17-13-0303-C(1) Type 1 Narrative & Plans – 2300 West Huron Street, Chicago, IL

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 3,457.32 square feet

Proposed Land Use: The Applicant is seeking a zoning change to divide the subject zoning lot into two (2) independent zoning lots. The property at 2300 W. Huron will remain improved with the existing three-story, ten (10) unit residential building. The height and footprint of the existing three-story residential building will remain without change and will not be supported by off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking requirement for a Transit Served Location to zero parking spaces, reduce the front, rear, and west side setbacks to or below zero, and all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 12,519.32 square feet (3.62 FAR) (existing)

(B) The Project's Density (Minimum Lot Area Per D.U.): 345.73 square feet per D.U. (10 existing residential units)

(C) *The amount of off-street parking: 0 parking spaces

*The subject property is a designated Transit Served Location (Western Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the off-street parking requirement for a Transit Served Location to zero parking spaces.

(D) *Setbacks:

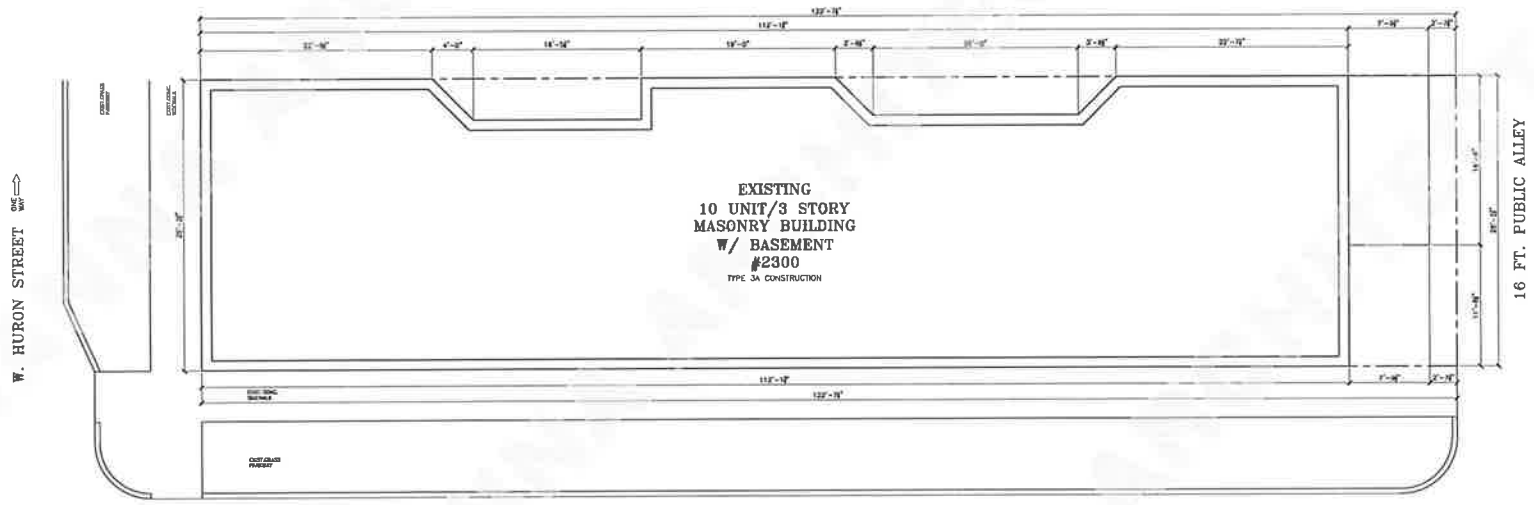
a. Front Setback: 0 feet (existing to remain)
b. Side Setbacks:
   West Side: 0 feet (existing to remain)
   East Side: 0 feet (existing to remain)
c. Rear Setback: 10 feet-5.25 inches (existing to remain)

*Pursuant to Sec. 17-13-1101-B , the Applicant is seeking to reduce the front setback, reduce the rear, and reduce the west side setback.

(E) Building Height: 34 feet-7 inches (existing to remain)

ZONING DATA:		
LOT AREA: 28.20'x122.60' =		3,457.32 SQ.FT.
F.A.R.	RM-5	4.4
MAX. BUILDABLE		15,212.21 SQ.FT.
BUILDING SQUARE FOOTAGE:		
BASEMENT		3,129.83 SQ.FT.
1ST FLOOR		3,129.83 SQ.FT.
2ND FLOOR		3,129.83 SQ.FT.
3RD FLOOR		3,129.83 SQ.FT.
TOTAL:		12,519.32 SQ.FT.

ALL BUILDING SQUARE FOOTAGE EXISTING - NO SQUARE FOOTAGE ADDED



SITE PLAN
SCALE: 3/16" = 1'-0"

NOTES:
1. THE DIFFERENCE IN PAVEMENT ELEVATIONS BETWEEN SIDEWALKS AND/OR ADJACENT CONSTRUCTION SHALL BE NO GREATER THAN 1/4".
2. REPAIR AND REBUILD ANY PUBLIC SIDEWALK AFFECTED BY CONSTRUCTION CONTAIN NECESSARY PERMITS.
3. DO NOT DISTURB ADJACENT PROPERTIES.

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(312) 750-1800
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
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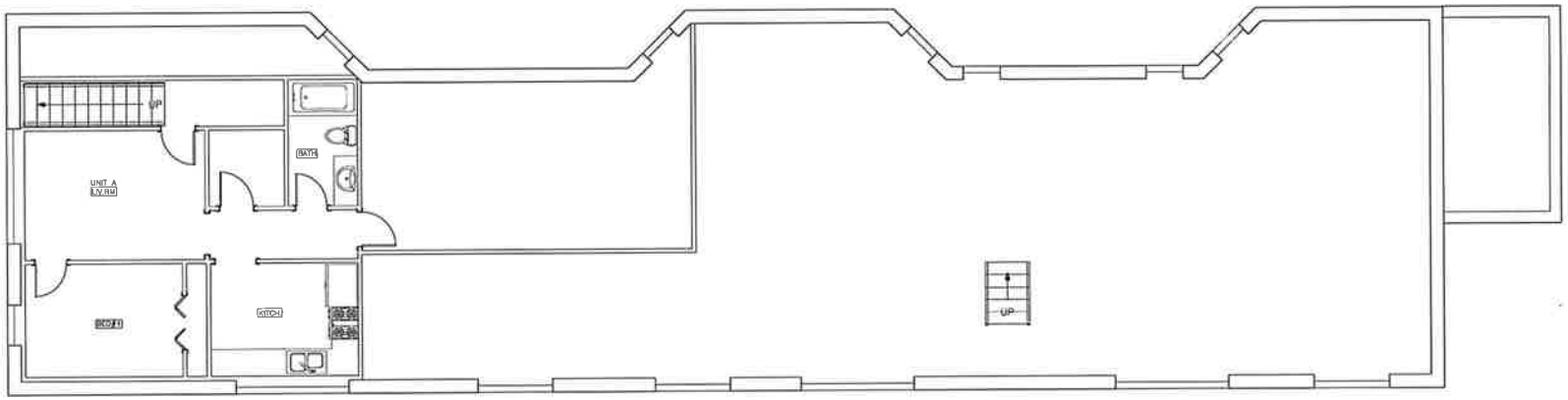
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PROJECT NAME & ADDRESS
2302 WEST
HURON ST.
EXISTING
10 UNIT/3 STORY
MASONRY BLDG.
W/ BASEMENT
CHICAGO, ILLINOIS

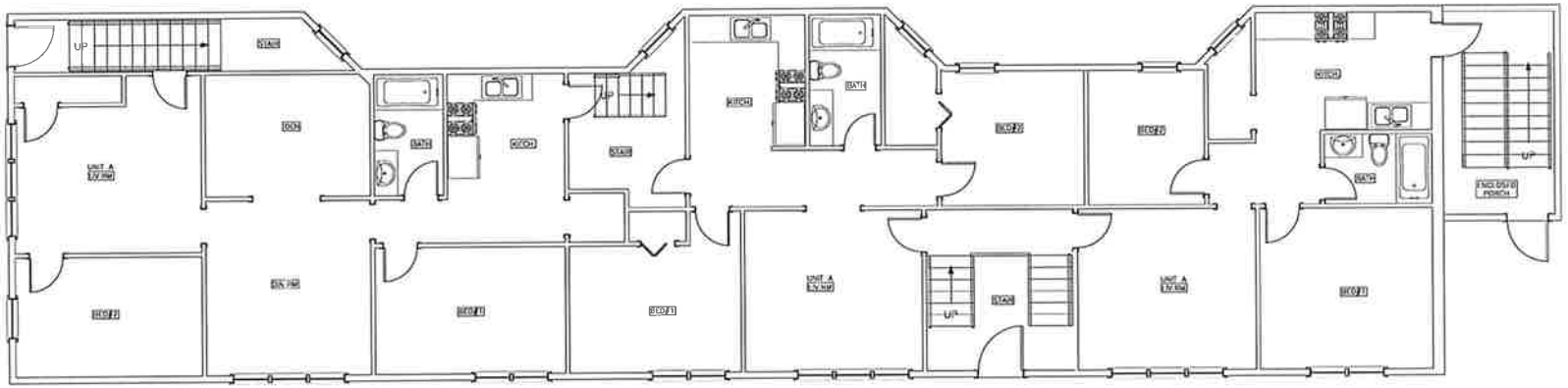
SHEET TITLE
SITE PLAN

FILENAME

SHEET NUMBER
A-1



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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HURON ST.

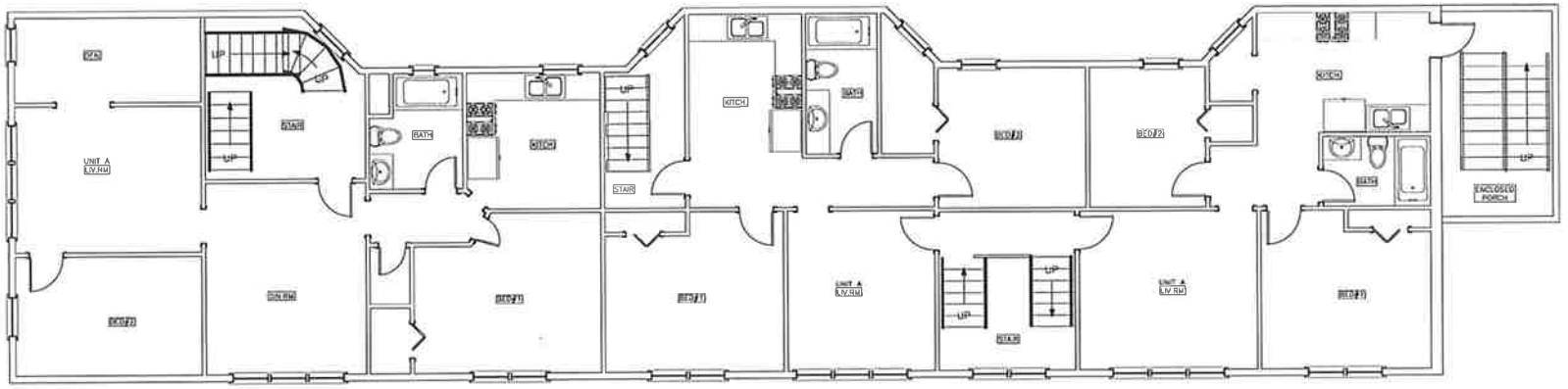
EXISTING
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MASONRY BLDG.
W/ BASEMENT

CHICAGO, ILLINOIS

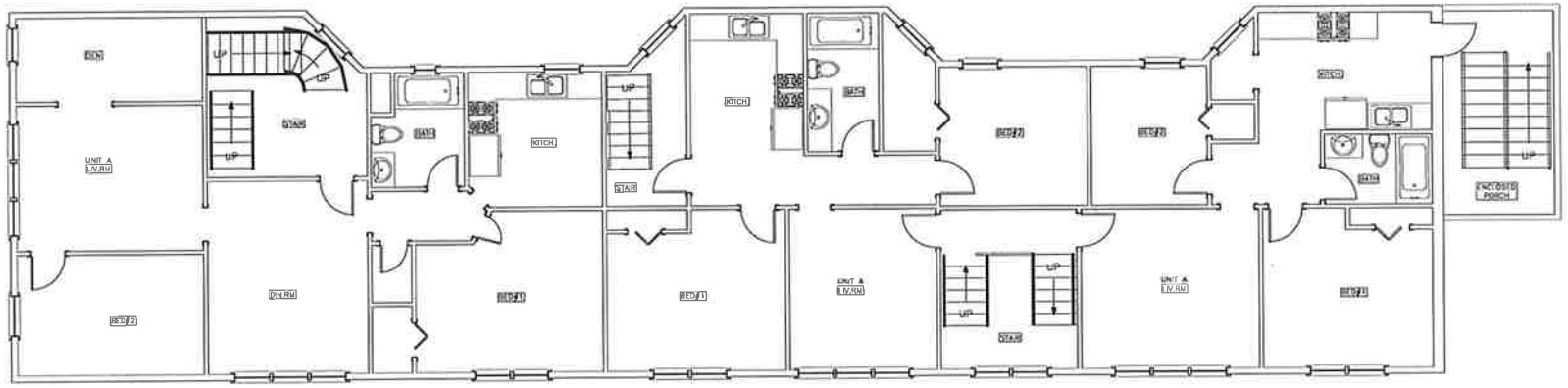
SHEET TITLE
BASEMENT &
FIRST FLOOR
PLANS

FILENAME

SHEET NUMBER
A-2



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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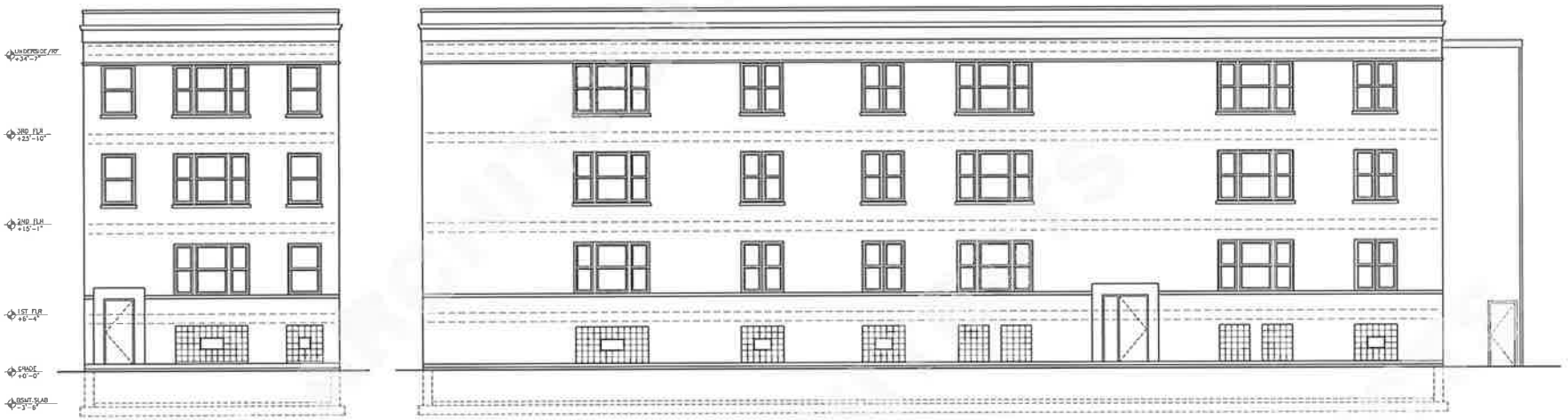
EXISTING
10 UNIT/3 STORY
MASONRY BLDG.
W/ BASEMENT

CHICAGO, ILLINOIS

SHEET TITLE
SECOND &
THIRD FLOOR
PLANS

FILENAME

SHEET NUMBER
A-3



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION
SCALE: 3/16" = 1'-0"

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(312) 750-1800
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1809
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PROJECT NAME & ADDRESS
2302 WEST
HURON ST.

EXISTING
10 UNIT/3 STORY
MASONRY BLDG.
W/ BASEMENT

CHICAGO, ILLINOIS

SHEET TITLE
BUILDING
ELEVATIONS

FILENAME

SHEET NUMBER
A-4

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