



City of Chicago



SO2016-649

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/10/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1410 W Huron St - App No. 18658T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18658-T1

INTRO DATE:

2-10-16

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 275 feet East of and parallel to North Bishop Street; West Huron Street; a line 250 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.

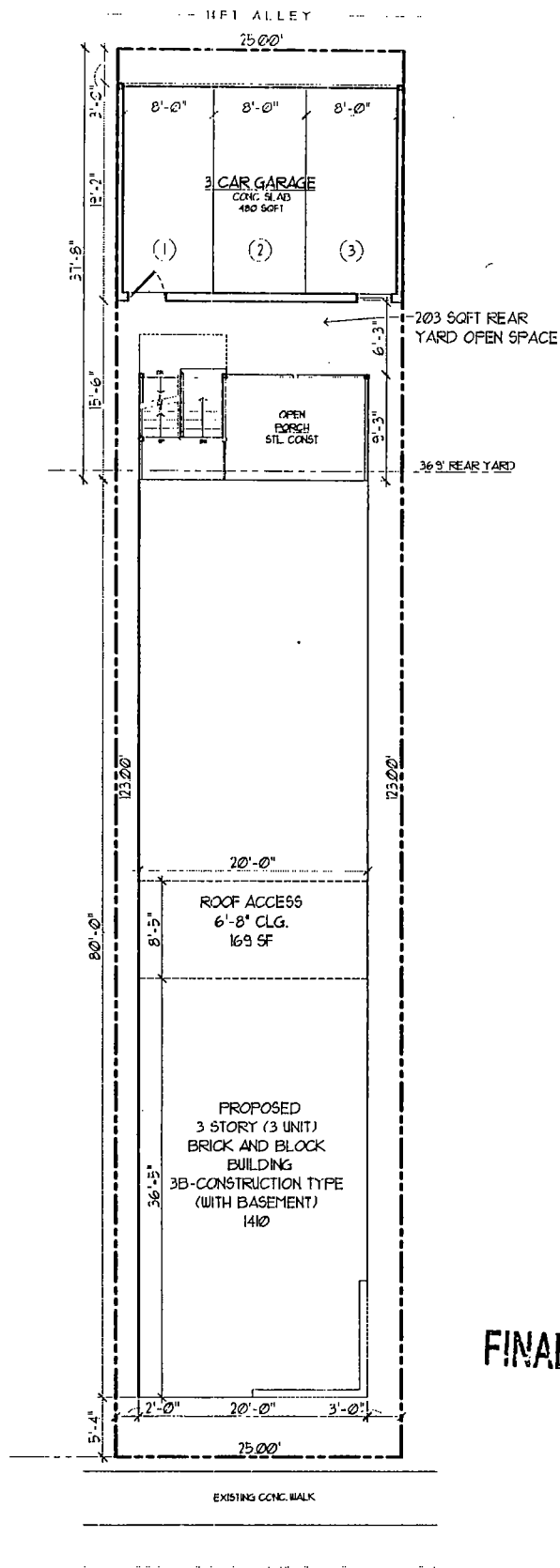
Common address of property: 1410 West Huron Street, Chicago IL.

NARRATIVE FOR TYPE 1 REZONING FOR 1410 WEST HURON STREET, CHICAGO

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

Project Description:	Zoning Change from RS3 to RM4.5
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.56
Lot Area:	3,075 square feet
Building Floor Area:	4,800 square feet
Density:	1,025 square feet per dwelling unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 5 feet 4 inches Side: West: 2 feet / East: 3 feet Rear: 37 feet 8 inches Rear Yard Open space: 203 square feet
Building height:	37 feet 8 inches

FINAL FOR PUBLICATION



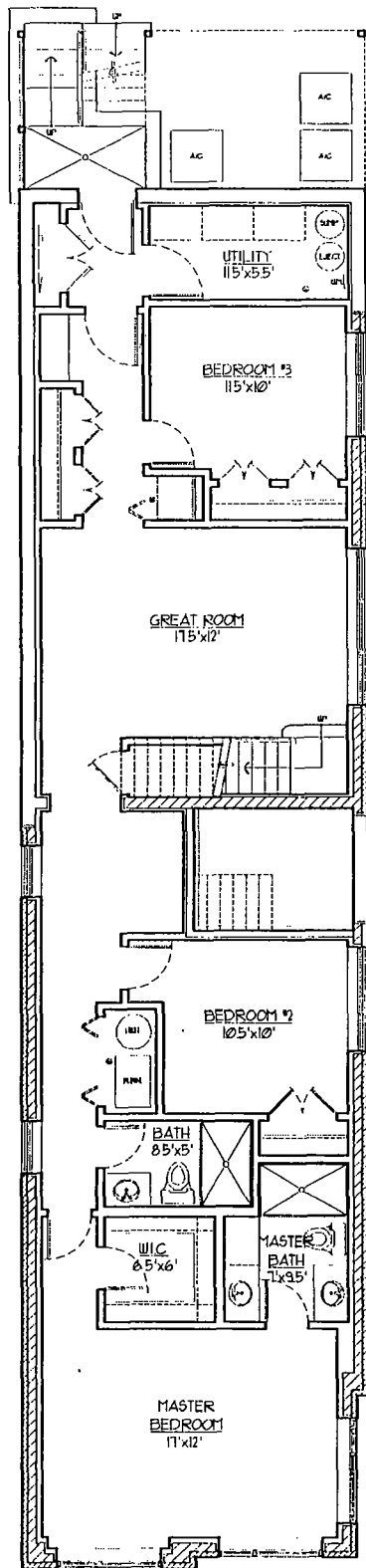
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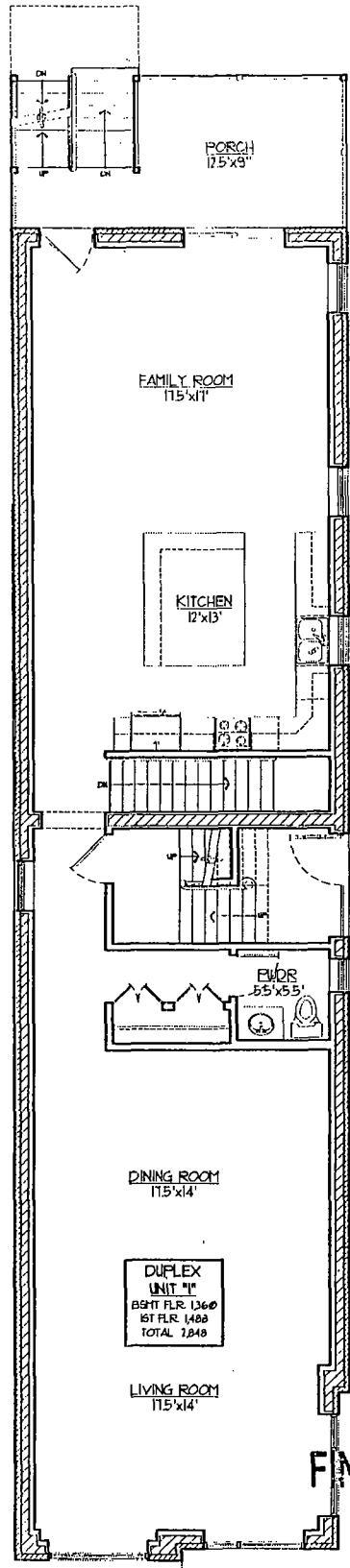
SITE PLAN

S.K.I.
ARCHITECTURE
1845 W. OGDEN AVE. SUITE #523
CHICAGO, ILLINOIS 60612

PROPOSED 3 STORY, 3 UNIT BUILDING
1410 W. HURON ST.
CHICAGO, ILLINOIS



BASEMENT PLAN

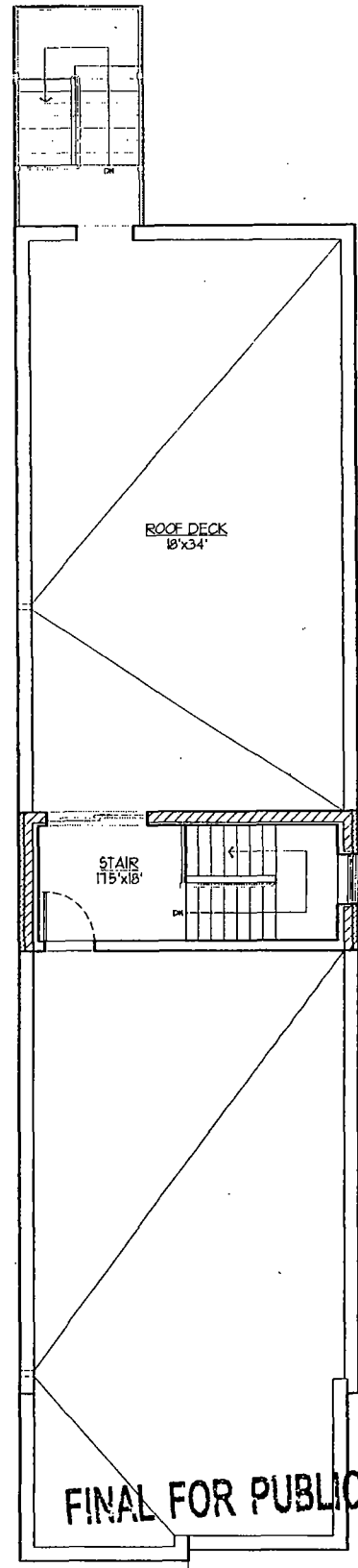
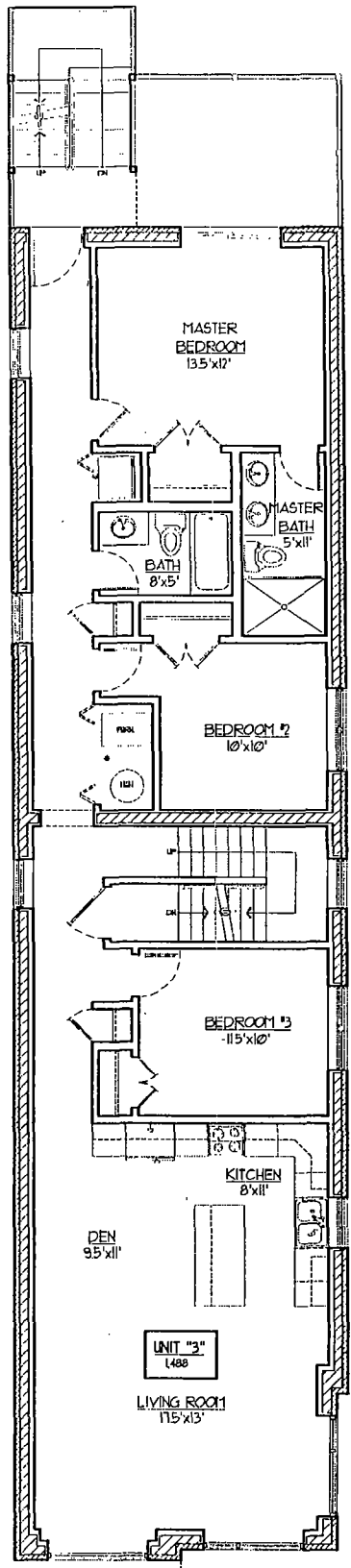
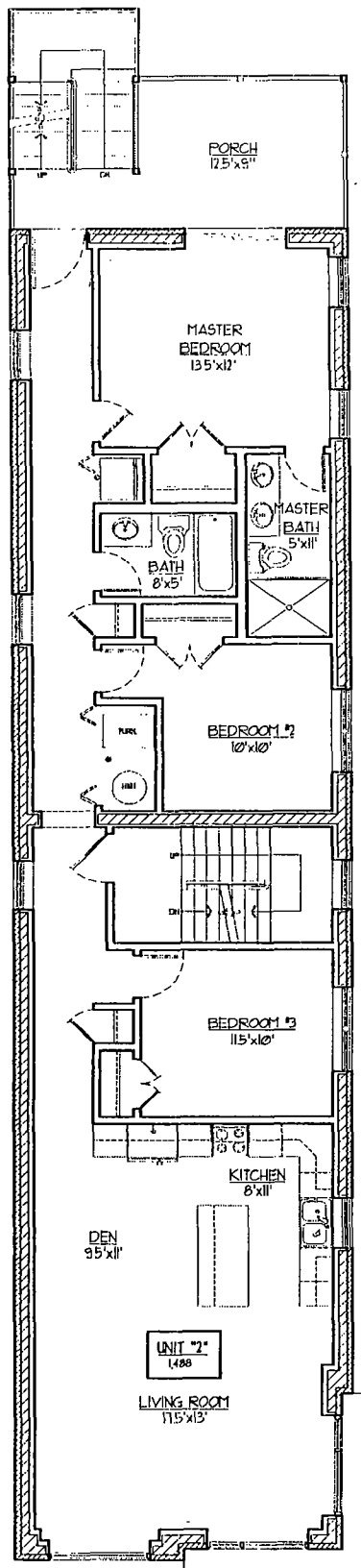


1ST FLOOR PLAN

FINAL FOR PUBLICATION

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 1843 W. OGDEN AVE. SUITE #323
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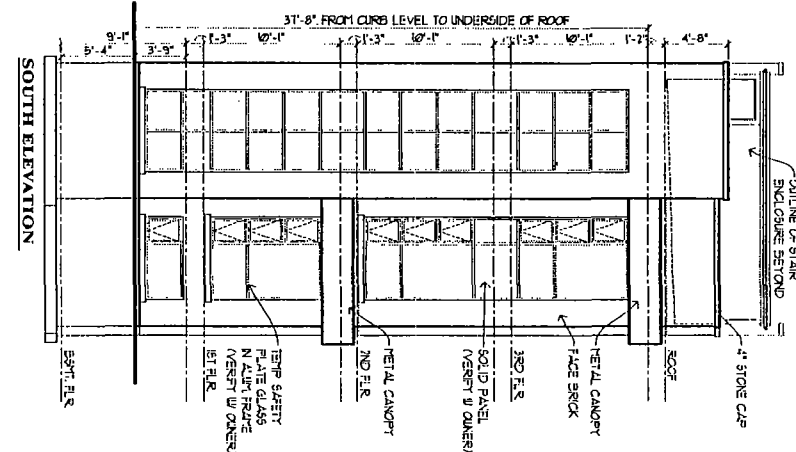
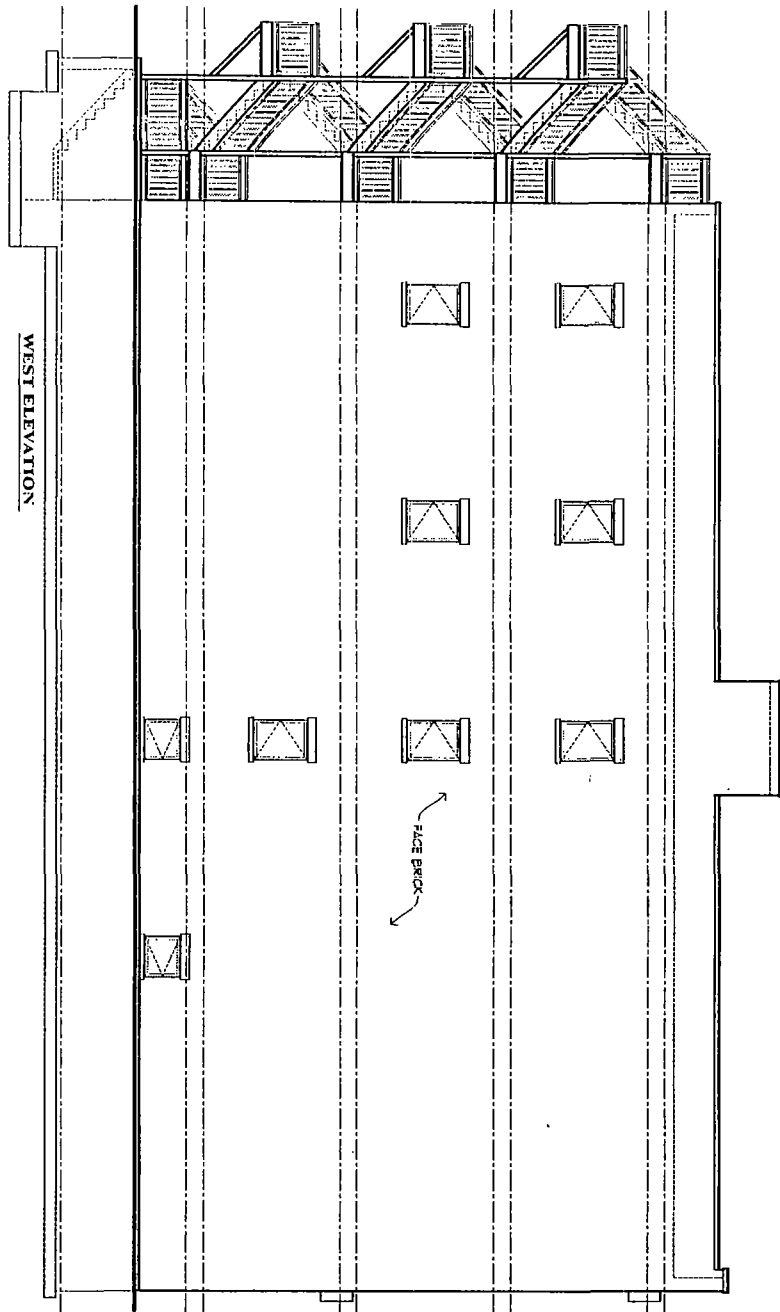
PROPOSED 3 STORY, 3 UNIT BUILDING
 1410 W. HURON ST.
 CHICAGO, ILLINOIS



FINAL FOR PUBLICATION

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PROPOSED 3 STORY, 3 UNIT BUILDING
1410 W. HURON ST.
CHICAGO, ILLINOIS

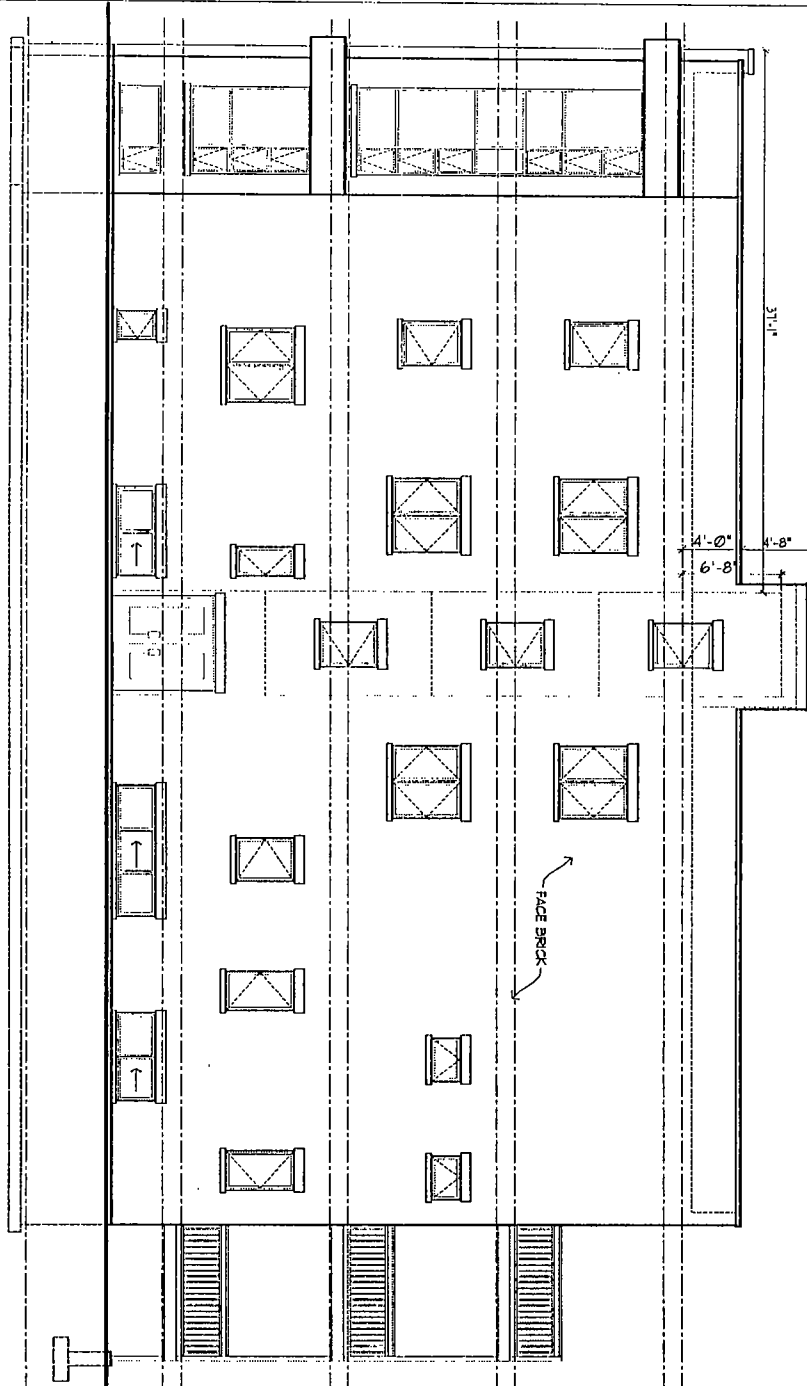


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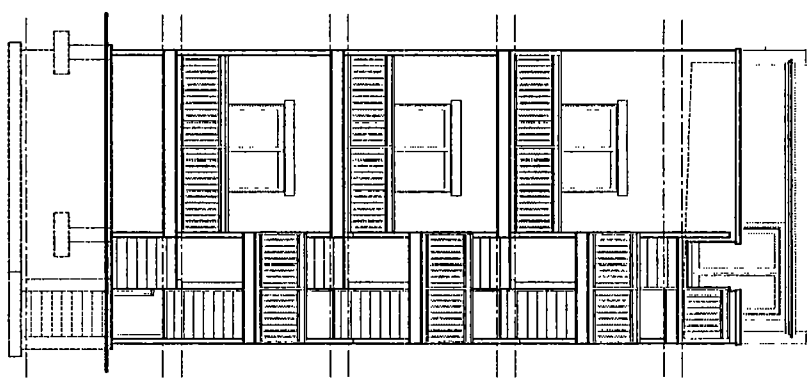
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PROPOSED 3 STORY, 3 UNIT BUILDING
1410 W. HURON ST.
CHICAGO, ILLINOIS

EAST ELEVATION



NORTH ELEVATION



FINAL FOR PUBLICATION

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PROJECT #

DATE