



City of Chicago



O2022-579

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1637 W Huron St - App No. 20947T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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

West Huron Street; a line 240 feet east of and parallel to North Paulina Street; the alley next south of and parallel to West Huron Street; and a line 216 feet east of and parallel to North Paulina Street.

to those of a RM-5 Residential Multi-Unit District.

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

Address: 1637 West Huron Street, Chicago, Illinois

17-13-0303-C(1) TYPE 1 NARRATIVE ZONING ANALYSIS AND PLANS

SUBJECT PROPERTY: 1637 WEST HURON STREET, CHICAGO, ILLINOIS

ZONING: RM-5 RESIDENTIAL MULTI-UNIT DISTRICT

LOT AREA: 2,976 SQ. FT.

LAND USE: THE PROPERTY IS IMPROVED WITH AN EXISTING 40-FOOT TALL RESIDENTIAL BUILDING WITH SIX DWELLING UNITS AND THREE OFF STREET PARKING SPACES. APPLICANT PROPOSES TO CONVERT AN EXISTING ATTIC SPACE TO A SEVENTH DWELLING UNIT. NO CHANGES WILL BE MADE TO THE FOOTPRINT OR ENVELOPE OF THE BUILDING.

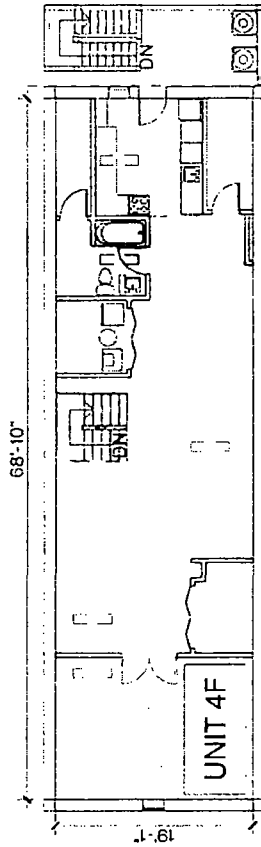
- (A) FLOOR AREA RATIO: 1.95. TOTAL FLOOR AREA IS 5,802 SQUARE FEET
- (B) MINIMUM LOT AREA: $2,976/7 = 425.14$ FEET PER DWELLING UNIT; ADDITIONAL CONVERSION DWELLING UNIT DOES NOT COUNT AGAINST MINIMUM LOT AREA PER SECTION 17-9-0131.4.
- (C) THE AMOUNT OF OFF-STREET PARKING: 3 (EXISTING, LEGAL NON-CONFORMING). NO ADDITIONAL PARKING REQUIRED FOR CONVERSION UNIT PER SECTION 17-9-0131.6.
- (D) SETBACKS:
 - A. FRONT SETBACK: 0 FEET, 0 INCHES (EXISTING).
 - B. REAR SETBACK: 0 FEET, 0 INCHES (EXISTING).
 - C. SIDE SETBACKS: 2 FEET, 5 INCHES (WEST) (EXISTING) AND 0 FEET, 0 INCHES (EAST) (EXISTING).
 - D. BUILDING HEIGHT: 40 FEET (EXISTING)

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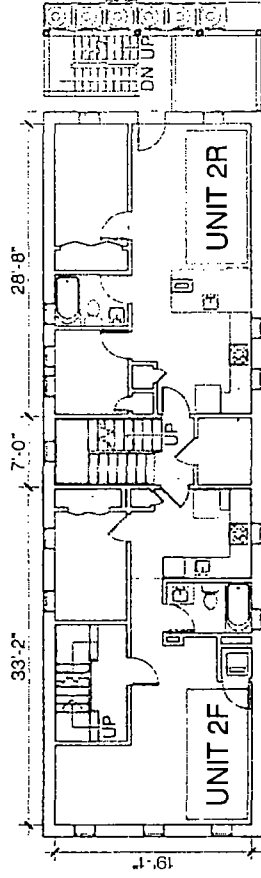
Future Firm 1637 W Huron

Zoning Amendment
January 2022

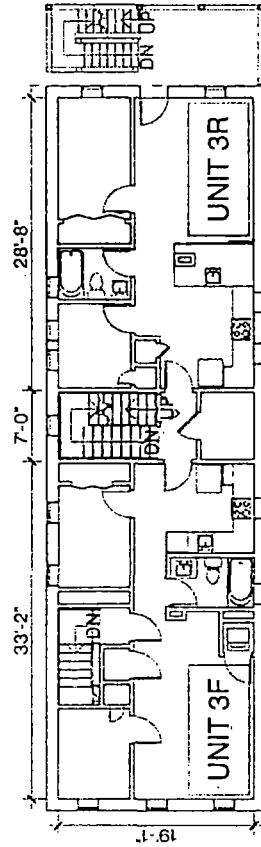
Floor Plans, 3/32" = 1'-0"



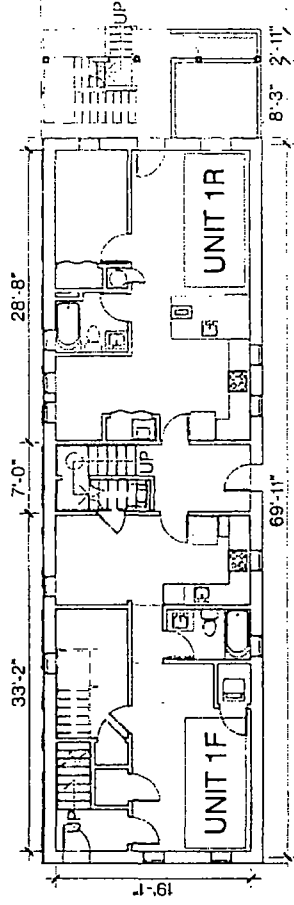
4th Level Plan (Existing)



2nd Level Plan (Existing)



3rd Level Plan (Existing)



1st Level Plan (Existing)



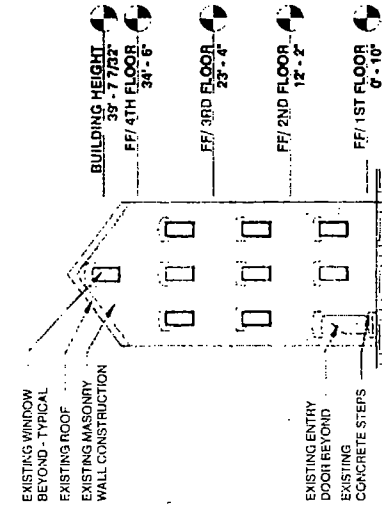
Note: Unit configuration subject to change

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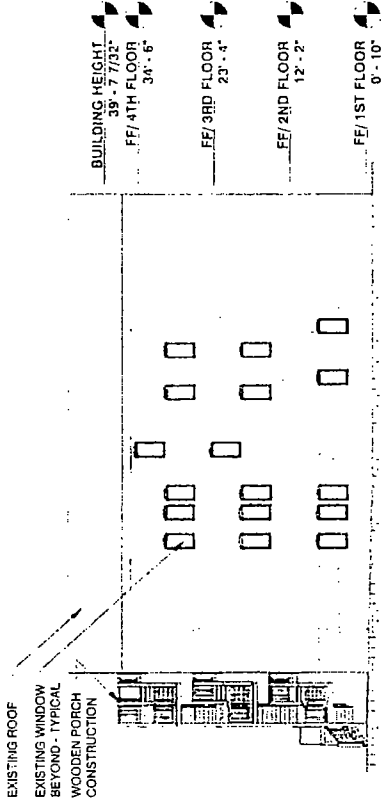
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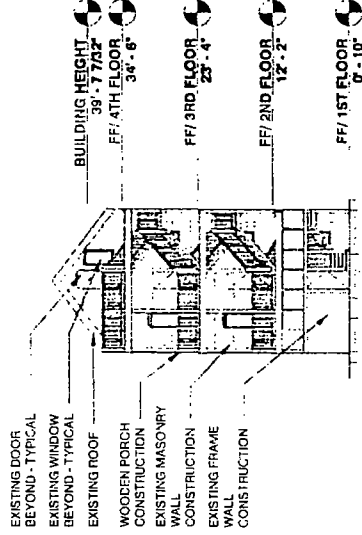
Exterior Elevations, 1/16" = 1'-0"



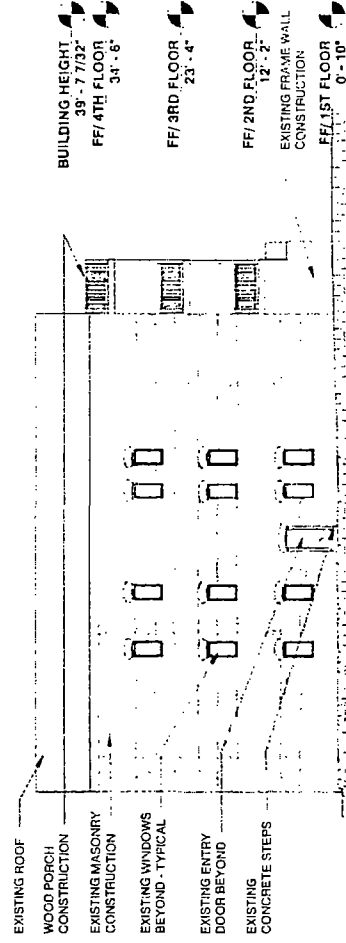
Exterior Elevation - North



Exterior Elevation - East



Exterior Elevation - South



Exterior Elevation - West