



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2019-8467
Type: Ordinance **Status:** Passed
File created: 11/13/2019 **In control:** City Council
Final action: 12/18/2019
Title: Zoning Reclassification Map No. 1-G at 1455 W Huron St - App No. 20234T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2019-8467.pdf (V1), 2. O2019-8467.pdf

Date	Ver.	Action By	Action	Result
12/18/2019	1	City Council	Passed	Pass
12/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/13/2019	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, Residential Single-Unit (Detached Hours) District symbols and indications as shown on Map No. 1-G in the area bounded by

West Huron Street; a line 100 feet west of and parallel to North Bishop Street; the alley next to, south of and parallel to West Huron Street; and a line 125 feet west of and parallel to North Bishop Street

to those of an RM-5, Residential Multi-unit 5 District.

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

1455 WEST HURON ST, CHICAGO, IL 60642

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NARRATIVE & PLANS - 1455 WEST HURON STREET, CHICAGO, IL 60642

TYPE 1 ZONING AMENDMENT

RS-3 to RM-5

Existing building was built circa 1890 and is a 3 story residential, 5 dwelling unit multifamily building with no commercial units and an existing 2 car garage. The applicant wishes to rezone the existing building to comply with current bulk requirement of the zoning code in order to convert from 5 to 6 dwelling total units.

FAR	1.54
Lot Area	3,125 square feet
Density: Minimum Lot Area (per dwelling unit)	520.83 square feet
Building Height	38 ft
Front Setback	3.55 ft
Rear Setback	55 ft
East Setback	4 ft
West Setback	0ft
Parking	Existing 2 car garage

Common Address of Property: 1455 W. Huron St., Chicago, IL 60642

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PROPERTY ADDRESS: 1455 W. HURON ST., CHICAGO, ILLINOIS 60642

FIELD WORK DATE: 5/24/2019

REVISION DATE(S): 5/26/2019

1905.3208

BOUNDARY SURVEY COOK COUNTY

LOT 5 IN BLOCK S IN BICXERDIKTS ADDITION TO CHICAGO, SECTION 5 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TABLE

L1 N 39° 17' 52" E 25 23' (M) 25.00' (R) L2 S 39° 17' 53" W 25 25' (M) 25 00' (R)

STATE OF ILLINOIS
COUNTY OF DUPage

I, _____, a duly licensed Professional Land Surveyor in the State of Illinois, do hereby certify that this professional service conforms to the current Illinois Minimum Standards for a Boundary Survey given under my hand and seal this 15th day of October 2019 at 3125 Dale Street in Wheaton, Illinois.

ILLINOIS PROFESSIONAL LAND SURVEYOR No 2971 LICENSE EXPIRES 1/30/2015 EXACT* IAN05LWEYOKS L8 5753
Cp FND MAG NAIL 5 IOS

GRAPHIC SCALE (In Feet) 1 inch = 30' ft.

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE [SI] POINTS OF INTEREST MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOWN ARE MADE ON THE BASIS OF THIS
PLAN ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY
THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR
CLIENT NUMBER:
COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER IF

DATE: 05/26/19

SELLER:

EXACTA LAND-SURVEYORS.. LLC.

LBH 184008059
316 East Jackson Street, Monroeville 60450 • T: (773) 305-4011
Phone: 773.305.4011 <<http://773.305.4011>> - m773-4011

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BEDROOM 12

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BEDROOM

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DINING ROOM

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THIRD FLOOR_PLAN

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