



Office of the City Clerk

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Legislation Text

File #: SO2017-9012, Version: 1

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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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-H in the area bounded by

West Huron Street; a line 50.75 feet west of and parallel to North Damen Avenue; the alley next south of and parallel to West Huron Street; and a line 74.75 feet west of and parallel to North Damen Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 2005 West Huron Street

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Substitute Narrative and Plans 17-13-0303-C(1) Narrative Zoning Analysis
- 2005 W. Huron, Chicago, IL Elective (T-1)

Proposed Zoning: RM-4.5

Lot Area: 2,920.86 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building that will contain two (2) dwelling units. The proposed building will be masonry construction. The proposed building will be 35 feet 6 inches in height. A two-car detached garage will be located at the rear of the subject lot.

- a) The Project's Floor Area Ratio: 1.44
- b) The project's density (Lot Area per Dwelling Unit): 1,460.43 square feet
- c) The amount of off-street parking: 2 parking spaces
- d) Setbacks:
 - a. Front Setback: 9 feet 2 inches
 - b. Rear Setback: 37 feet 8 inches
 - c. Side Setbacks: East side - 2 feet / West side - 3 feet
 - d. Rear Yard Open Space: 254.74 square feet ,
- (e) Building Height: 35 feet 6 inches

*17-10-0207-A

*17-13-0303-C(2) - Plans Attached.

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