



Office of the City Clerk

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Legislation Text

File #: SO2016-1606, 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 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 152 feet West of and parallel to North Armour Street; West Huron Street; a line 177 feet West of and parallel to North Armour 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: 1516 West Huron Street, Chicago IL.

NARRATIVE FOR TYPE 1 RE ZONING FOR 1516 WEST HURON STREET, CHICAGO, ILLINOIS

The subject property is improved with a residential building, which will be demolished. The Applicant needs a zoning change to comply with the minimum lot area and the maximum floor area in order to build a new three-story 3 dwelling unit residential building.

Project Description:	Zoning Change from RS3 to RM4.5
Use:	Residential building with 3 DU
Lot Area:	25'x 123'= 3,075 SF
Floor Area Ratio:	1.39
Building Floor Area:	4,260 SF
Density:	1,025 SF perDU
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 9'-9" Side: east - 3' / west - 2' Rear: 37' Rear Yard Open space: 212 SF
Building height:	37'-11"

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