



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-649  
**Type:** Ordinance **Status:** Passed  
**File created:** 2/10/2016 **In control:** City Council  
**Final action:** 4/13/2016  
**Title:** Zoning Reclassification Map No. 1-G at 1410 W Huron St - App No. 18658T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. SO2016-649.pdf, 2. O2016-649.pdf

Date	Ver.	Action By	Action	Result
4/13/2016	1	City Council	Passed as Substitute	Pass
4/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
2/10/2016	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 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.**

**App. No. 18658 TI**

**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**

11 FT ALLEY

"Am"

0'-0"

3 CAR GARAGE  
each 51 sq ft  
400 SQ FT

-203 SQ FT REAR YARD OPEN SPACE

OPEN STLCCNST

363' EEAR YARD

20:0"

ROOF ACCESS 6'-8" CLG. 169 SF

PROPOSED 3 STORY C3 UNITJ BRICK AND BLOCK BUILDING 3B-  
CCNSTRUCTION TYPE FUJITH BASEMENTS 1410

# FINAL FOR PUBLICATION

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EXISIW3CCWC.1UALK

## vSITE PLAN

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TTTTTTT  
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3T-8: FROM ORB LEVEL TO UNDIIFSIDE OF ROOF

-1

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□EE

L1  
1410 W. HURON SI

## PROPOSED 3 STORY, 3 UNIT BUILDING CHICAGO, ILLINOIS