



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2016-649
Type: Ordinance
File created: 2/10/2016
Status: Passed
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

1111 ALLEY

"Am"

Q'-0"

3 CAR GARAGE
CAIC: S1 ad
AdO SOFT

-203 SOFT 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

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3T-8'. FROM ORB LEVEL TO UNDIIFSIDE OF ROOF

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LA
1410 \V. HURON SI

PROPOSED 3 STORY, 3 UNIT BUILDING
CHICAGO, ILLINOIS