



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2016-649, 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 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  
calc: 31 ad  
add SOFT

-203 SOFT REAR YARD OPEN SPACE

OPEN STLCCNST

363' REAR 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

.,T-0'

EXI5IW3CCWC.1UALK

## vSITE PLAN

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

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1410\W. HURON SI

## PROPOSED 3 STORY, 3 UNIT BUILDING

CHICAGO, ILLINOIS