

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Text

File #: SO2018-8021, Version: 1

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 District symbols and indications as shown on Map No. 1 -H in the area bounded by

West Huron Street;

A line 264 feet west of and parallel to north Levitt Street; the alley next south of and parallel to west Huron Street; And a line 288 feet west of and parallel to north Levitt Street.

to those of the RT-4 District.

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

Common Address of Property: 2229 West Huron Street, Chicago, Illinois

FINAL FOR PUBLICATION

TYPE 1 REZONING

SUBSTITUTE NARRATIVE AND PLANS

The owner and applicant of 2229 West Huron intends the demolition of an existing 2-story, 2 dwelling unit residential building. The subject property is approximately 128 years old, and does not include a basement. Owner proposes a rezoning from the RS-3 district to the RT-4 district to provide sufficient height and floor area to permit a new 3-story, 2 dwelling unit residential building. The proposed new building will not require any zoning variations or special use permits.

Lot Area Per Unit: Off-Street Parking: Setbacks:

Proposed Land Use: 3 story, 2 dwelling unit residential building, replacing existing 2 flat. Floor Area

Ratio: 1.09

1,488 sf

One (1) space per unit (two-flat)

Front: 5 feet 10.8 inches (*)

Side: 3 feet (east)

Side: 2 feet (west) Rear: 59 feet 1.2 inches

Building Height: 32 feet 6 inches to the bottom of the highest ceiling joists (excluding the rooftop stairwell

doorway).

(*) The proposed front setback will require relief in the form of an Administrative Adjustment. One (1) adjacent neighbor has asked the Applicant to apply for an Administrative Adjustment to reduce the front setback by 2 feet, to 5 feet 10.8 inches (5.9 feet). In the event the Administrative Adjustment is denied, the front setback will be limited to 7 feet 10.8 inches (7.9 feet).

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File #: SO2018-8021, Version: 1

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File #: SO2018-8021, Version: 1

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PLAT OF SURVEY

OF

LOT 12 IN A.C. BARNEY'S SUBDIVISION OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7. TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2229 W. HURON STREET

HURON STREET §3

FOUND CROSS 3.00" NORTH & 0.17* WEST OF LOT CORNER IRON FENCE IS 0.6'-NORTH OF LOT UNE IRON FENCE IS 0.3' EAST OF LOT UNE 0.3' 0.4' SOUTH\ SOUTH\ - = = = = = Xfj.umnj^-IRON FENCE IS 0.5'
4.02 EAST OF LOT UNE 216.00'<R)

i=^r-

ft

|#2225f -ADJACENT BUILDING IS 0.1' EAST OF LOT UNE 24.0'(R) -ADJACENT BUILDING IS 0.3" EAST OF LOT LINE I -WOOD FENCE IS ON LOT UNE

-CHAIN LINK FENCE IS 0.5' EAST OF LOT UNE

WOOD FENCE IS 0.6' EAST OF LOT UNE

IB' PUBUC AULEY-.

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-FOUND MAG NAIL 2.63' SOUTH & 0.26' WEST OF LOT CORNER

15935 S. BELL ROAD (708) 645-1136 HOMER GLEN, IL 60491 FAX (708) 645-1138 WWW.JNTLANDSURVEY.COM http://www.jntlandsurvey.com http://www.jntlandsurvey.com hours should be established prior to commencement of ant and all construction. For bulche Log amy of ther resisticitions cot skow hereon nefer a log abstract, title pouct contracts and Local building and zoning orbinance.

AREA OF SURVEY ■= 2993 SQ.FT. BASIS OF BEARINGS: ASSUMED

STATE OF ILLINOIS-I - C | -SEALG-COUNTY OF WILL J S' S' 1

FIELD WORK COMPLETED ON tSIH DAY OF OCTOBER , 2018.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT n" HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED. AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 22ND Day of OCTOBER, ?f)18.

IPLS No. 3354

SURVEY NO. 18-10-187