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17-13-0303-C(1) Type 1 Narrative & Plans – 1903-05 West Huron Street, Chicago, IL

Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 5,832 sq. ft.

Proposed Land Use: The Applicant is proposing to divide the zoning lot so that the new lot at 1903 West Huron Street can be developed with a new three-story two (2) dwelling unit residential building. The height and footprint of the existing three-story residential building and coach house at 1905 West Huron Street will remain without change. The subject property is a Transit Served Location. The new two (2) unit residential building will be supported by two (2) garage parking spaces at the rear of the subject property. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from 50% (one (1) parking space) to 100% (two (2) parking spaces) and reduce the rear yard open space to zero for the proposed building at 1903 West Huron Street and reduce the off-street parking requirement to zero, reduce the total combined side setback to 2.53 ft., reduce the front setback to 4.82 ft., reduce the rear setback to zero for the existing building at 1905 West Huron, and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio:
   a. 1903 West Huron Street: 3,532 square feet (1.23 FAR)
   b. 1905 West Huron Street: 5,815 square feet (1.99 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
   a. 1903 West Huron Street: 1,458 square feet per D.U.
      (2 residential units)
   b. 1905 West Huron Street: 583 square feet per D.U.
      (5 residential units)

(C) *The amount of off-street parking:
   a. 1903 West Huron Street: 2 parking spaces
   b. 1905 West Huron Street: 0 parking spaces

*The subject property is a designated Transit Served Location (Chicago Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking requirement from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 1903 West Huron Street and reduce the off-street parking requirement for 1905 West Huron Street to zero.

(D) Setbacks:
   a. 1903 West Huron Street:
      i. Front Setback: 14.58 feet (proposed)

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ii. Side Setbacks:
West Side: 3 feet (proposed)
East Side: 2 feet (proposed)
iii. Rear Setback: 36.6 feet (proposed)

b. 1905 West Huron Street:
i. Front Setback: 4.82 feet (existing to remain)
ii. Side Setbacks:
West Side: 0 feet (existing to remain)
East Side: 2.53 feet (existing to remain)
iii. Rear Setback: 0 (existing to remain)

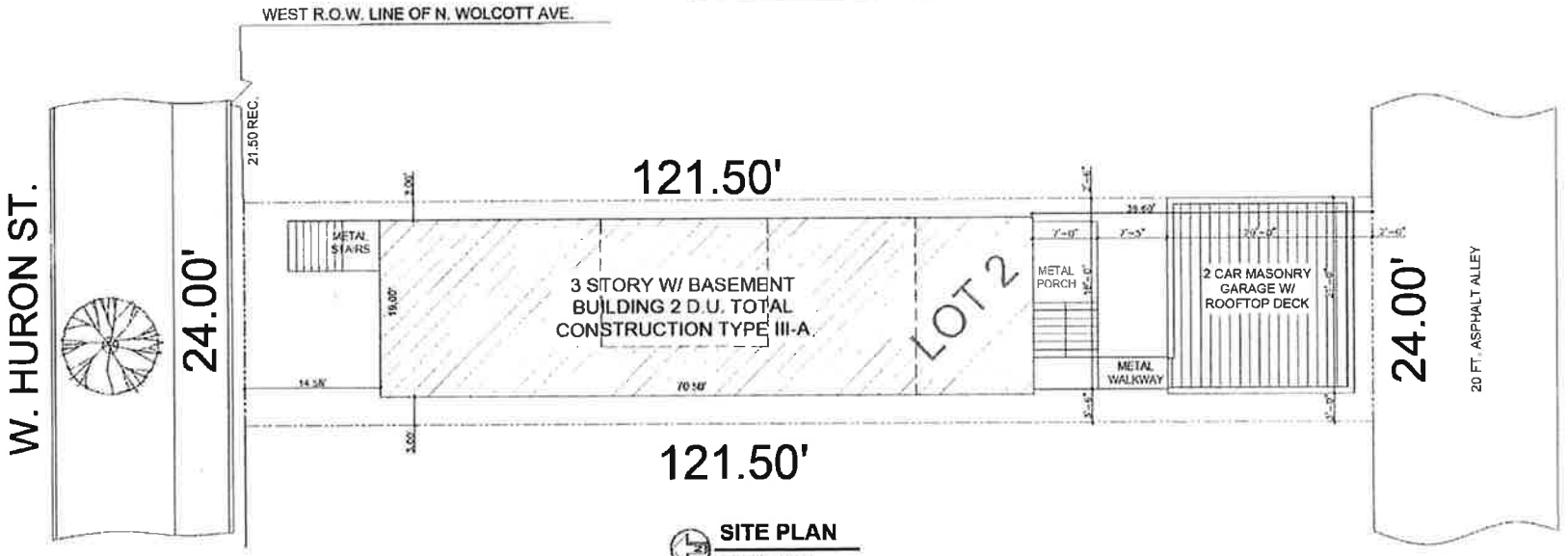
*The Applicant is seeking to reduce the total combined side setback to 2.53 ft., reduce the front setback to 4.82 ft, and reduce the rear setback to zero.

(E) Building Height:
a. 1903 West Huron Street: 34 feet-10 inches (proposed)
b. 1905 West Huron Street: 28 feet-8 inches (existing to remain)

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Chicago Zoning Ordinance Requirements						
2.01	Zoning District / Planned Development No.	zoning map				
2.02	Existing Zoning District	17-17-0302	RM-5	RM-5		
2.03	Proposed Zoning District	17-17-0302	RESIDENTIAL	RESIDENTIAL		
2.04	Chicago Landmark Designation	Ordinance Book/ Application			☐	
2.05	Lakefront Protection District	zoning map Ch. 16-4			☐	
2.06	Zoning Overlay District	zoning map, Ch. 17-2			☐	
2.07	Pedestrian Street	zoning map, 17-3-0502			☐	
2.08	Min Lot Area Per Unit (MLA)	17-17-0201-A	400 SF	1,518 SF		
2.09	Lot Area	17-17-0202	1,650 SF	3,518 SF	☐	
2.10	Floor Area Ratio (FAR)	varies by district	2.5	1.21	☐	
2.11	Total Floor Area	17-17-0304, varies by district	3,712 SF	2,124 SF (NOT COUNTED) 1,994 SF (NOT COUNTED) 4,118 SF TOTAL		
2.11	Building Height	17-17-0311, varies by district	45	34'-10"	☐	
2.12	Front Setback	17-17-0305, varies by district	15' OR 2 ON LOT 10 (4.50') OR AVERAGE	14.50'	☐	
2.13	Combined Side Setbacks	17-17-0306, varies by district	20% LOT WIDTH = 6.5' MINIMUM 2.5' AND NEED NOT EXCEED 18' WHICHEVER IS GREATER	6.50' (N) + 2.50' (S) TOTAL = 9.00'	☐	
2.14	Rear Setback	17-17-0307, varies by district	30' OR AVERAGE	30.00'	☐	
2.15	Rear Yard Private Open Space	17-3-0301, 17-4-0400	2 X 225 = 450 SF	450 SF	☐	
2.16	Number of Dwelling Units	varies by district	2.25	2	☐	
	Number of Chimney Units (include above)	varies by district			☐	
2.17	Number of Off-street Parking Spaces	17-10-0202	3	3	☐	
	EVSE-ready Parking Spaces (include above)	17-10-1011 (eff 1/1/2023)			☐	
2.18	Number of Off-street Loading Spaces	17-10-1100			☐	
2.19	Landscape Ordinance Compliance	Ch. 17-11			☐	
2.20	Townhouse Development Standards	17-3-0308			☐	
2.21	Planned Development Standards	Ch. 17-8			☐	
2.22	Open Space Impact Fee Restricted	Ch. 16-18			☐	required
2.23	Affordable Requirements Ordinance (ARO)	Ch. 2-44			☐	required
2.24	Plat of Survey	17-13-1002-B				required
2016 Chicago Building Code Requirements						
8.29.01	Proposed Occupancy Classification(s)	14B-3-302.1		R-3		
8.33.20	Existing Occupancy Classification(s)	14B-3-302.1, Ch. 14B-3		R-3	☐	
8.36.01	Special Occupancy Conditions	Ch. 14B-4			☐	





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

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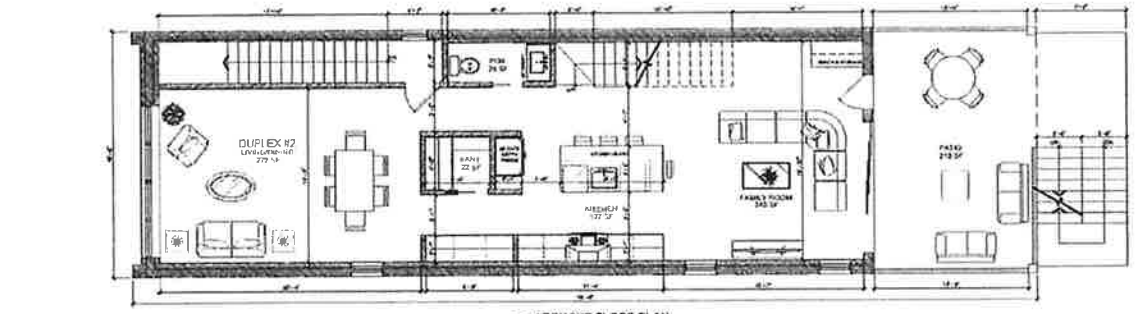
SAFETY & LIABILITY NOTICE

SITE PLAN & ZONING INFO
1903 W HURON ST
CHICAGO, IL 60622

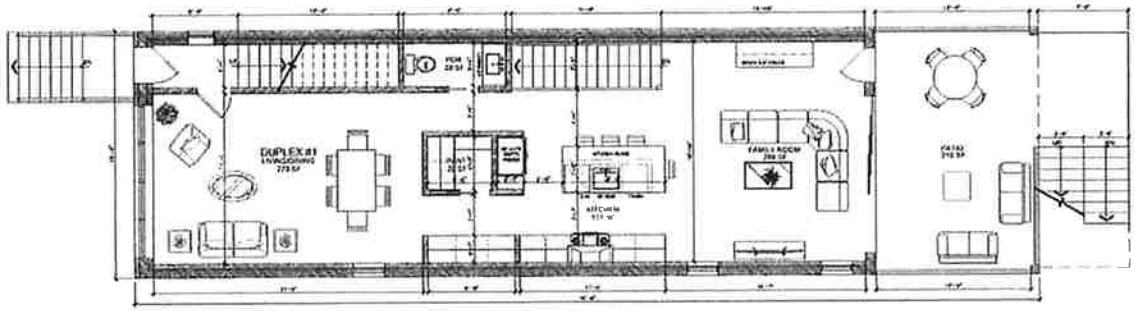
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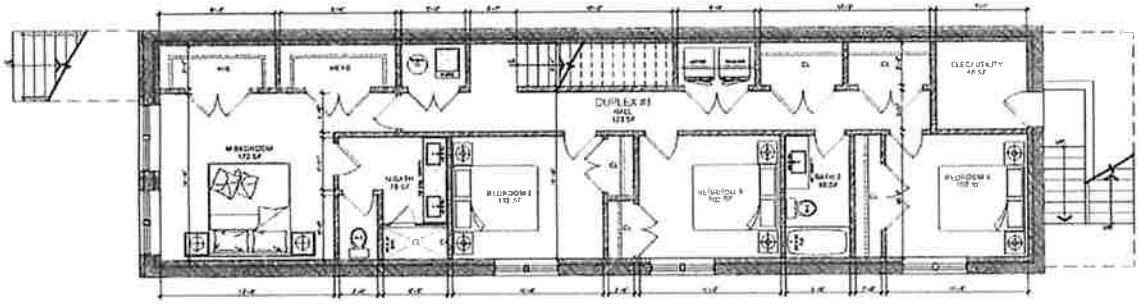
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ARCH 2ND FLOOR PLAN



ARCH 1ST FLOOR PLAN



ARCH BSMT FLOOR PLAN

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ARCHITECTURAL PLANS

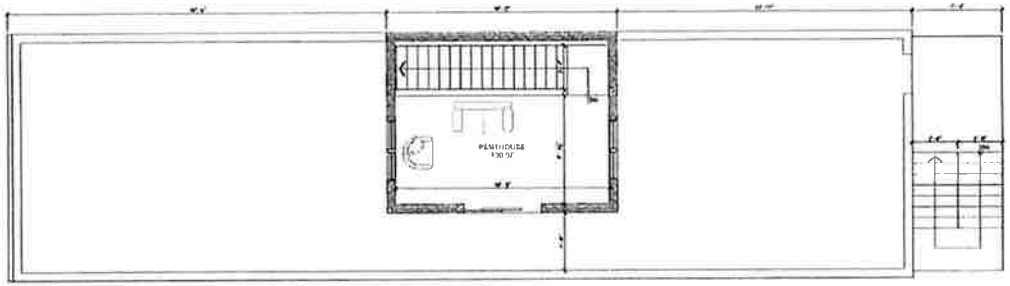
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CHICAGO, IL 60622

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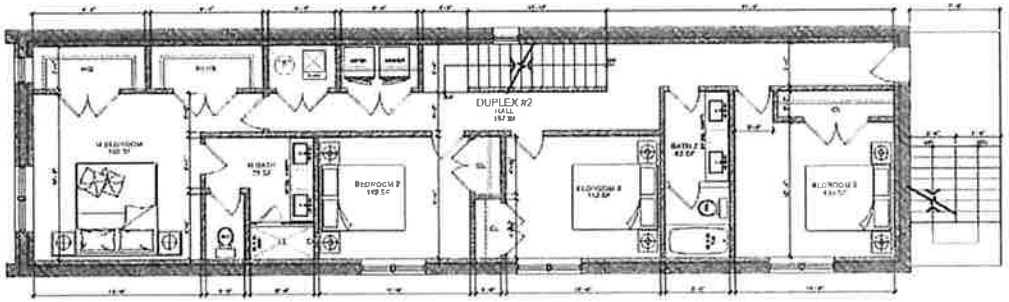
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ARCH ROOFTOP DECK PLAN



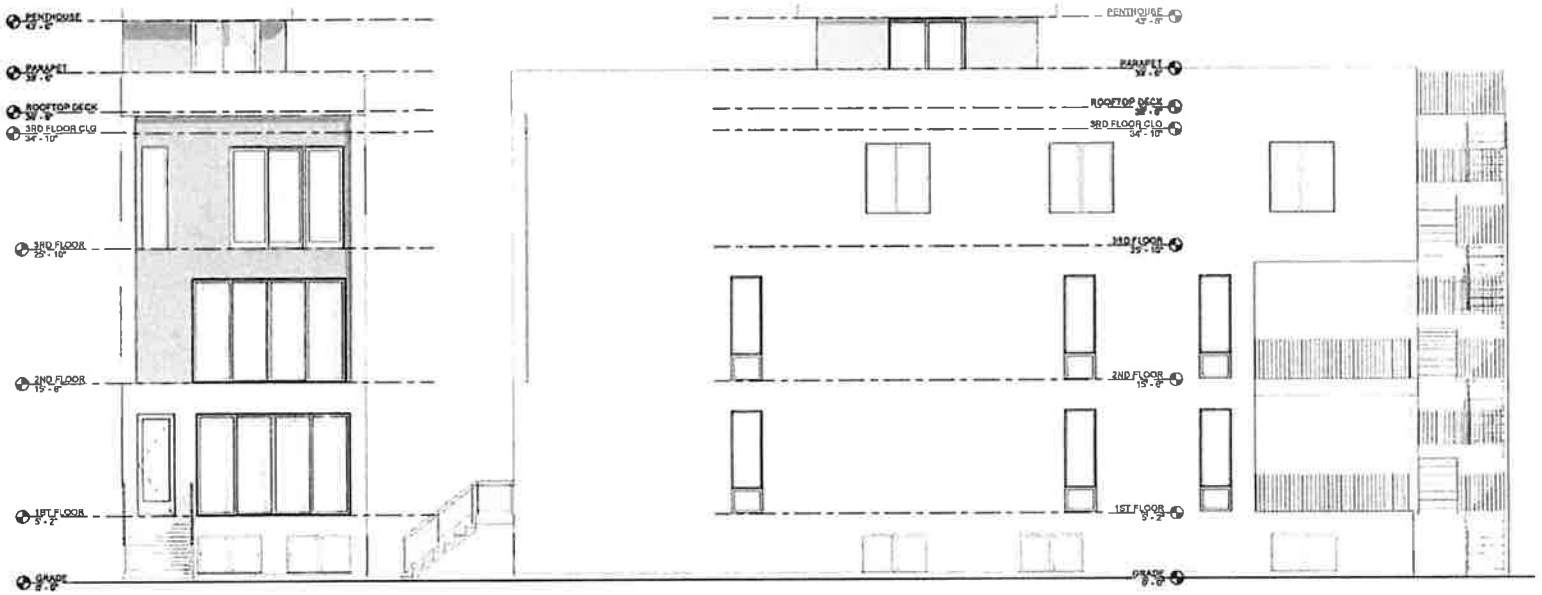
ARCH 3RD FLOOR PLAN

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1 NORTH ELEV

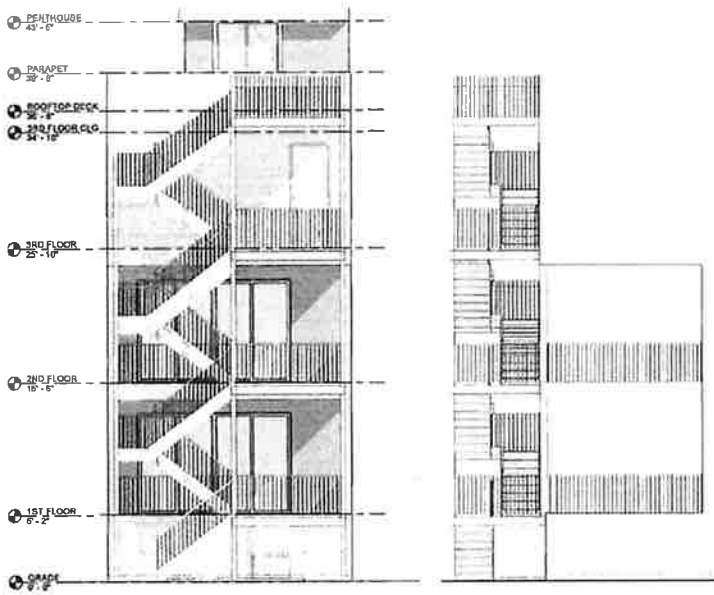
2 WEST ELEV

ARCHITECTURAL ELEVS

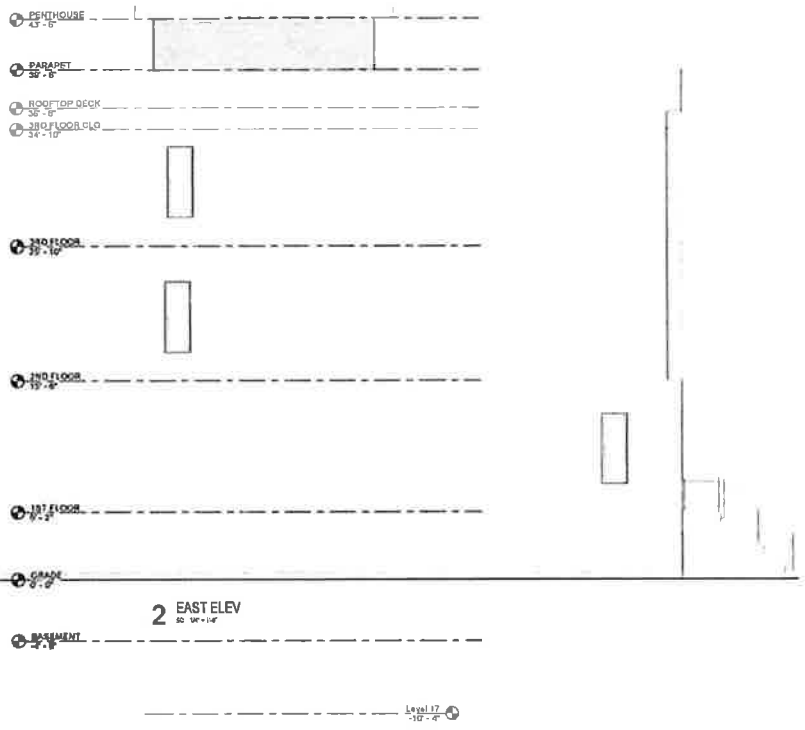
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1 SOUTH ELEV



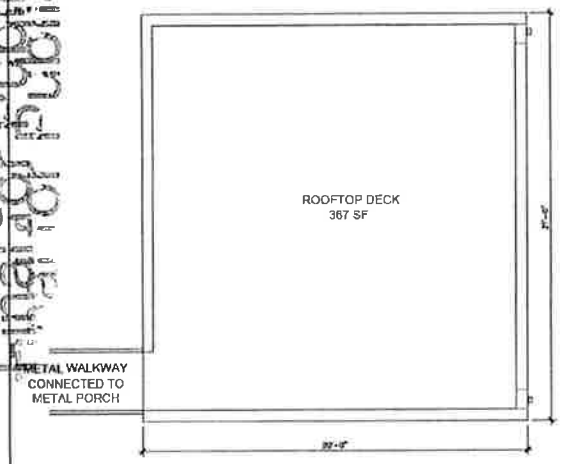
2 EAST ELEV

ARCHITECTURAL ELEVS
1903 W HURON ST
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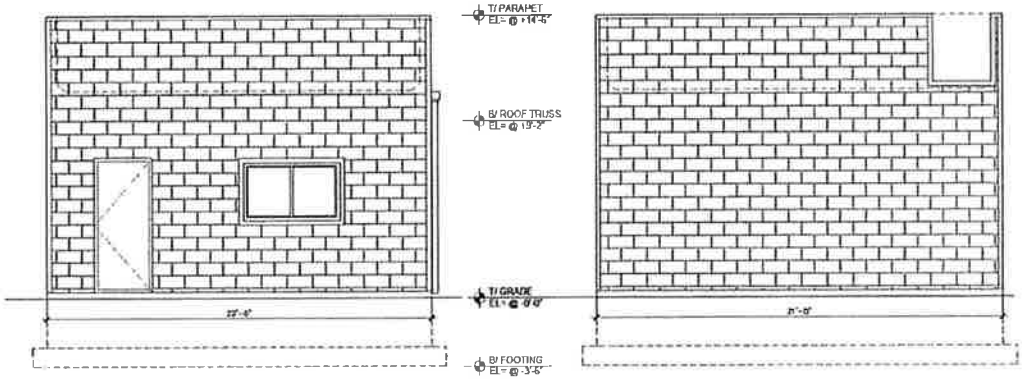
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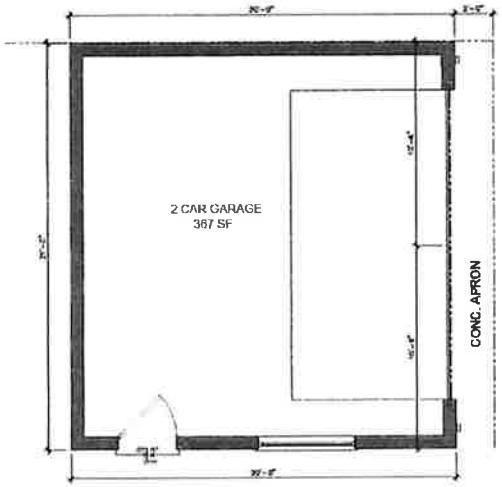


GARAGE ROOF PLAN
1/4" = 1'-0"

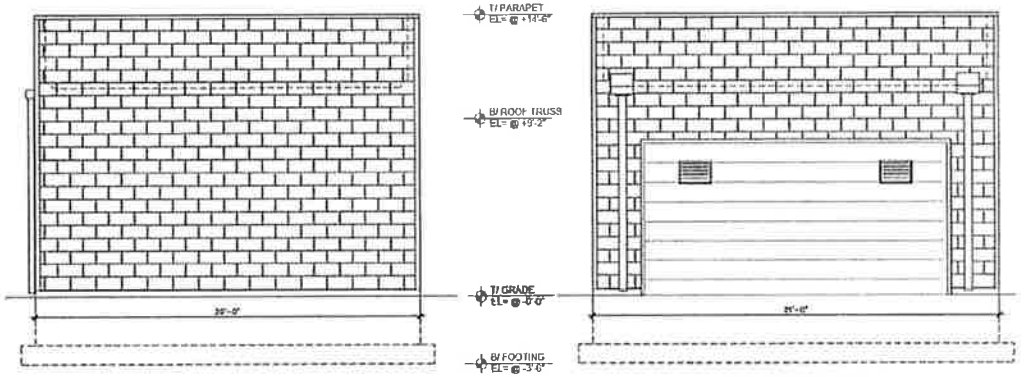


WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATION
1/4" = 1' 0"



GARAGE GRADE PLAN
1/4" = 1'-0"



ARCH. LEFT ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION
1/4" = 1' 0"

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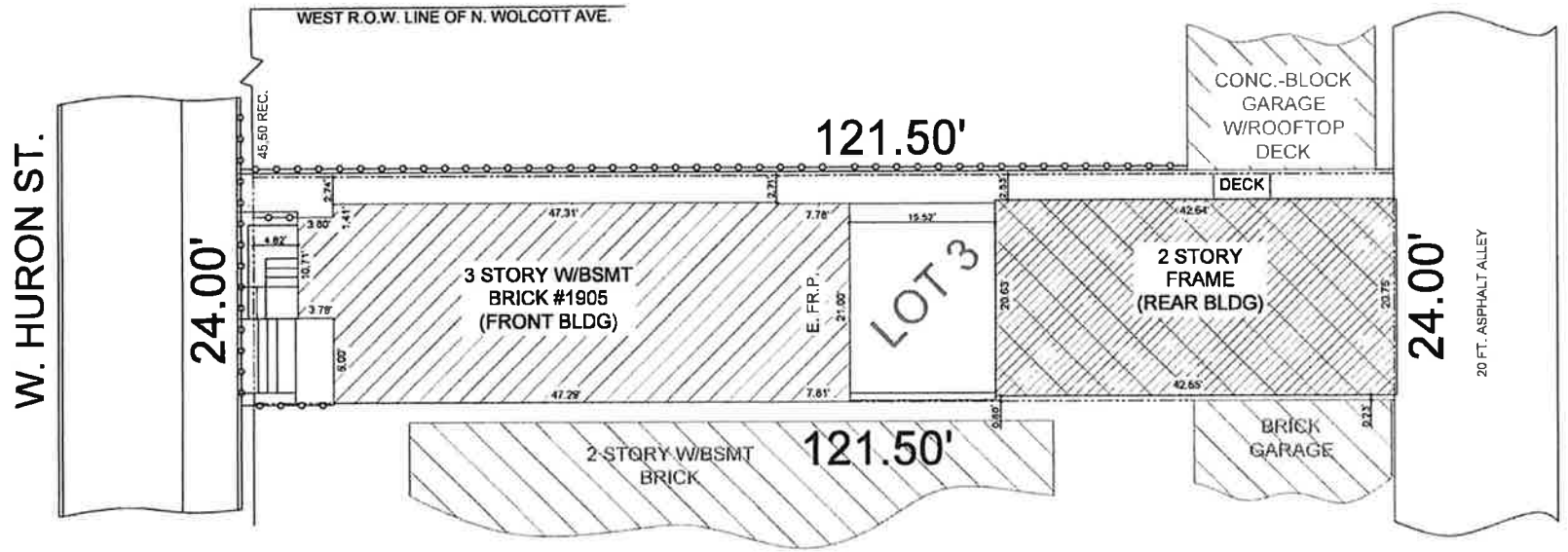
GARAGE PLAN & ELEV
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CHICAGO, IL 60622

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Chicago Zoning Ordinance Requirements						
17-2-0207	Zoning District	RM-5				
17-2-0311	Zoning Lot					
17-2-0312	Planned Development					
17-2-0313	Chicago Landmark Designation					
17-2-0314	Landmark Protection District					
17-2-0315	Zoning Review Board					
17-2-0316	Pedestrian Street					
17-3-0202	Min. Lot Area Per Unit (sq. ft.)	17-17-0202-A	400 SF	562 SF		
17-3-0304	Lot Area	17-17-0302	1,200 SF	5,062.50 SF		
17-3-0305	Floor Area Ratio (FAR)	varies by district	2.0	1.75		
17-3-0306	Total Floor Area	17-17-0306, varies by district	2,531 SF	8,859.38 SF (EXISTING TOTAL)		
				4,429.69 SF (FIRST FLOOR TOTAL)		
				2,531.25 SF (SECOND FLOOR TOTAL)		
				1,898.44 SF (THIRD FLOOR TOTAL)		
17-3-0307	Building Height	17-17-0307-A, varies by district	45'	35.0'		
17-3-0308	Front Setback	17-17-0308, varies by district	4' per 10' of Lot Width (40.50')	0.00'		
17-3-0309	Corner Side Setback	17-17-0309, varies by district	4' per 10' of Lot Width (40.50')	0.00'		
				2.74' (EXISTING NON-CONFORMING)		
17-3-0310	Rear Setback	17-17-0310-F, varies by district	3.00'	0.00'		
17-3-0311	Roof Yard Or Usable Open Space	17-3-0311, 17-3-0312	675 SF	675 SF		
17-3-0312	Number of Dwelling Units	varies by district	3.25	4		
	Number of Efficiency Units (maximum allowed)	varies by district	1	0		
17-3-0313	Number of Off-street Parking Spaces	17-3-0207		4		
	Off-Street Parking Spaces (Actual Location)	17-3-0311 and 17-3-0312		4		
17-3-0314	Number of Off-street Loading Spaces	17-3-1105		0		
17-3-0315	Landscape Ordinance Compliance	18-13-101		0		
17-3-0316	Transitional Development Standards	17-3-0400		0		
17-3-0317	Planned Development Standards	17-8-0100		0		
17-3-0318	Green Roof Improvement Standards	17-10-0100		0		PENDING
17-3-0319	Affordable Requirements Ordinance (ARO)	2-44-0080		0		
17-3-0320	Rear Yard Setback	17-3-0320				PENDING
2012 Chicago Building Code Requirements						
13-56-0707	Proposed Occupancy Classification(s)	13-56-0707		A-2		
13-56-0302	Existing Occupancy Classification(s)	13-56-0302 & 13-56-0303		A-2		
13-56-0301	Overall Occupancy Load(s)	13-56-0301		0		



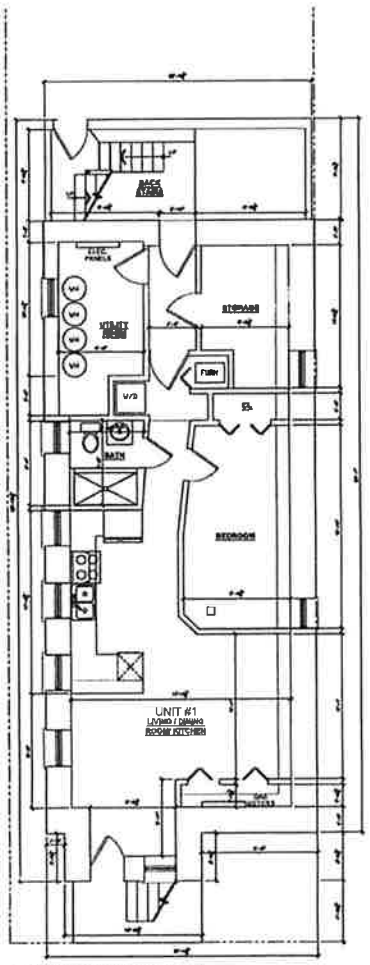
SITE PLAN
3/16" = 1'-0"

PROPOSED SITE PLAN & ZONING INFORMATION

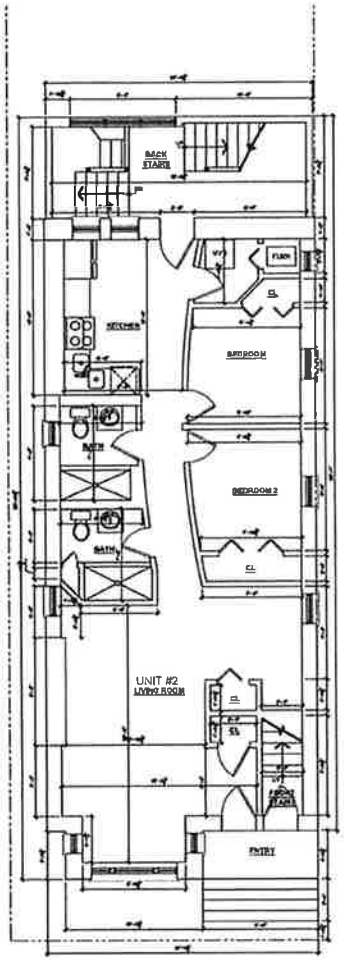
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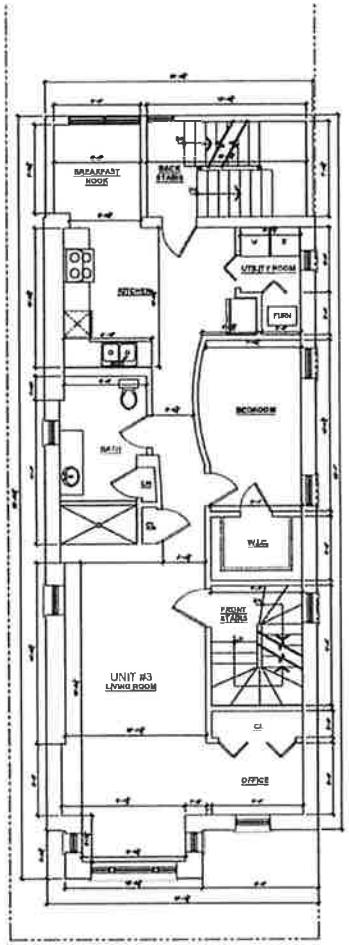
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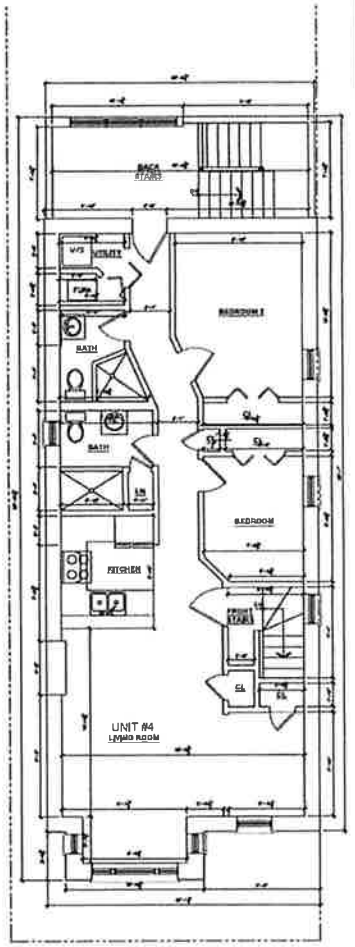
ARCHITECTURAL BSMT PLAN



ARCHITECTURAL 1ST FL PLAN



ARCHITECTURAL 2ND FL PLAN



ARCHITECTURAL 3RD FL PLAN

REVISIONS

ARCHITECT
ANDREW WARD

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FRONT BUILDING FLOOR PLANS

1905 W. HURON ST.
CHICAGO, IL 60622

DATE:
08.13.2020

DRAWN BY: CS
CHECKED BY: AW

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REAR BUILDING ELEVATIONS

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CHICAGO, IL 60622

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