

Legislation Details (With Text)

File #:	O20	22-579				
Туре:	Ordi	nance	Status:	Passed		
File created:	2/23)/2022	In control:	City Council		
			Final action:	3/23/2022		
Title:	Zoning Reclassification Map No. 1-H at 1637 W Huron St - App No. 20947T1					
Sponsors:	Misc. Transmittal					
Indexes:	Map No. 1-H					
Attachments:	1. O2022-579 (V1).pdf, 2. O2022-579.pdf					
Date	Ver.	Action By	Act	ion	Result	
3/23/2022	1	City Council	Pa	ssed	Pass	
3/22/2022	1	Committee on Zoning, Lan and Building Standards	dmarks Re	commended to Pass		
2/23/2022	1	City Council	Re	ferred		

<u>ORDINANCE</u>

BE IT ORDAINED B Y THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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 feel 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.

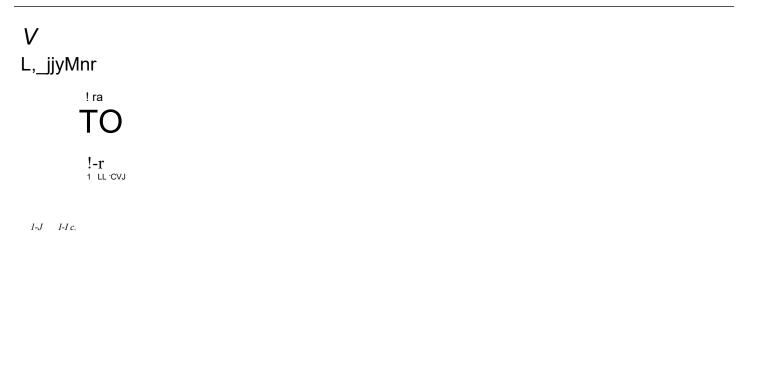
LAND USE: THE PROPERTY IS IMPROVED WITH AN EXISTING 40-FOOT TALL RESIDENTIAL BUILDING WITH SIX DWELLING UNITS AND THREE OFF STREET PARKING SPACES. APPLICANT PROPOSES TO CONVERT AN EXISTING ATTIC SPACE TO A SEVENTH DWELLING UNIT. NO CHANGES WILL BE MADE TO THE FOOTPRINT OR ENVELOPE OF THE BUILDING.

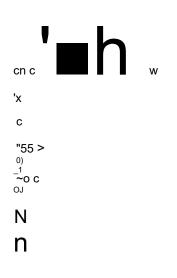
- A) FLOOR AREA RATIO: 1.95. TOTAL FLOOR AREA IS 5,802 SQUARE FEET
- B) MINIMUM LOT AREA: 2,976/7 = 425.14 FEET PER DWELLING UNIT; ADDITIONAL CONVERSION DWELLING UNIT DOES NOT COUNT AGAINST MINIMUM LOT AREA PER SECTION 17-9-0131.4.

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- 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 INCITES (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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