



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2018-8021
Type: Ordinance **Status:** Passed
File created: 10/31/2018 **In control:** City Council
Final action: 1/23/2019
Title: Zoning Reclassification Map No. 1-H at 2229 W Huron St - App No. 19834T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. SO2018-8021.pdf, 2. O2018-8021.pdf

Date	Ver.	Action By	Action	Result
1/23/2019	1	City Council	Passed as Substitute	Pass
1/17/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/31/2018	1	City Council	Referred	

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 PUBLICATION

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.

Lot Area Per Unit: Off-Street Parking: Setbacks:

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

Ratio: 1.09

1,488 sf

One (1) space per unit (two-flat)

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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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

HURON STREET §3

FOUND CROSS 3.00" NORTH & 0.17" WEST OF LOT CORNER
IRON FENCE IS 0.6'-NORTH OF LOT UNE
IRON FENCE IS 0.3' EAST OF LOT UNE 0.3' 0.4' SOUTH\ SOUTH'
- ■■■■■■Xfj-umj^IRON FENCE IS 0.5'
4.02 EAST OF LOT UNE 216.00'<R)
i=^r-

ft
|#2225f
-ADJACENT BUILDING IS 0.1' EAST OF LOT UNE
24.0'(R)
-ADJACENT BUILDING IS 0.3" EAST OF LOT LINE I
-WOOD FENCE IS ON LOT UNE
-CHAIN LINK FENCE IS 0.5' EAST OF LOT UNE

WOOD FENCE IS 0.6' EAST OF LOT UNE

ADJACENT CONCRETE IS 0.3' WEST OF LOT LINE
-CHAIN UNK FENCE IS 0.7' EAST OF LOT LINE
-WOOD FENCE IS 0.1'
EAST OF LOT UNE -ADJACENT BUILDING IS 0.5' EAST OF LOT UNE
ADJACENT BUILDING IS 2.6' WEST OF LOT UNE
-ADJACENT BUILDING IS 0.2" EAST OF LOT LINE
24.02W FOUND CROSS 3.01' NORTH & 0.11' EAST OF LOT CORNER
-J 24.00' (R) \ N90W00'E

IB' PUBUC AULEY-

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-FOUND MAG NAIL 2.63' SOUTH & 0.26' WEST OF LOT CORNER

15935 S. BELL ROAD (708) 645-1136 HOMER GLEN, IL 60491 FAX (708) 645-1138 WWW.JNTLANDSURVEY.COM <http://WWW.JNTLANDSURVEY.COM>
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD VERIFICATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
FOR BULCHIC LOG AM) OTHER RESIKCIOKS COT SKOM HEREON REFER TO TOUR DEED, ABSTRACT, TITLE POINT CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

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

STATE OF ILLINOIS-^{20'}
COUNTY OF WILL J ~~SEE ATTACH~~

FIELD WORK COMPLETED ON 18TH DAY OF OCTOBER , 2018.

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

Dated this 22ND Day of OCTOBER , 2018.

IPLS No. 3354

SURVEY NO. 18-10-187