Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 2300-2302 West Huron Street, Chicago, IL

Proposed Zoning: RM-6 Residential Multi-Unit District

Lot Area: 6,399.72 square feet (total)
(2300 W. Huron – 3,457.32 square feet)
(2302 W. Huron – 2,942.4 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 newly created zoning lot at 2302 W. Huron will be developed with a new three-story, two (2) unit residential building with a detached garage. The proposed three-story building will measure 37 ft.-10 inches in height. The height and footprint of the existing three-story residential building at 2300 W. Huron will remain without change. The subject property is a Transit Served Location. The newly created zoning lot at 2302 W. Huron will be supported by two (2) garage parking spaces at the rear of that lot. The existing ten (10) unit residential building at 2300 W. Huron 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 for 2300 W. Huron, increase the off-street parking requirement from 50% (1 parking space) to 100% (2 parking spaces) for 2302 W. Huron, reduce the front, rear, and west side setbacks for the existing building at 2300 W. Huron, and all relief necessary, as allowed by the Code, for the attached plans.

(A) The Project's Floor Area Ratio:
   a. 2300 W. Huron: 12,519.32 square feet (3.62 FAR) (existing)
   b. 2302 W. Huron: 4,047 square feet (1.38 FAR) (proposed)

(B) The Project's Density (Minimum Lot Area Per D.U.):
   a. 2300 West Huron Street: 345.73 square feet per D.U.
      (10 existing residential units)
   b. 2302 West Huron Street: 1,471.2 square feet per D.U.
      (2 proposed residential units)

(C) *The amount of off-street parking:
   a. 2300 W. Huron: 0 parking spaces
   b. 2302 W. Huron: 2 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

for 2300 West Huron Street and increase the off-street parking requirement from 50% (1 parking space) to 100% (2 parking spaces) for 2302 West Huron Street.

(D) Setbacks:

a. 2300 West Huron Street:
   i. Front Setback: 0 feet (existing to remain)
   ii. Side Setbacks:
      West Side: 0 feet (existing to remain)
      East Side: 0 feet (existing to remain)
   iii. Rear Setback: 10 feet-5.25 inches (existing to remain)

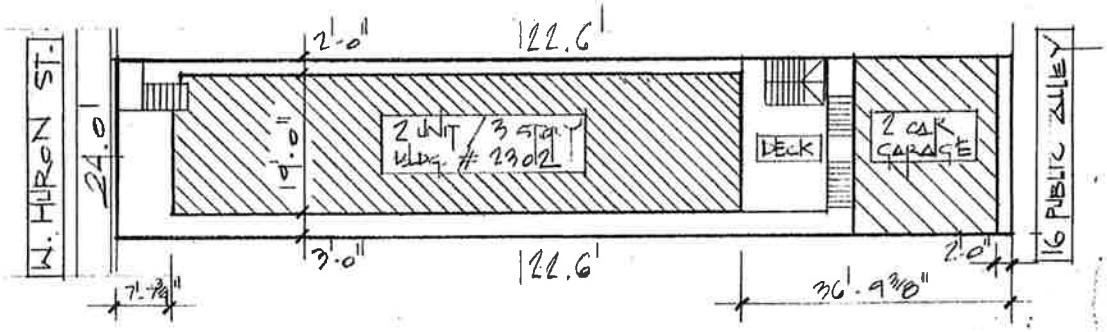
b. 2302 West Huron Street:
   i. Front Setback: 7 feet-7.75 inches
   ii. Side Setbacks:
      West Side: 2 feet
      East Side: 3 feet
   iii. Rear Setback: 36 feet-9.38 inches

(E) Building Height:

a. 2300 West Huron Street: 34 feet-7 inches (existing to remain)
b. 2302 West Huron Street: 37 feet-10 inches

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



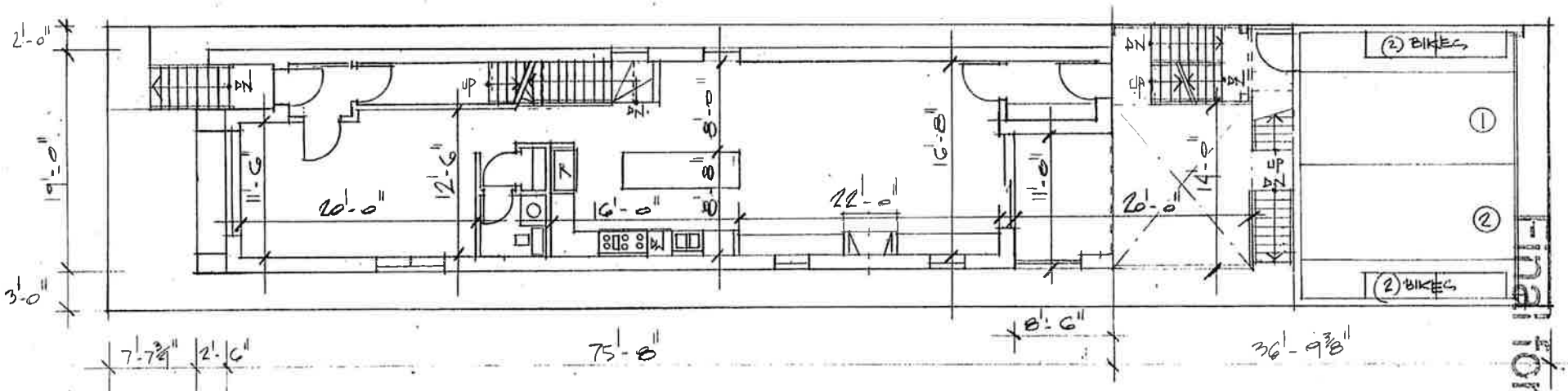
⊕ SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA 24.0' × 122.6' =	2,942.4 S.F.
F.A.R.	4.4
MAX. BUILDABLE	12,946 S.F.
BASEMENT	0
1ST FLOOR	1,353 S.F.
2ND FLOOR	1,248 S.F.
3RD FLOOR	1,446 S.F.
TOTAL	4,047 S.F.

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

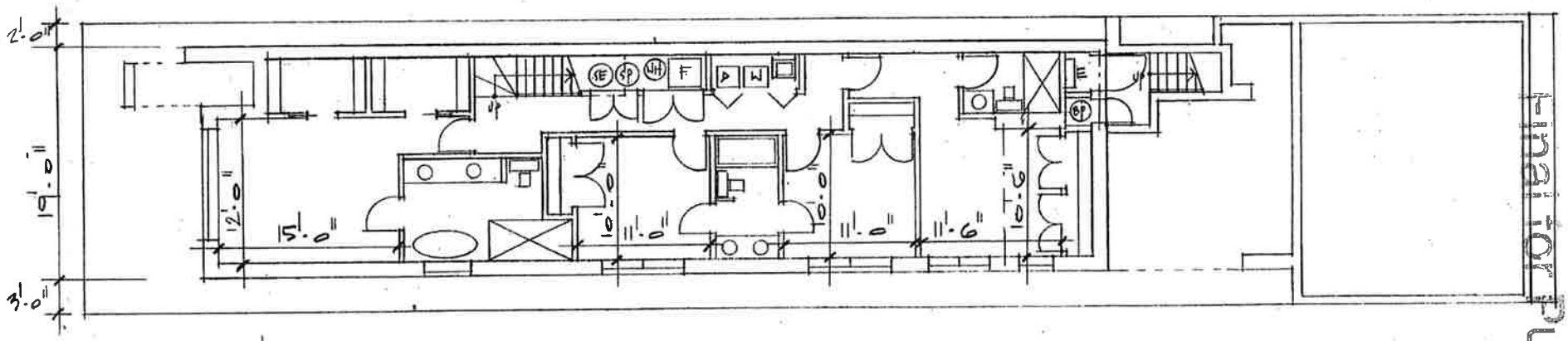


1ST FLOOR PLAN 1,353 S.F.
1/8" = 1'-0"

final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

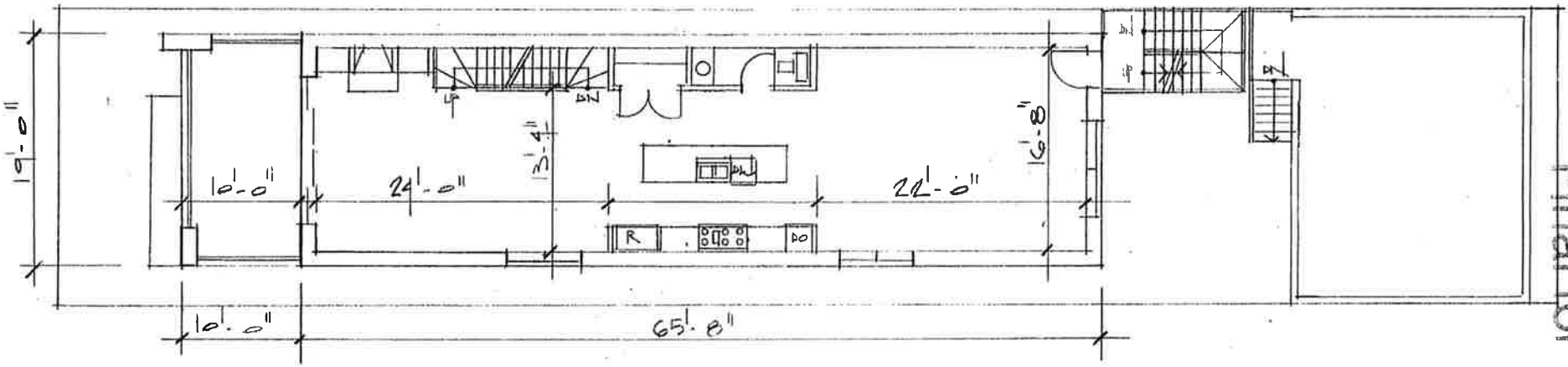


BASEMENT FLOOR PLAN
1/8" = 1'-0"

Not for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

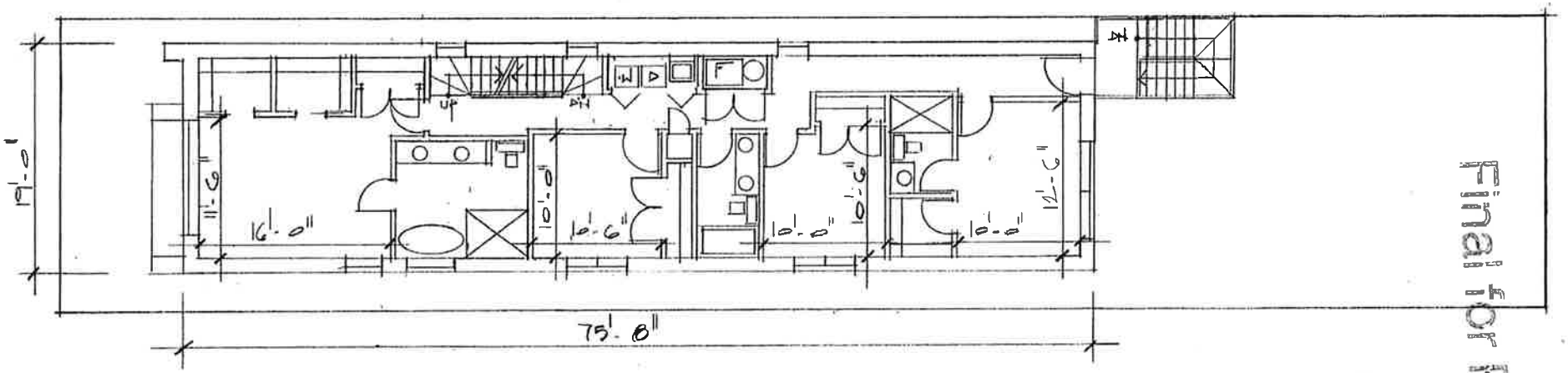


2nd Floor Plan 1,248 S.F.
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

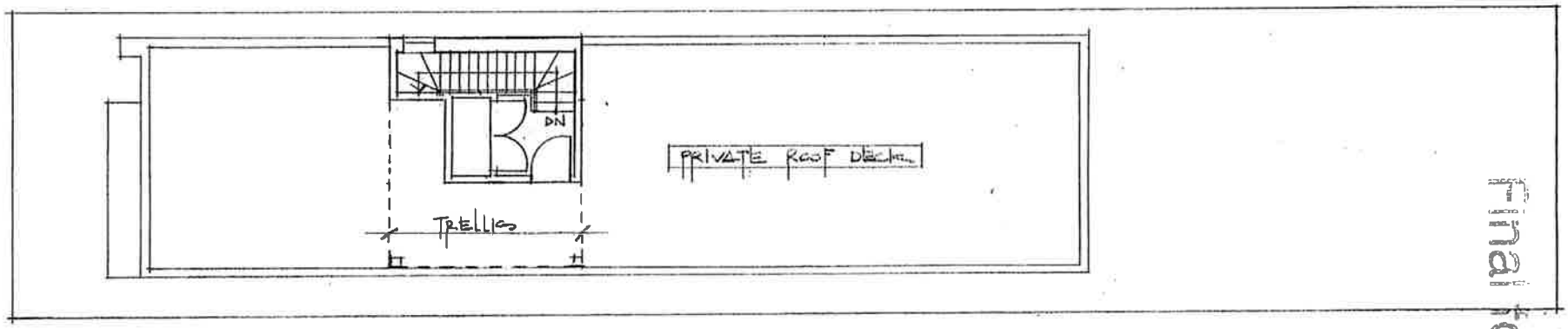


3RD Floor plan 1,496 S.F.
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

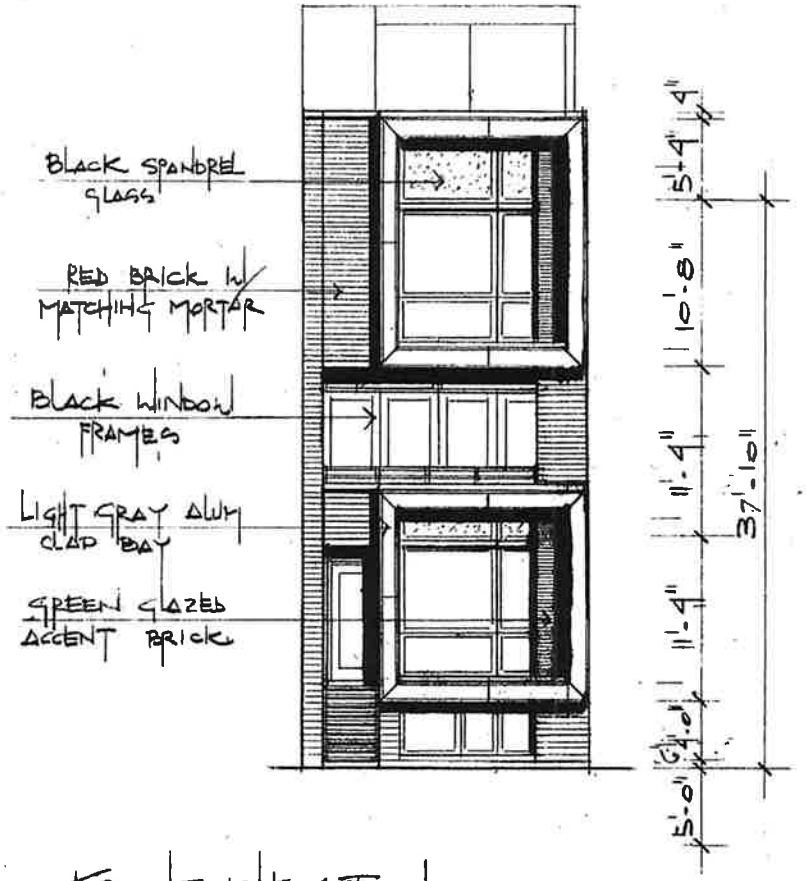


ROOF PLAN
1/8"=1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

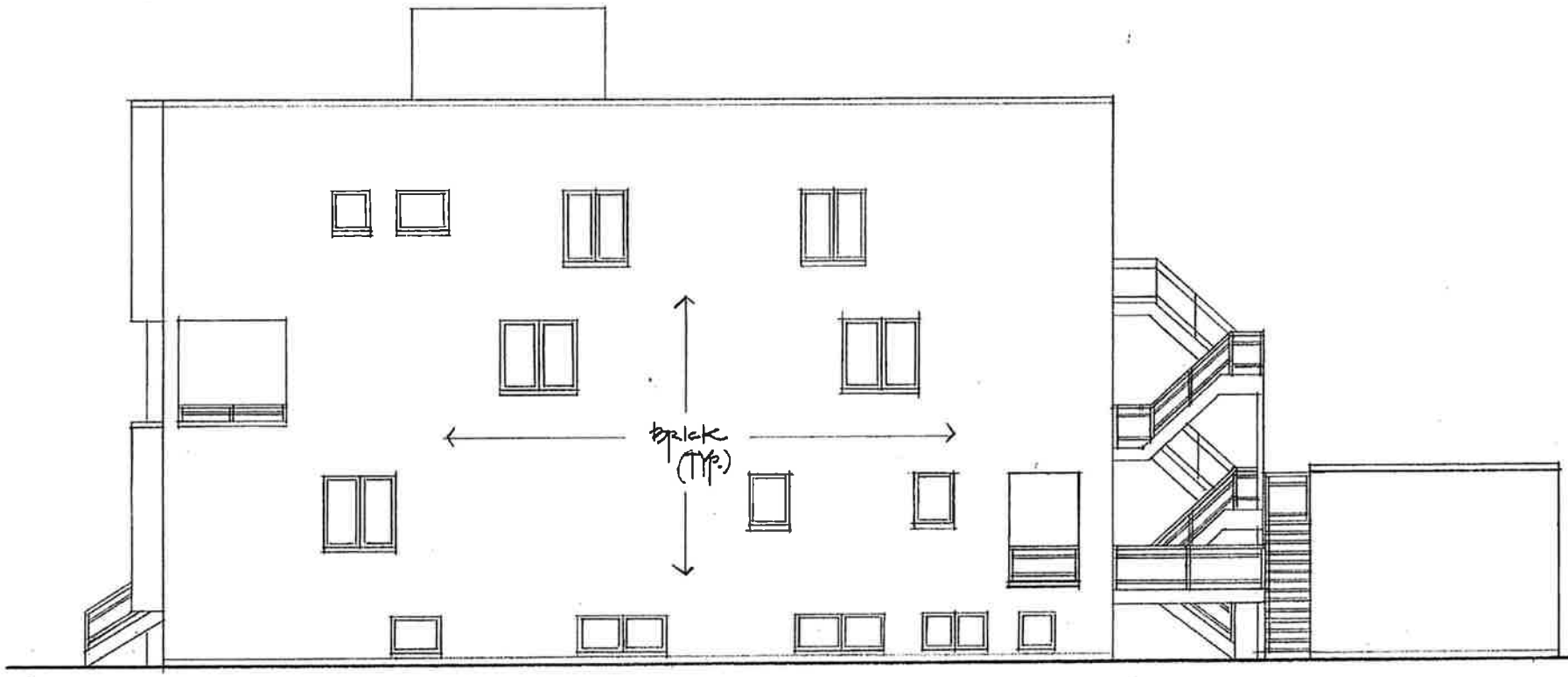


FRONT ELEVATION
1 1/8" = 1'-0"

Final Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

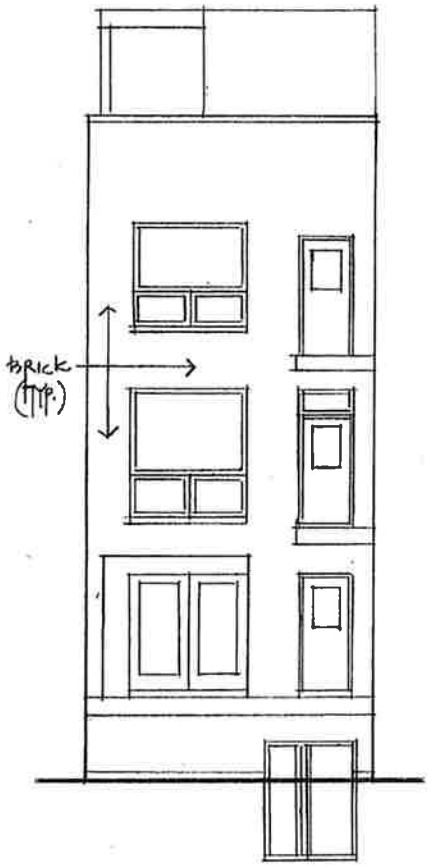


EAST ELEVATION
1/8" = 1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025

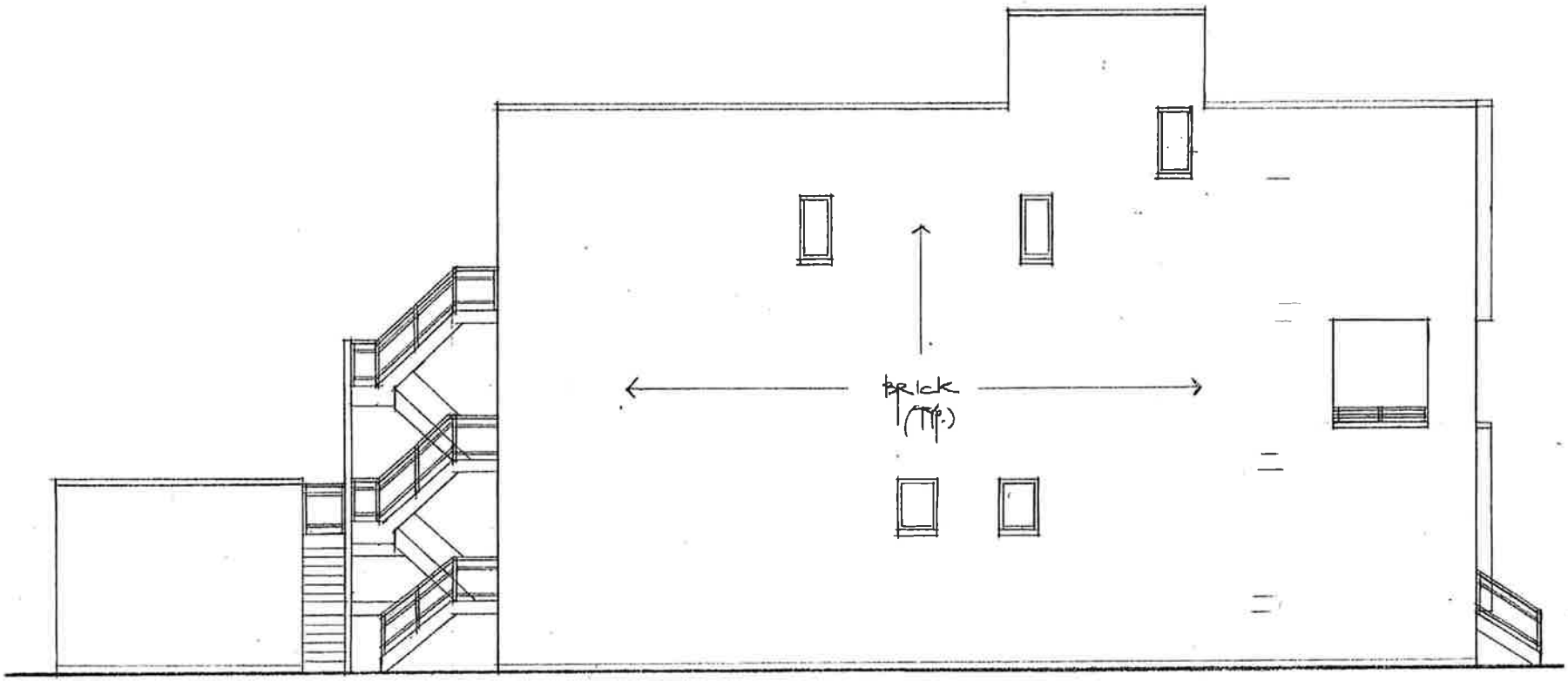


NORTH ELEVATION
3/8"=1'-0"

Final for Publication

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



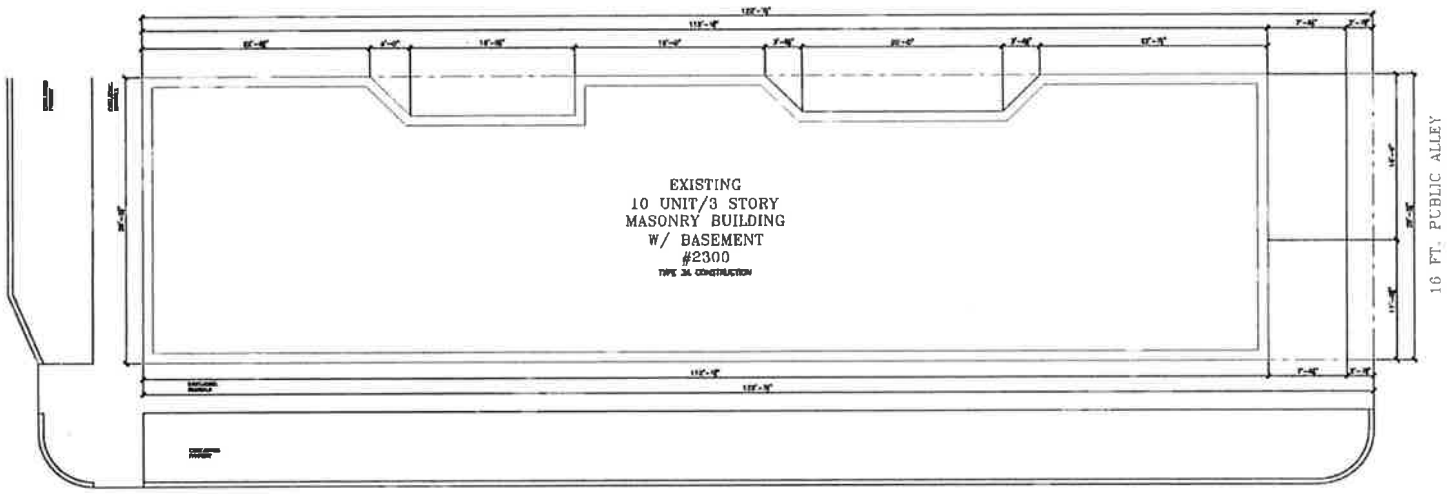
WEST ELEVATION
1/8" = 1'-0"

Final for Publication

Final for Publication

ZONING DATA:		
LOT AREA: 25.20'x122.80' =		3,457.33 SQ.FT.
F.A.R.	RM-6	6.4
MAX. BUILDABLE		18,212.21 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: 1/16" = 1'-0"

NOTES:
1. 3HR. DIFFERENCE IN PARAPET ELEVATIONS BETWEEN BUILDINGS AND/OR ADJACENT CONSTRUCTION SHALL BE NO GREATER THAN 1'-0".
2. REPAIR AND REBUILD ANY PUBLIC SIDEWALK AFFECTED BY CONSTRUCTION (DEEMED NECESSARY HERETO).
3. DO NOT DAMAGE ADJACENT PROPERTIES.

© HANNA ARCHITECTS, INC. 2025

HANNA ARCHITECTS, INC.

PROJECT NAME & ADDRESS
2302 WEST HURON ST.

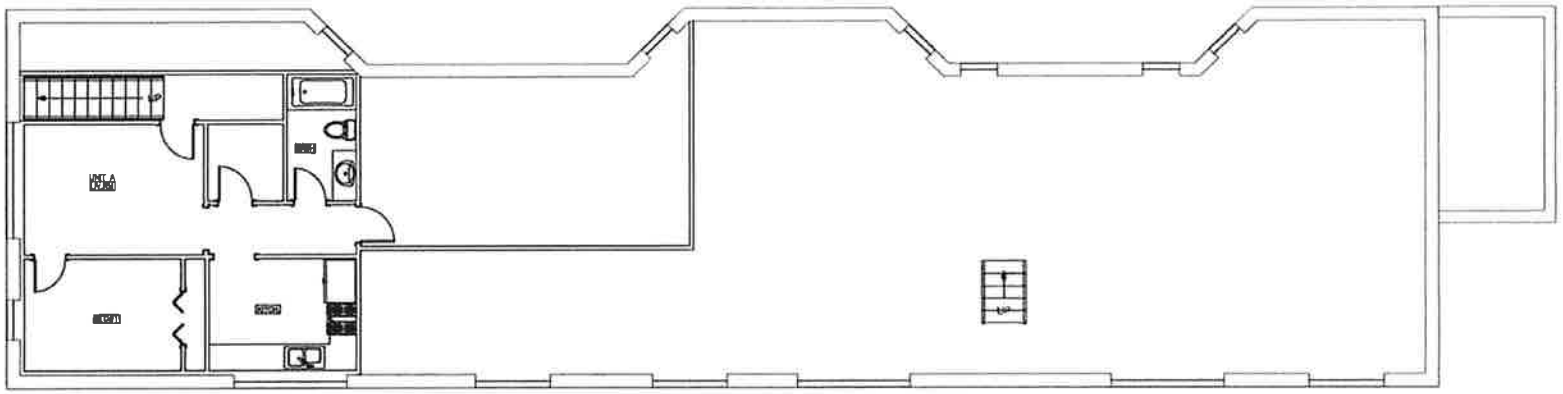
EXISTING 10 UNIT/3 STORY MASONRY BLDG. W/ BASEMENT

CHICAGO, ILLINOIS

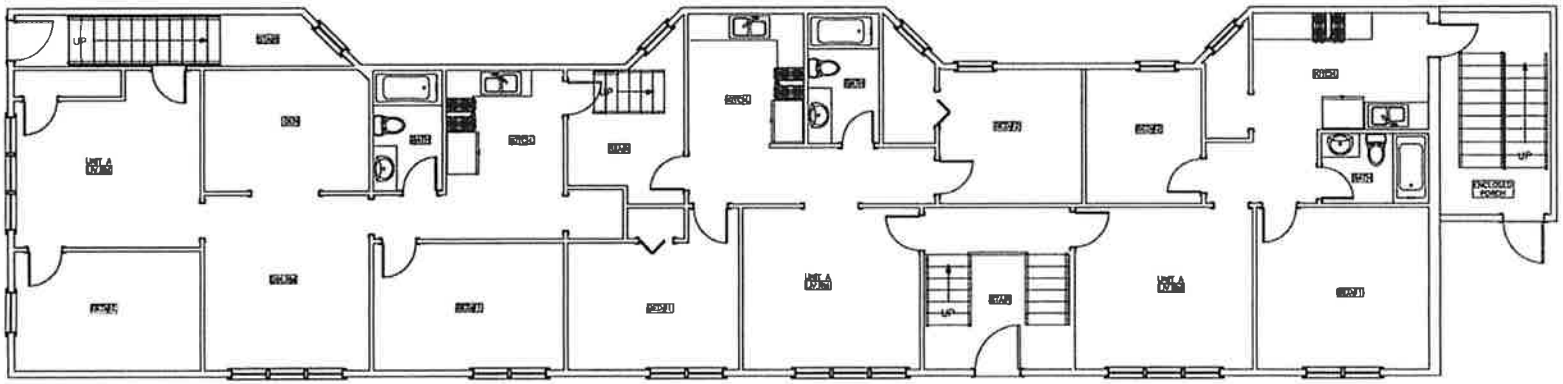
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

Final for Publication



BASEMENT PLAN



FIRST FLOOR PLAN

© HANNA ARCHITECTS, INC. 2023

HANNA ARCHITECTS, INC.

PROJECT NAME & ADDRESS
2302 WEST HURON ST.

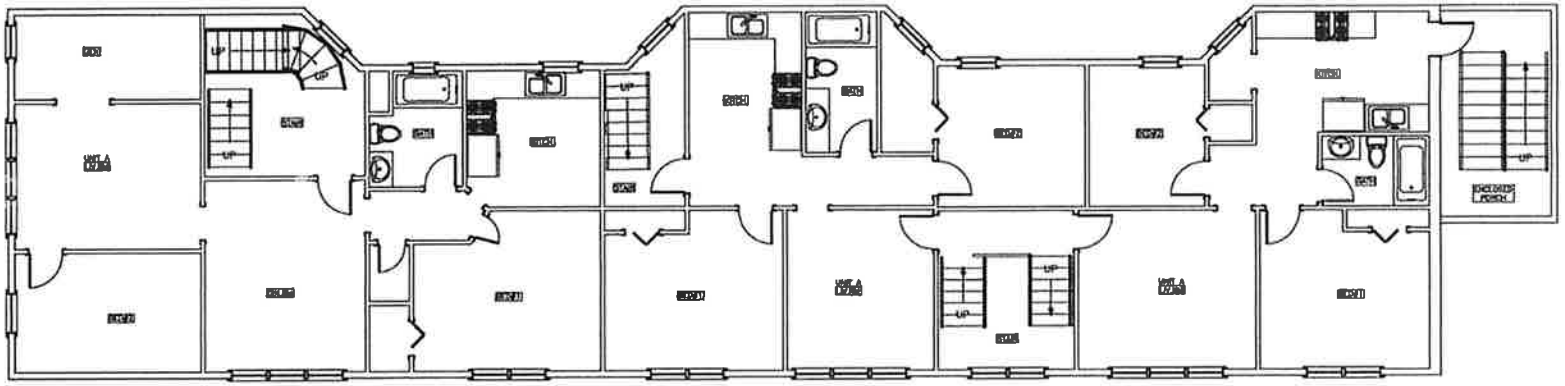
EXISTING 10 UNIT/3 STORY MASONRY BLDG. W/ BASEMENT

CHICAGO, ILLINOIS

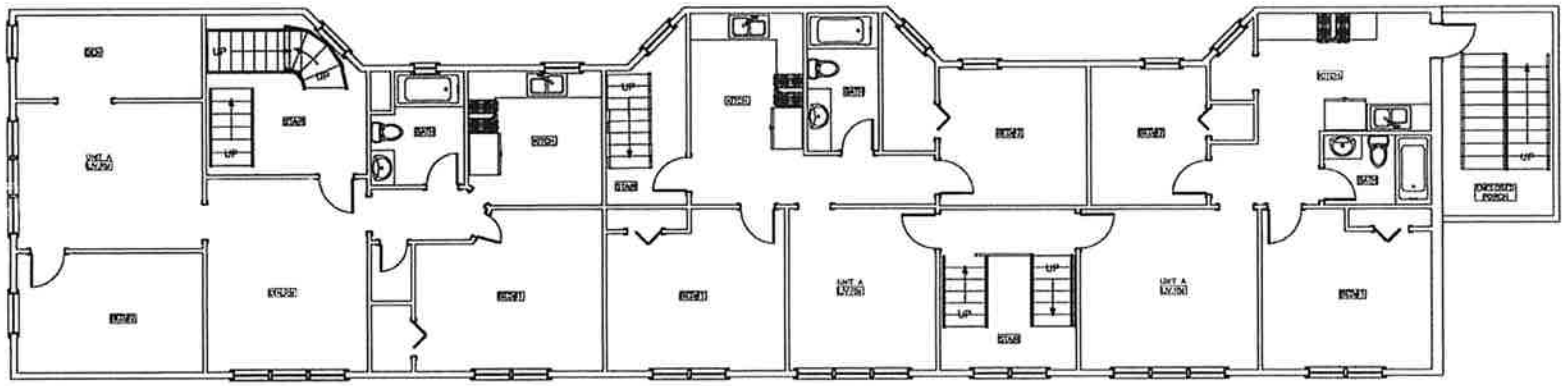
SHEET TITLE
BASEMENT & FIRST FLOOR PLANS

SHEET NUMBER
A-2

Final for Publication



SECOND FLOOR PLAN



THIRD FLOOR PLAN

© HANNA ARCHITECTS, INC. 2025

HANNA ARCHITECTS, INC.

PROJECT NAME & ADDRESS
2302 WEST HURON ST

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

CHICAGO, ILLINOIS

SHEET TITLE
SECOND & THIRD FLOOR PLANS

FILENAME

SHEET NUMBER
A-3

HANNA

2302 WEST
HURON ST.

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

CHICAGO, ILLINOIS

BUILDING
ELEVATIONS

© HANNA ARCHITECTS, INC. 2025