



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-1104
Type: Ordinance **Status:** Passed
File created: 3/24/2021 **In control:** City Council
Final action: 4/21/2021
Title: Zoning Reclassification Map No. 1-G at 1423 W Huron St - App No. 20648T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2021-1104.pdf, 2. SO2021-1104.pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed as Substitute	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	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:

West Huron Street; a line 150 feet east of and parallel to North Bishop Street; the public alley south of and parallel to West Huron Street; and a line 125 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: 1423 West Huron St., Chicago

#20648

A NARRATIVE AND PLANS AMENDED TO A TYPE 1 ZONING CHANGE FOR 1423 WEST HURON ST., CHICAGO

The subject property is currently improved with an older 3-story residential building. The Applicant intends to demolish the existing building and build a new 3-story residential building with 3 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per unit and the maximum floor area ratio requirements of the Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RM4.5 Residential Multi-Unit District
Use:	Residential building with 3 dwelling units
Floor Area Ratio:	1.42
Lot Area:	3,125 Square Feet
Building Floor Area:	4,426.2 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street parking:	3
Set Backs:	Front Setback: 13'-9" Side Setbacks: East: 3' / West: 2' Rear Setback: 37'-6"
Building height:	45 Feet

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