



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2022-579
Type: Ordinance
File created: 2/23/2022
Status: Passed
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	Action	Result
3/23/2022	1	City Council	Passed	Pass
3/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/23/2022	1	City Council	Referred	

ORDINANCE

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 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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