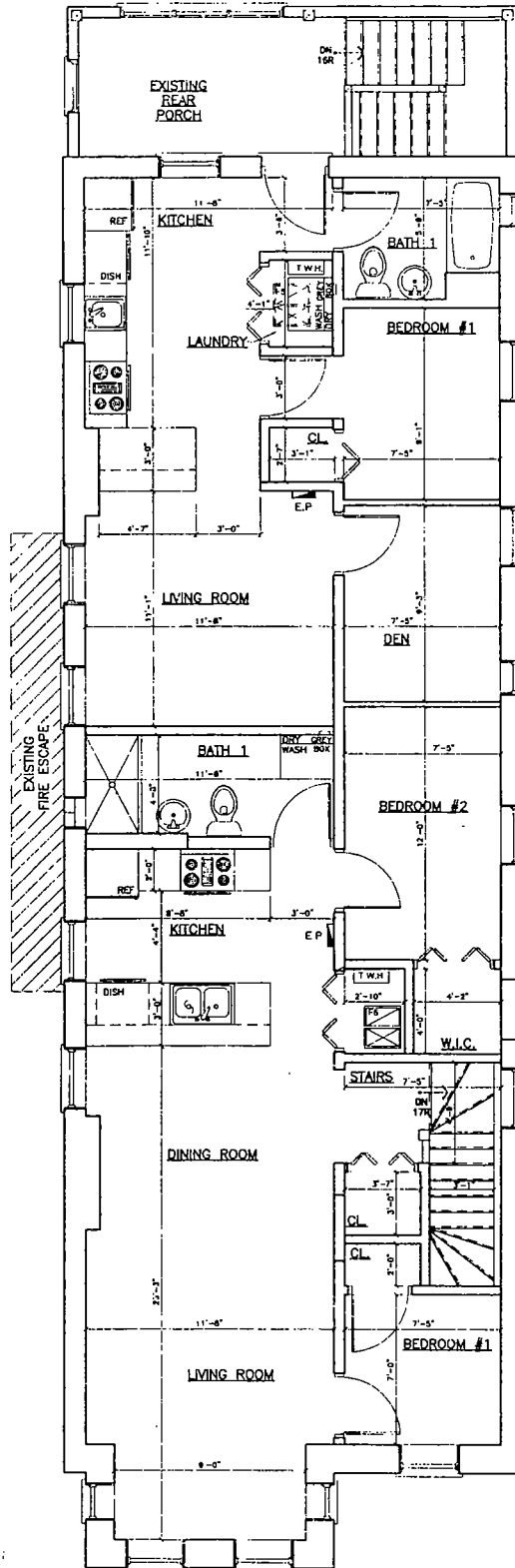


EXISTING  
CONC STAIRS  
-NO WORK



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

Final for Publication

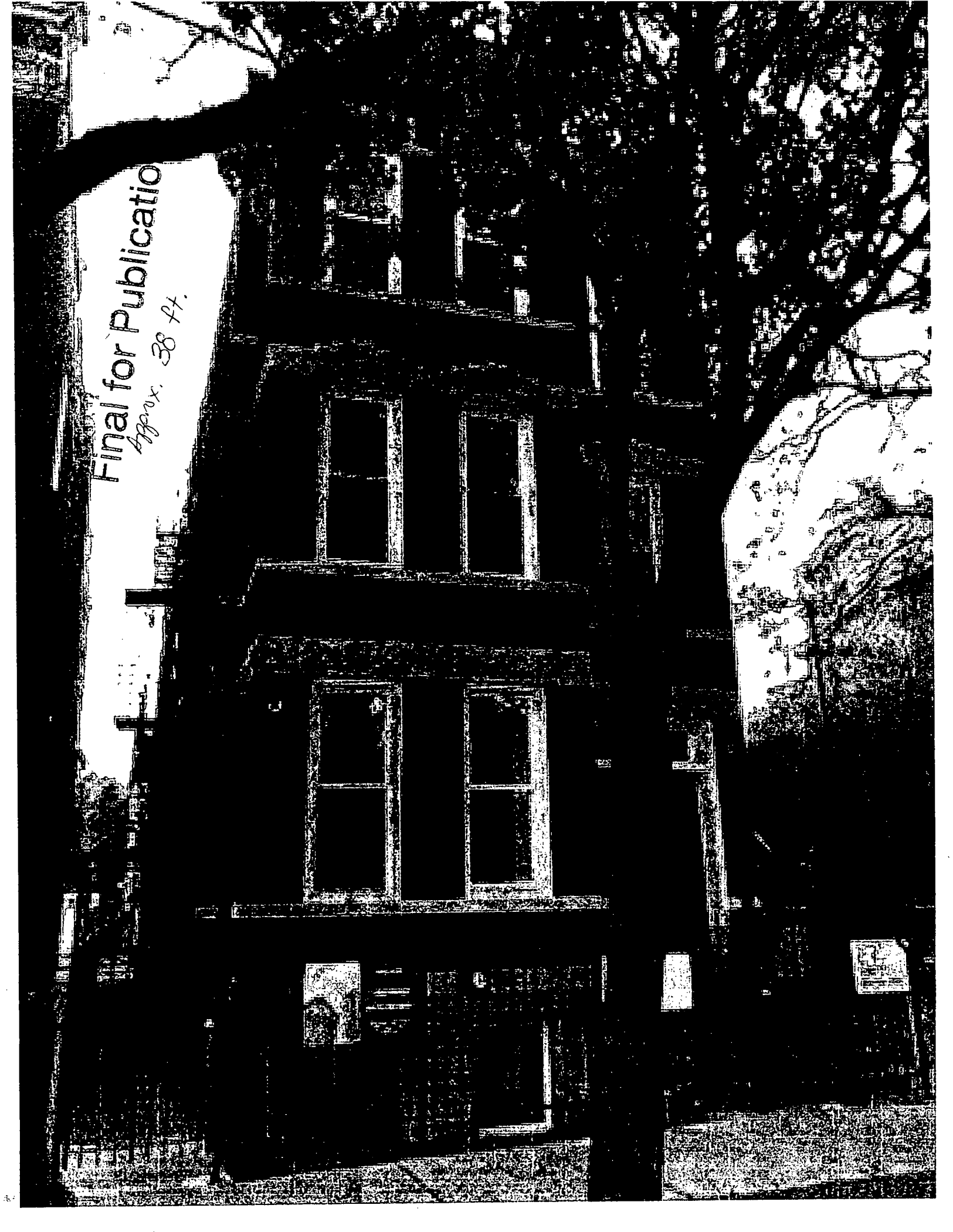


PROPOSED  
THIRD FLOOR PLAN  
SCALE 1/4"=1'-0"



Final for Publication

Approx. 38 ft.



Final Report Publication

