Final for Publication

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)

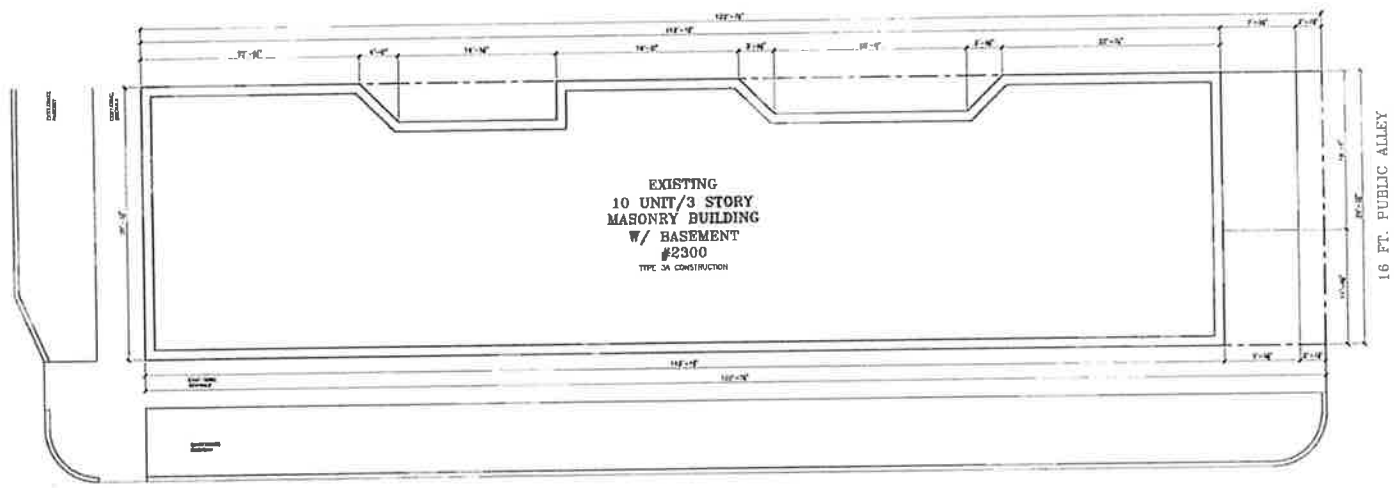
*Pursuant to Sec. 17-13-1101-B , the Applicant is seeking to reduce the front setback, reduce the rear, and reduce the west side setback.

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

Final for Publication

ZONING DATA:		
LOT AREA 28.20'x122.60' =		3,457.32 SQ.FT.
F.A.R.	RM-5	4.4
MAX. BUILDABLE		15,213.21 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

NOTES:
1. [illegible]
2. [illegible]
3. [illegible]

HANNA
(312) 750-1800
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PROFESSIONAL SERVICES FIRM
ARCHITECTS | INTERIOR DESIGNERS
LICENSED REGISTERED ENT. 184.001

ISSUED REVISIONS

PROJECT NAME & ADDRESS
2302 WEST
HURON ST.

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

CHICAGO, ILLINOIS

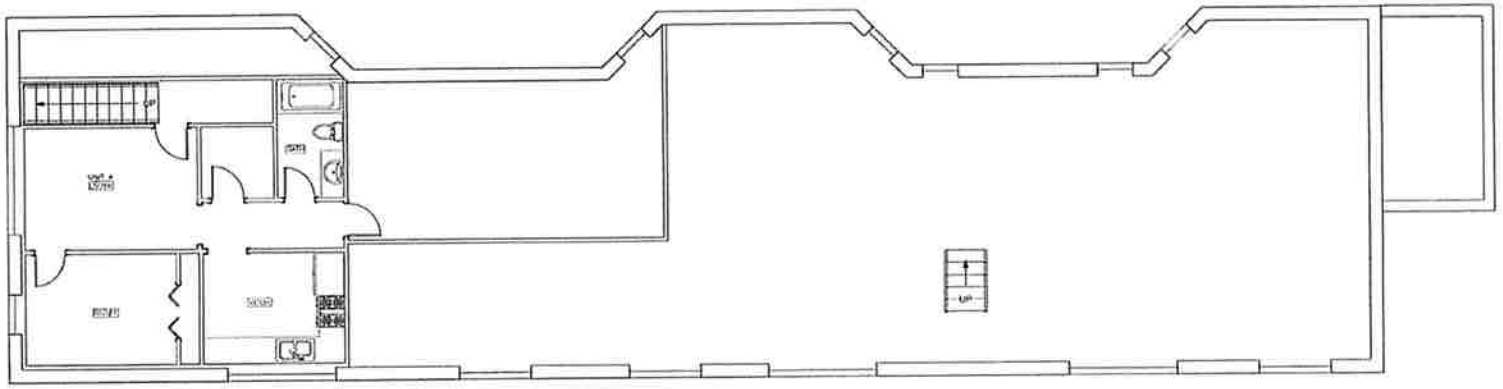
SHEET TITLE
SITE PLAN

PERMANENT

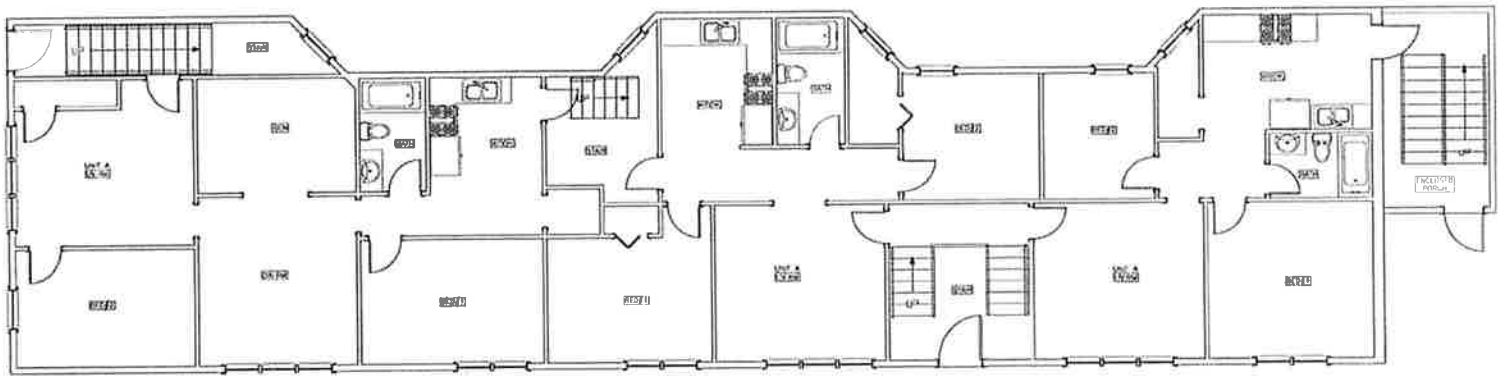
SHEET NUMBER
A-1

© HANNA ARCHITECTS, INC. 2025

Final for Publication



BASEMENT PLAN



FIRST FLOOR PLAN

© HANNA ARCHITECTS, Inc. 2023

HANNA ARCHITECTS, Inc.
(312) 759-1800
100 W. WASHINGTON
CHICAGO, ILLINOIS 60602
FAX (312) 75[illegible]
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001455

ISSUED / REVIEW
REVISED / REVIEW
ISSUED / PERMIT AUG 15, 2023
DELIVERED

PROJECT NAME & ADDRESS
2302 WEST
HURON ST.

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

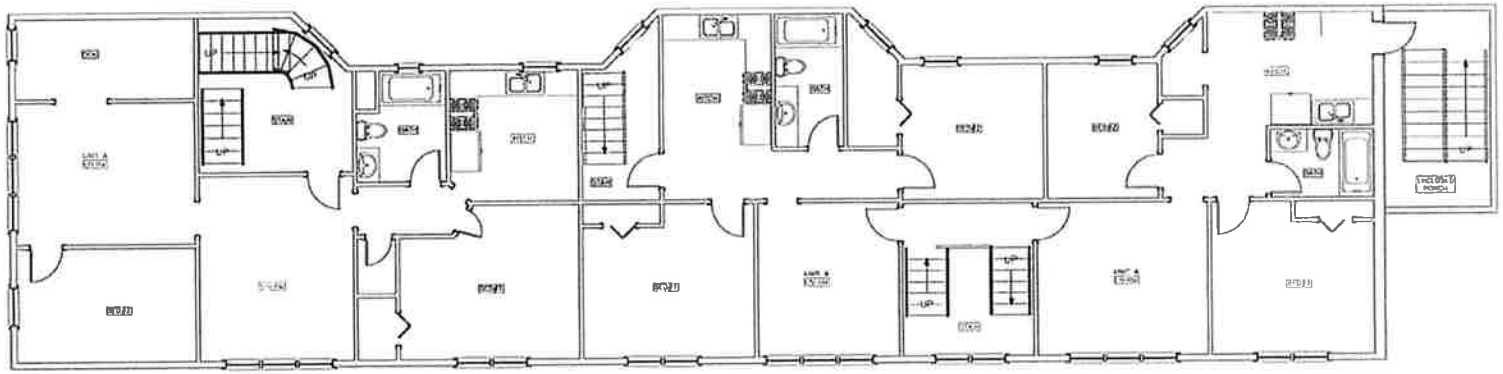
CHICAGO, ILLINOIS

SHEET TITLE
BASEMENT &
FIRST FLOOR
PLANS

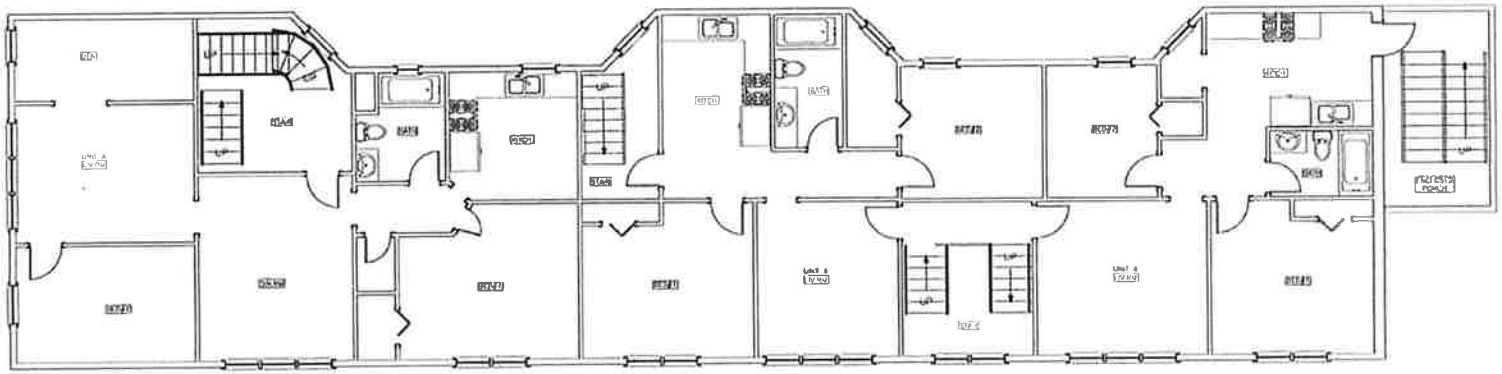
PERMITS

SHEET NUMBER
A-2

Final for Publication



SECOND FLOOR PLAN



THIRD FLOOR PLAN

© HANNA ARCHITECTS, INC. 2023

HANNA ARCHITECTS, INC.

2302 WEST HURON ST.

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

CHICAGO, ILLINOIS

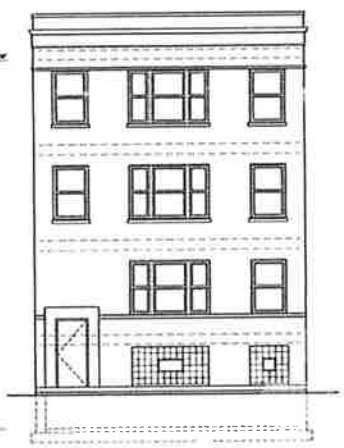
SHEET TITLE:

SECOND & THIRD FLOOR PLANS

SHEET NUMBER

A-3

Final for Publication



SOUTH ELEVATION



EAST ELEVATION

© HANNA ARCHITECTS, INC. 2023

HANNA ARCHITECTS, INC.

2302 WEST
HURON ST.

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

CHICAGO, ILLINOIS

SHEET TITLE

BUILDING
ELEVATIONS

SHEET NUMBER

A-1