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)

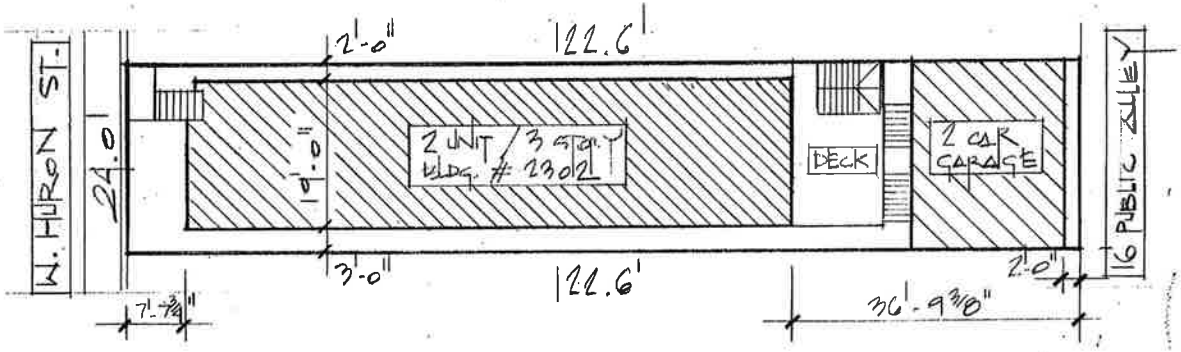
b. 2302 West Huron Street:
   i. Front Setback: 7 feet-7.75 inches
   ii. Side Setbacks:
      West Side: 2 feet
      East Side: 3 feet
   iii. Rear Setback: 36 feet-9.38 inches

(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

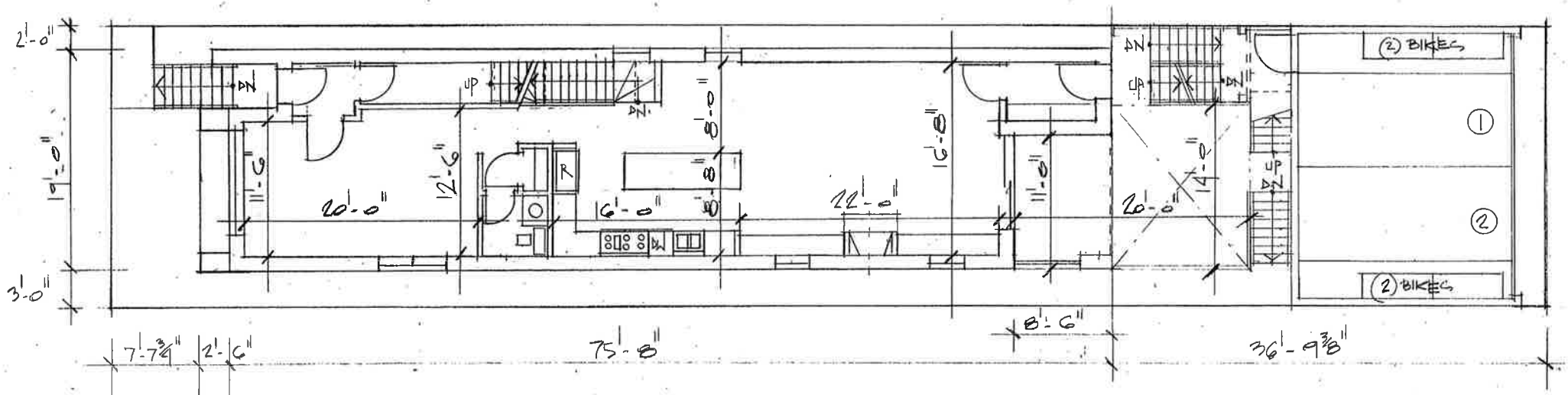


SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION	
LOT AREA 24.0' x 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.

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

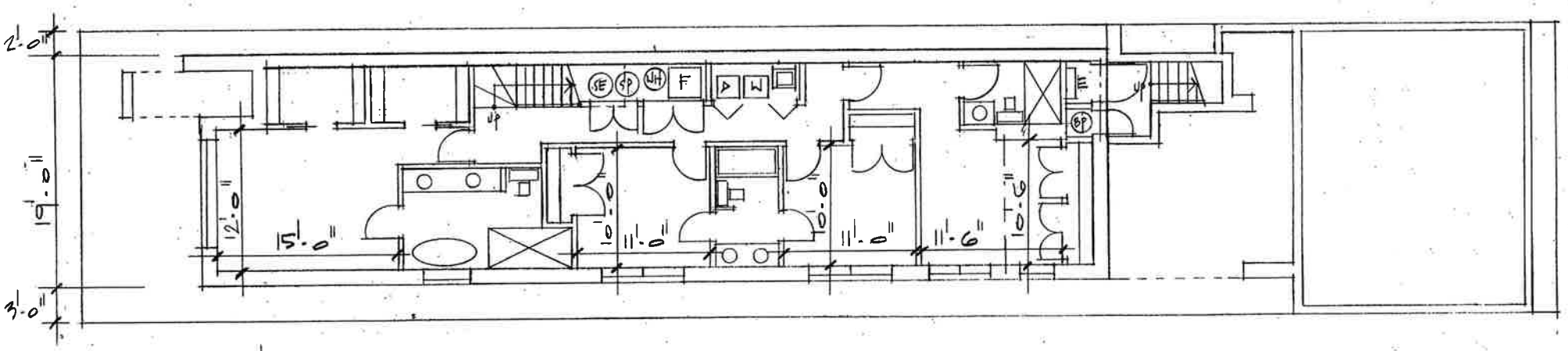


1ST FLOOR PLAN
1/8" = 1'-0"

1,353 S.F.

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

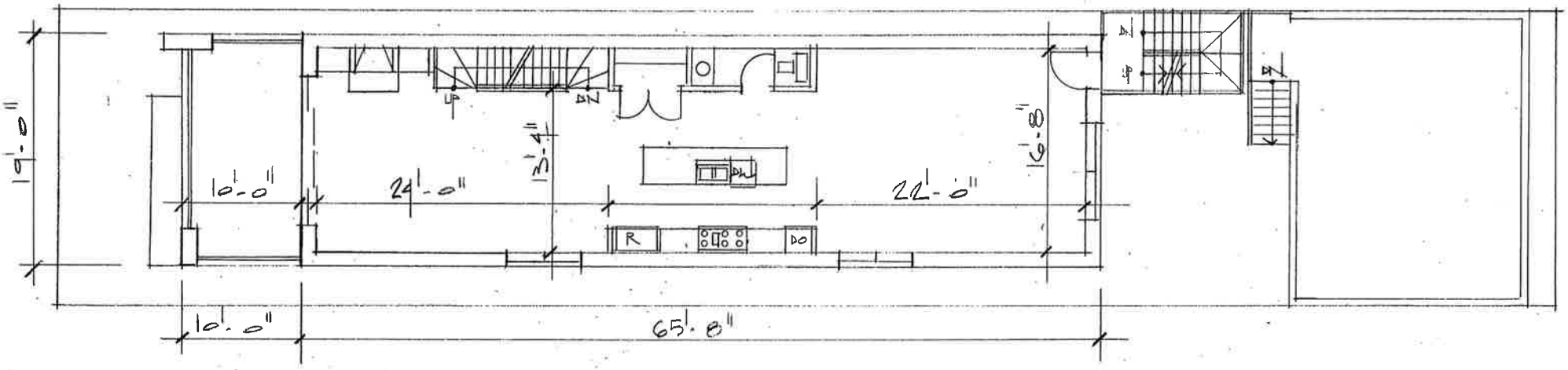
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



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

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

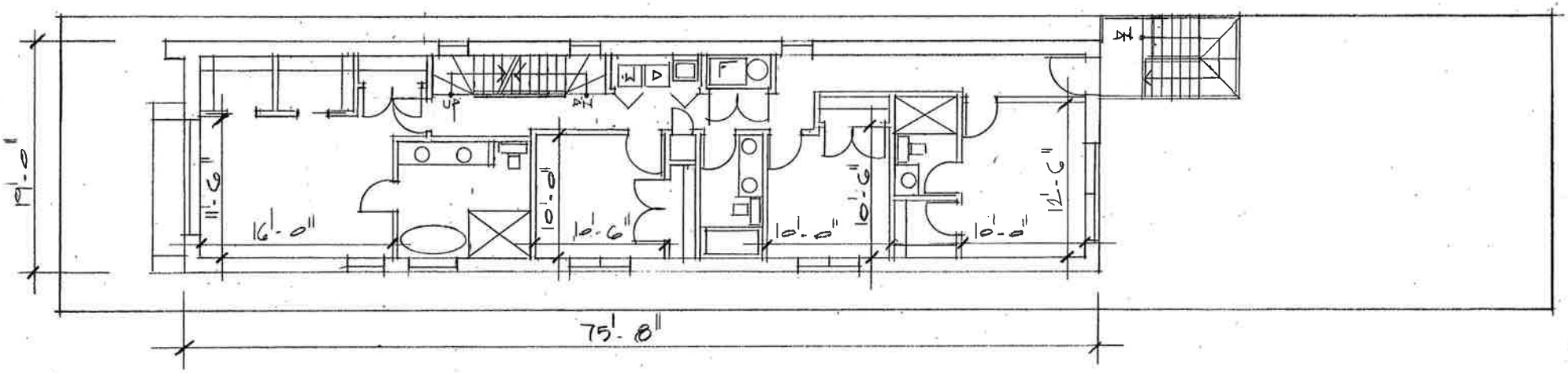
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



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

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

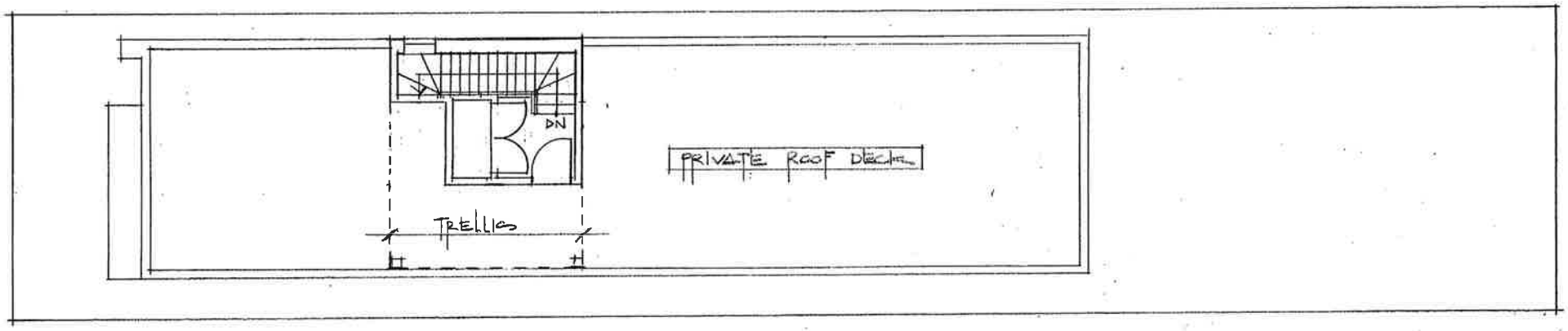
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



3rd Floor PLAN 1,496 S.F.
1/8" = 1'-0"

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

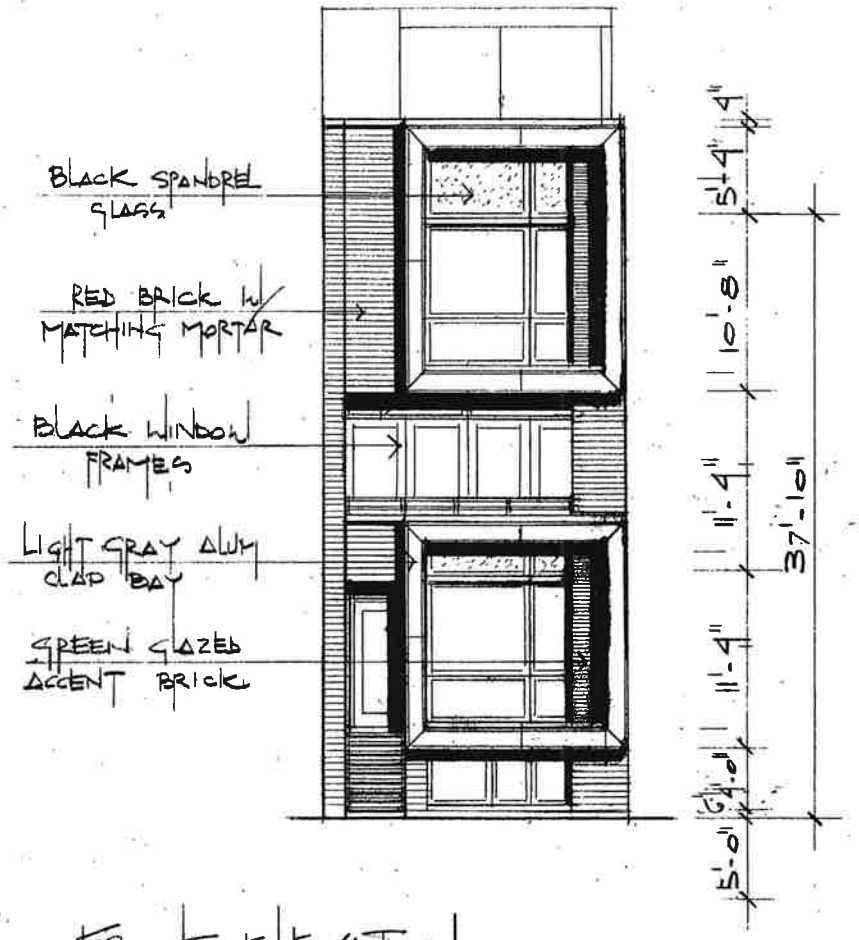
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



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

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

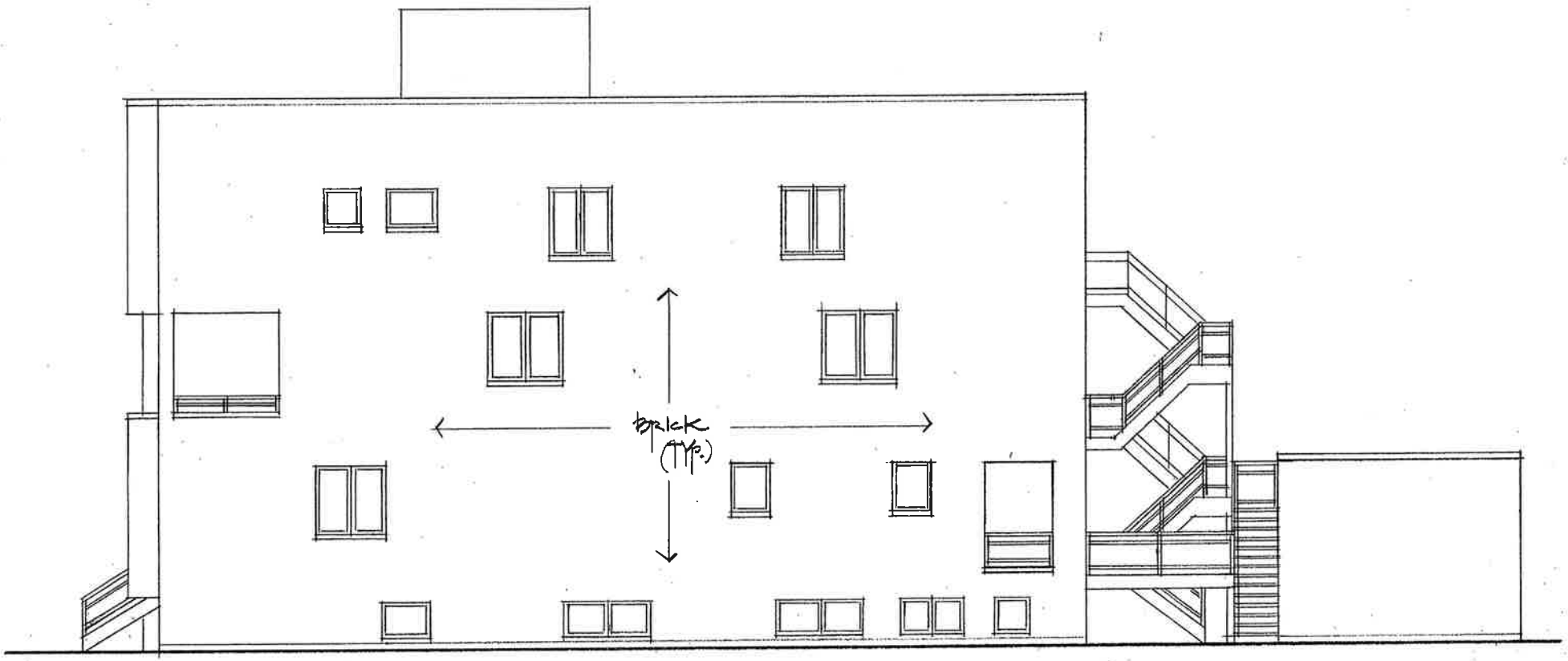
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



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

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

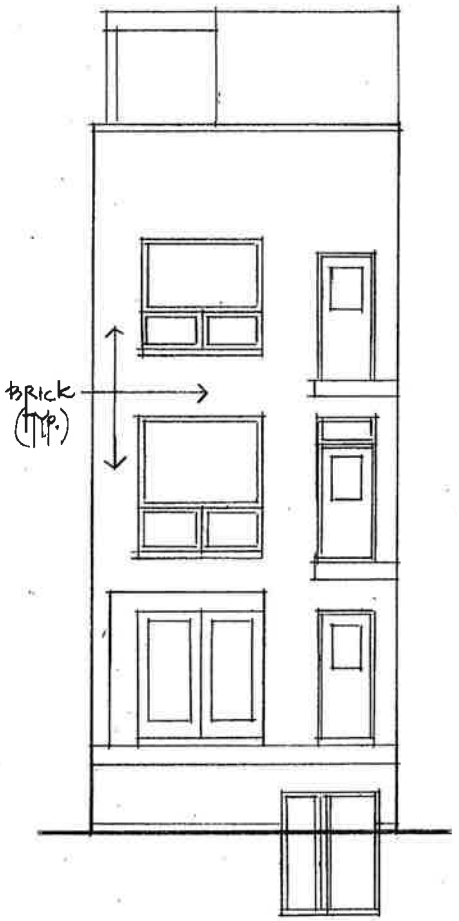
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



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

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

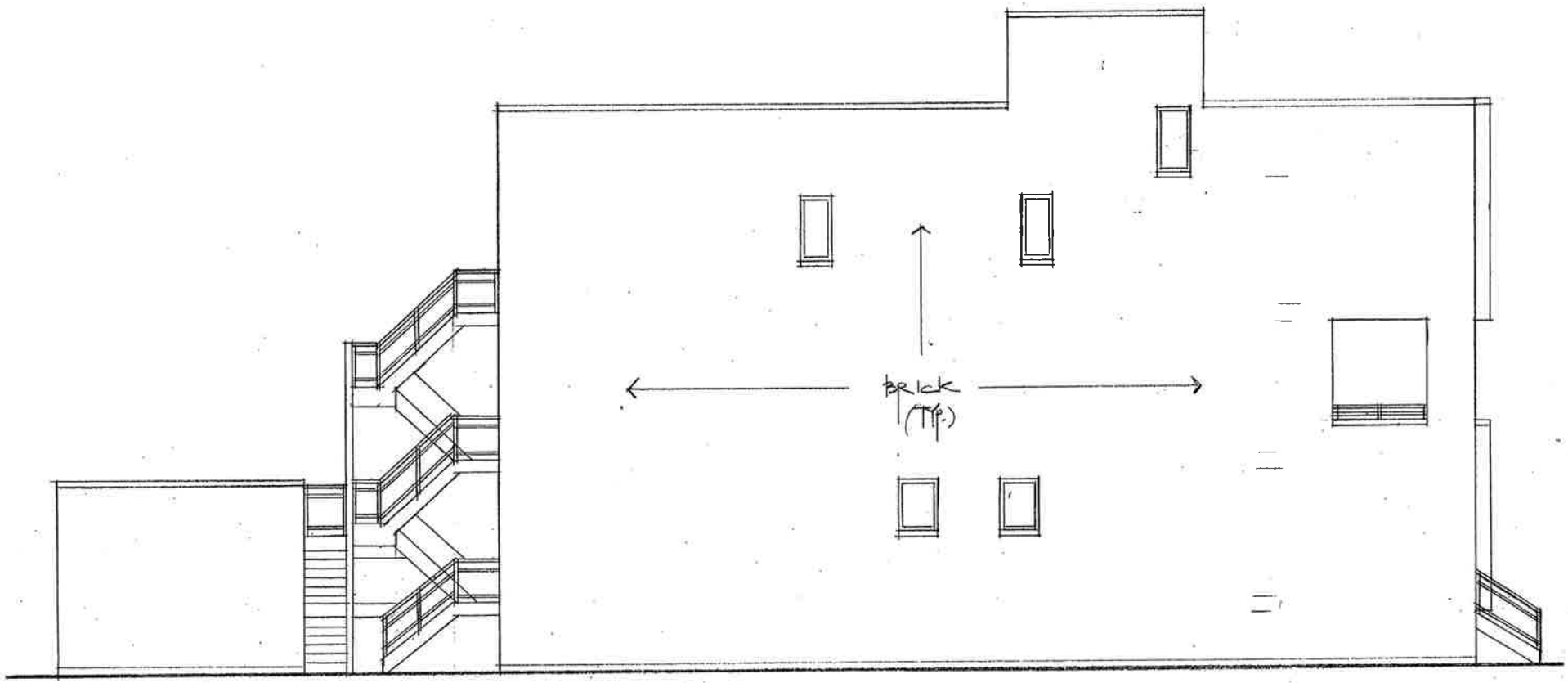
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



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

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

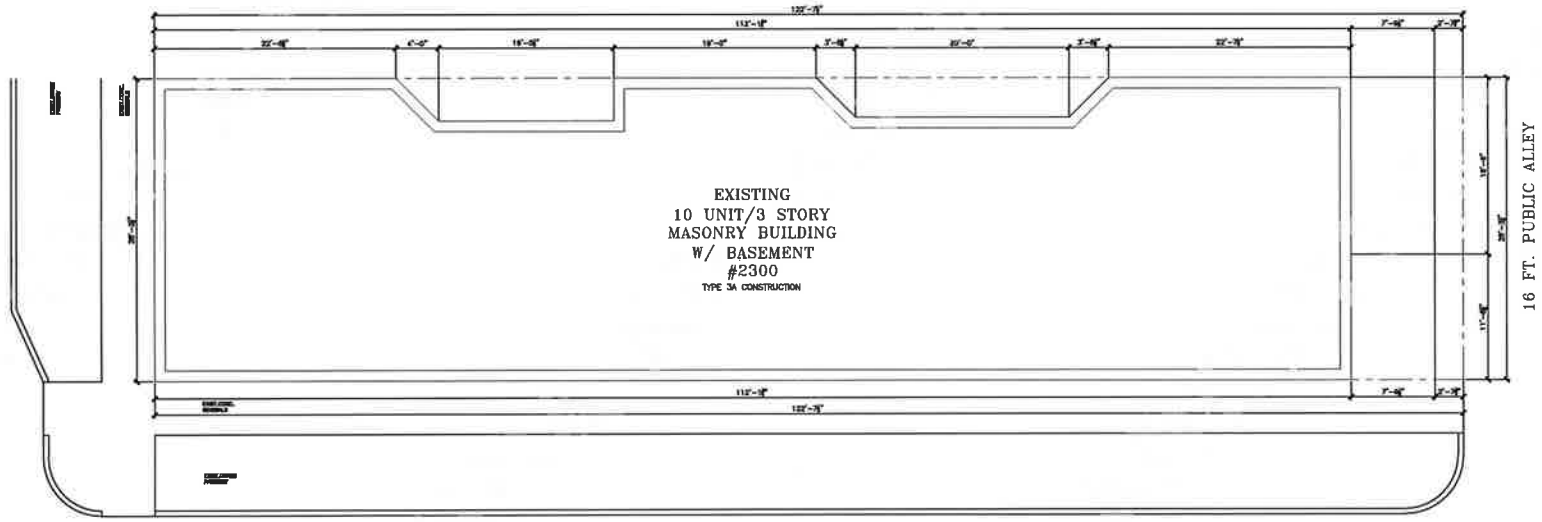
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
e-mail: hannaarchitects @ sbcglobal.net
© HANNA ARCHITECTS, INC. 2025



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

ZONING DATA:		
LOT AREA: 25.20'x122.60' =		3,467.32 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 (OBTAIN NECESSARY PERMITS).
3. DO NOT DISTURB ADJACENT PROPERTIES.

© HANNA ARCHITECTS, INC. 2025

HANNA ARCHITECTS, INC.
(312) 750-1600
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1601
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001883

ISSUED - REVIEW
ISSUED - REVIEW
ISSUED - PERMIT AUG 11 2025
ISSUED - BID

JOHN E. HANNA 001-010137

PROJECT NAME & ADDRESS
2302 WEST
HURON ST.

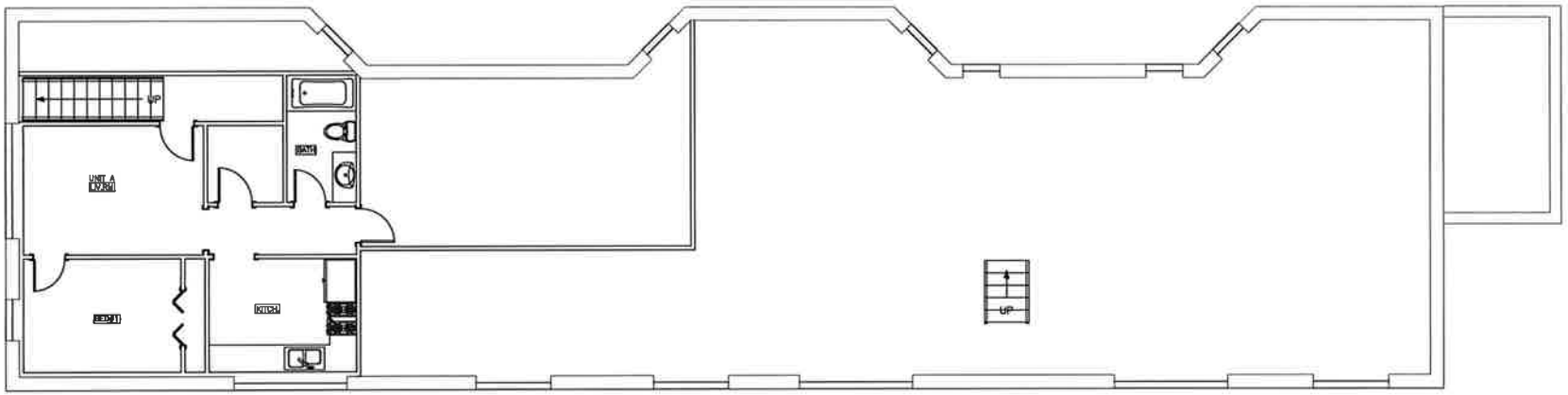
EXISTING
10 UNIT/3 STORY
MASONRY BLDG.
W/ BASEMENT

CHICAGO, ILLINOIS

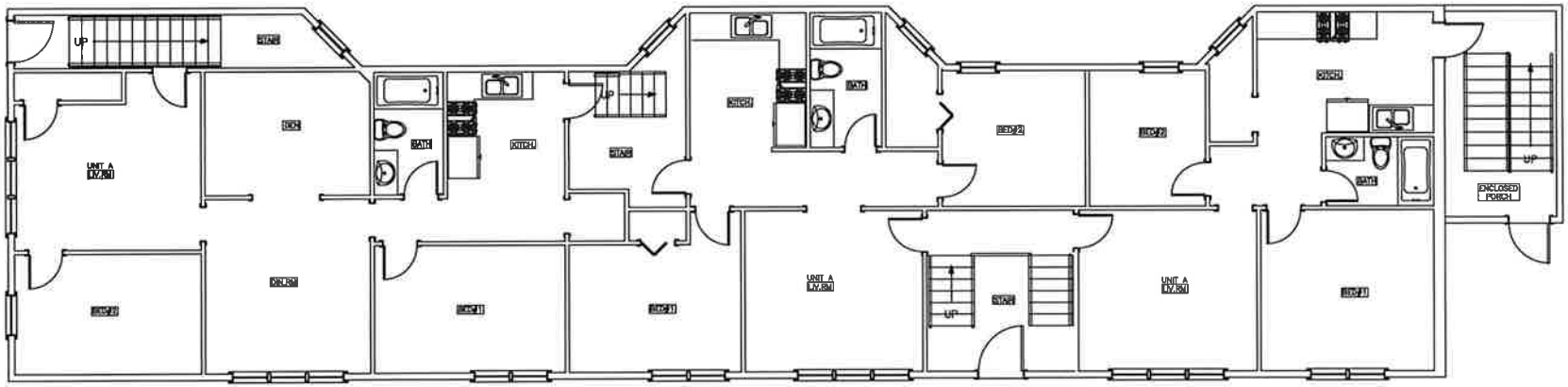
SHEET TITLE
SITE PLAN

FILENAME

SHEET NUMBER
A-1



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



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

© HANNA ARCHITECTS, INC. 2025

HANNA ARCHITECTS, Inc.
(312) 750-1680
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (847) 750-1850
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184.001485

ISSUED - REVIEW
ISSUED - REVIEW
ISSUED - PERMIT AUG 27, 2025
ISSUED - BID

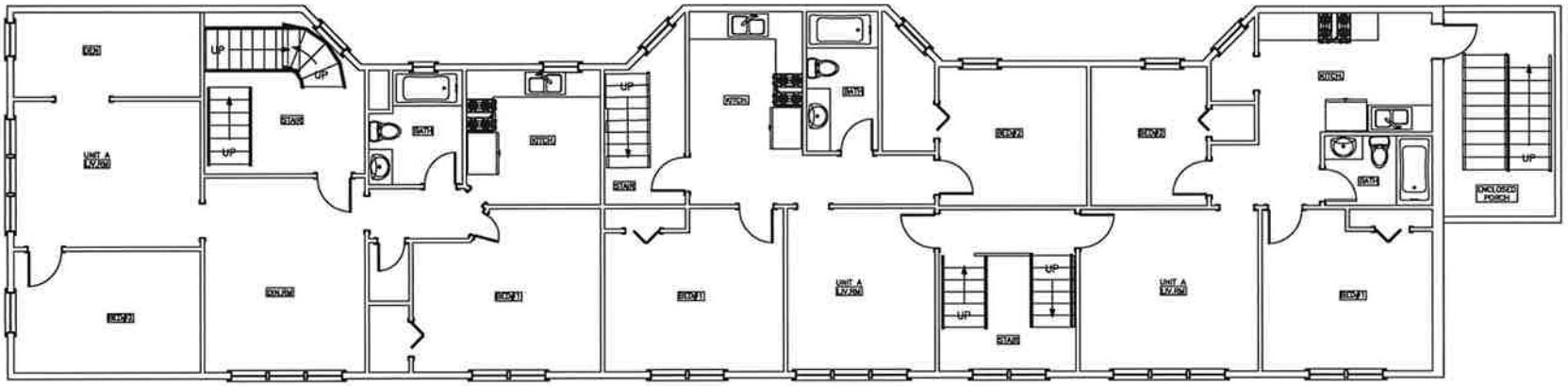
JOHN E. HANNA
001-010133

PROJECT NAME & ADDRESS
2302 WEST HURON ST.
EXISTING
10 UNIT/3 STORY MASONRY BLDG. W/ BASEMENT
CHICAGO, ILLINOIS

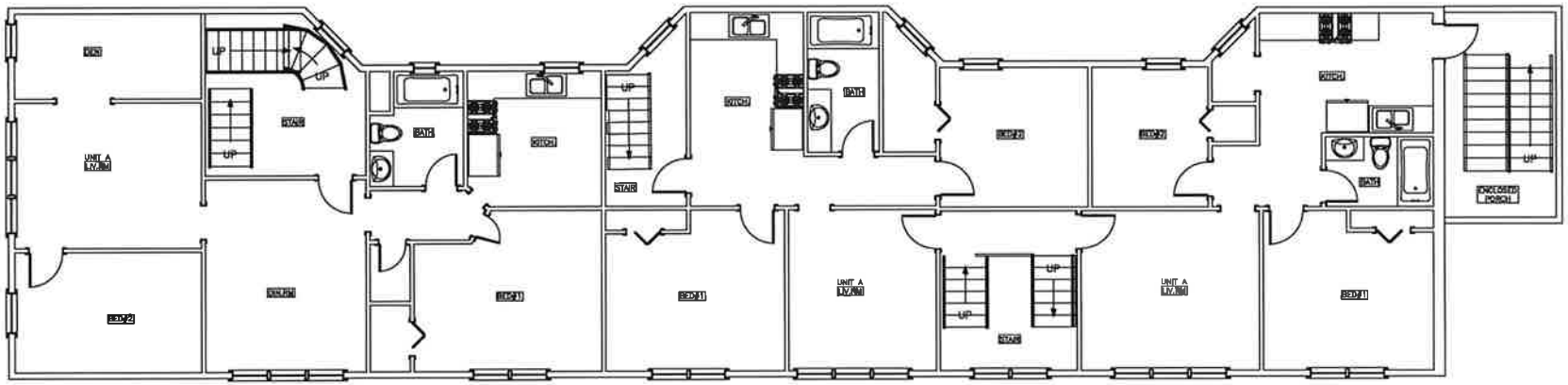
SHEET TITLE
BASEMENT & FIRST FLOOR PLANS

FILENAME

SHEET NUMBER
A-2



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



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

© HANNA ARCHITECTS, INC. 2025

HANNA Architects, Inc.
(312) 750-1800
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1601
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

NOTICE
This plan, Technical notes, Copyright, Ideas, Designs and/or drawings are the property of the Architect and shall not be reproduced without the Architects permission and/or fee. If discrepancies found in this plan please contact Hanna Architects, Inc. (312) 750-1800

ISSUED - REVIEW
ISSUED - REVIEW
ISSUED - PERMIT AUG 27 2025
ISSUED - BID

HANNA 001-010137

PROJECT NAME & ADDRESS
2302 WEST HURON ST.

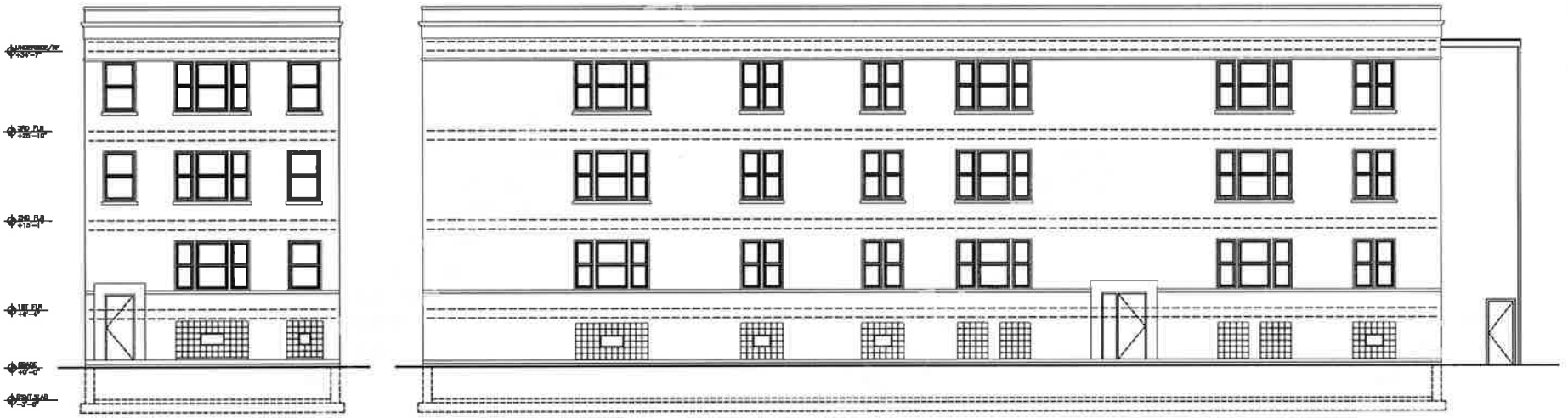
EXISTING 10 UNIT/3 STORY MASONRY BLDG. W/ BASEMENT

CHICAGO, ILLINOIS

SHEET TITLE
SECOND & THIRD FLOOR PLANS

FILENAME

SHEET NUMBER
A-3



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

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

HANNA Architects, Inc.
(312) 750-1800
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 750-1801
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER [illegible]

ISSUED - REVIEW
ISSUED - REVIEW
ISSUED - PERMIT AUG 25 2025
ISSUED - BID

JOHN HANNA 001-010137 STATE OF ILLINOIS LICENSED ARCHITECT

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

© HANNA ARCHITECTS, INC. 2025