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)

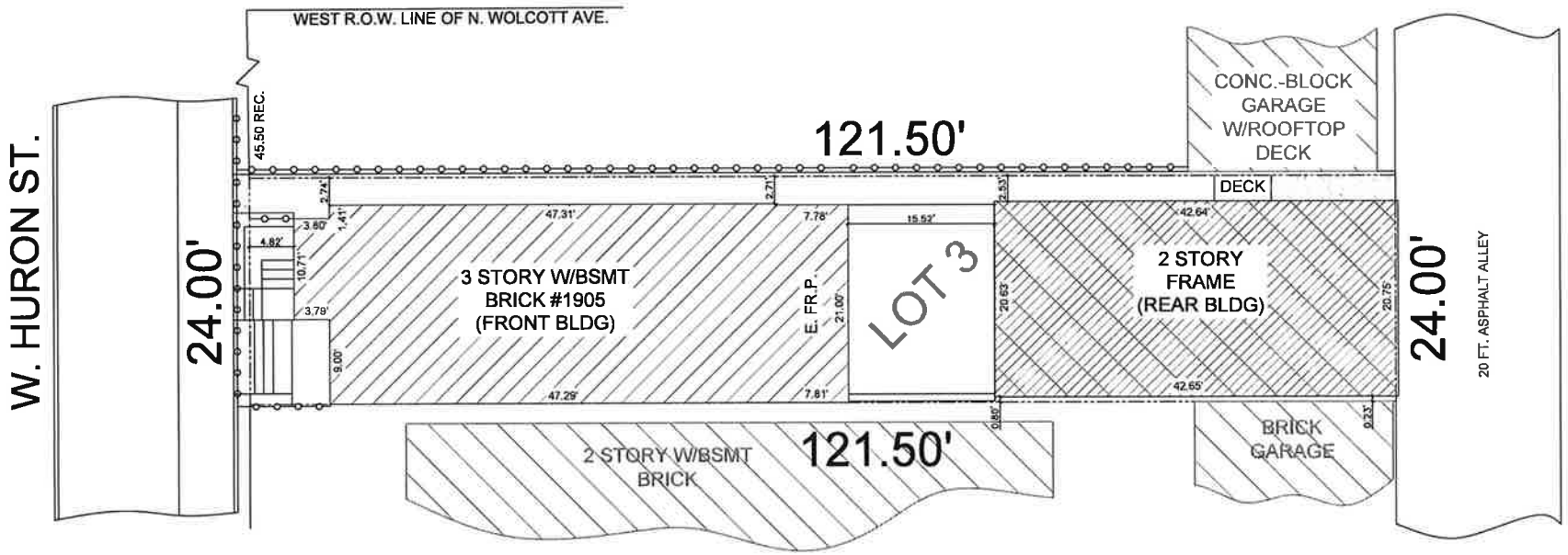
ii. Side Setbacks:
    West Side: 3 feet (proposed)
    East Side: 2 feet (proposed)
iii. Rear Setback: 36.6 feet (proposed)

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)

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Comments
Chicago Zoning Ordinance Requirements						
Z.01	Zoning District / Planned Development No.	zoning map		—		
Z.02	Existing Zoning Use(s)	17-17-0100	RM4	RM4		
Z.03	Proposed Zoning Use(s)	17-17-0100	RESIDENTIAL	RESIDENTIAL		
Z.04	Chicago Landmark Designation	requested deed restriction			☒	
Z.06	Lakefront Protection District	zoning map, Ch. 16-4			☒	
Z.06	Zoning Overlay District	zoning map, Ch. 17-7			☒	
Z.07	Pedestrian Street	zoning map, 13-3-0905			☒	
Z.08	Min Lot Area Per Unit (MLA)	17-17-0403-A	400 SF	600 SF		
Z.09A	Lot Area	17-17-0202	1,200 SF	2,812 SF	☐	
Z.09	Floor Area Ratio (FAR)	varies by district	2.2	1.24	☐	
Z.10	Total Floor Area	17-17-0206, varies by district	5,952 SF	3,488 SF FRONT BLDG TOTAL ROAD BLDG 688 SF (BAS.FL) 688 SF (1ST FL) 688 SF (ATTIC) 2,812 SF TOTAL		
Z.11	Building Height	17-17-0311, varies by district	45'	35.4'	☐	
Z.12	Front Setback	17-17-0305, varies by district	15' OR (10% LOT DEPTH) 20'	4.82'	☐	
Z.13	Combined Side Setback	17-17-0306, varies by district	30% LOT WIDTH = 3.2' NO LESS THAN 2' OR 8% = 1.92' UNLESS EXISTS IN BLOCK	NOR. 5' 0.8" SOU. 5' 0.8" TOTAL= 10.0'	☐	
Z.14	Rear Setback	17-17-0307, varies by district	30% LOT DEPTH OR 30'	5.00'	☐	
Z.15	Rear Yard / Private Open Space	17-3-0307, 17-4-0410	30% LOT DEPTH OR 30'	272 SF	☐	
Z.16	Number of Dwelling Units	varies by district	1.29	4	☐	
	Number of Efficiency Units (included above)	varies by district			☒	
Z.17	Number of Off-street Parking Spaces	17-10-0200	4	4	☐	
	SV/Senior/Accessible Parking Spaces (included above)	17-10-0211 (ref. 11/100)			☒	
Z.18	Number of Off-street Loading Spaces	17-10-1100			☒	
Z.19	Landmarks Ordinance Compliance	Ch. 13-11			☒	
Z.20	Townhouse Development Standards	17-3-0500			☒	
Z.21	Planned Development Standards	Ch. 17-8			☒	
Z.22	Open Space Impact Fee Worksheet	Ch. 16-18			☐	PENDING
Z.23	Affordable Requirements Ordinance (ARO)	Ch. 2-44			☒	
Z.24	Plat of Survey	13-13-1302-B				PENDING
2012 Chicago Building Code Requirements						
8.03.01	Proposed Occupancy Classification(s)	14-9-302.1	—	R-2		
8.03.02	Existing Occupancy Classification(s)	14-9-302.6, Ch. 14-8-3	—	R-3	☐	
8.04.01	Special Occupancy Conditions	Ch. 14-8-4			☒	



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

REVISIONS:
1
2

ARCHITECT
ANDREW WANG

5156 N. ROGERS AVE.
CHICAGO, IL 60646
O: 773.804.7760

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES; AND HAS NO RIGHT TO STOP ANY WORK. JOBSIDE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

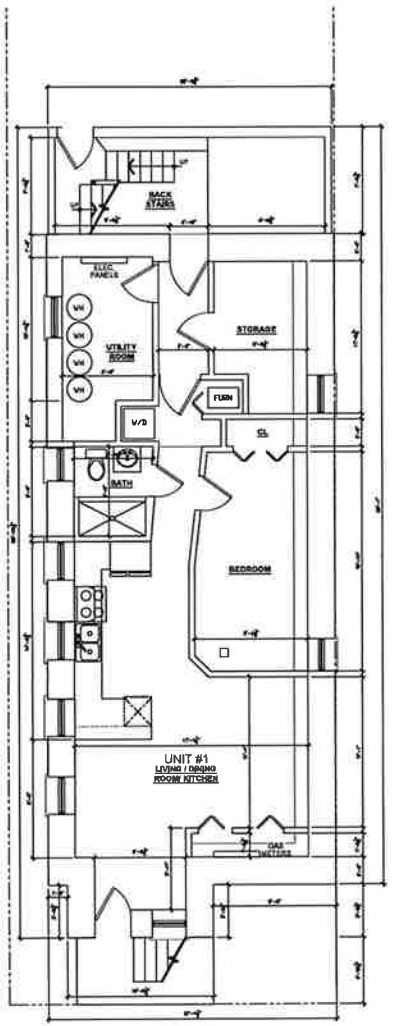
PROPOSED SITE PLAN & ZONING INFORMATION

**1905 W. HURON ST.
CHICAGO, IL 60622**

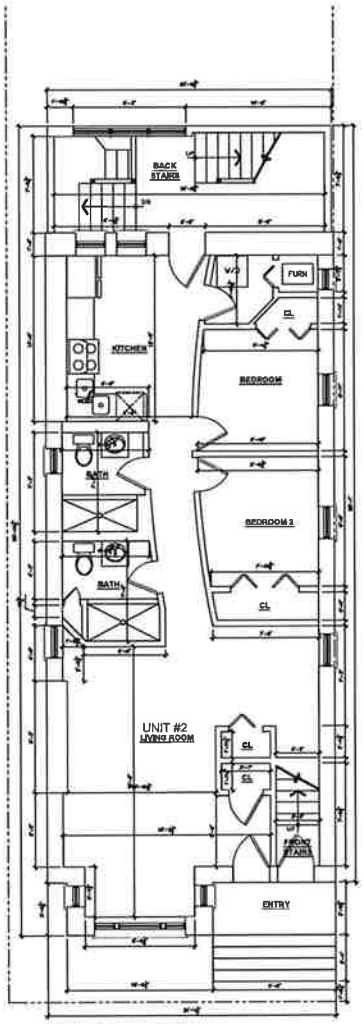
DATE: 08.13.2020
DRAWN BY: C.G.
CHECKED BY: A.W.

SHEET

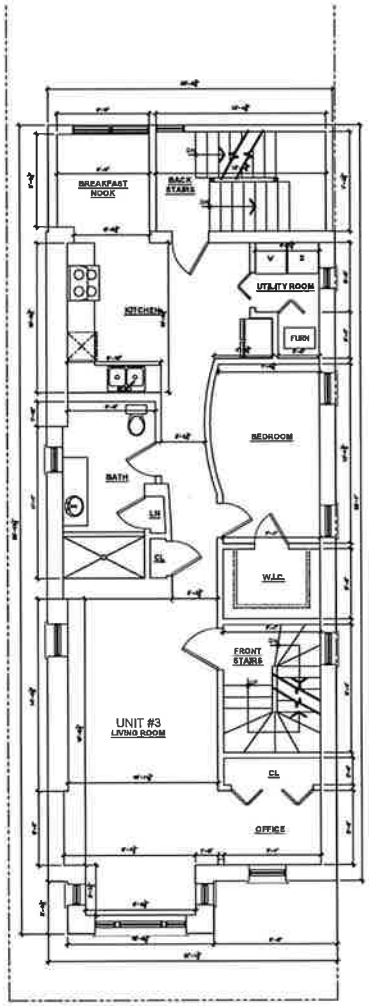
T-1.0



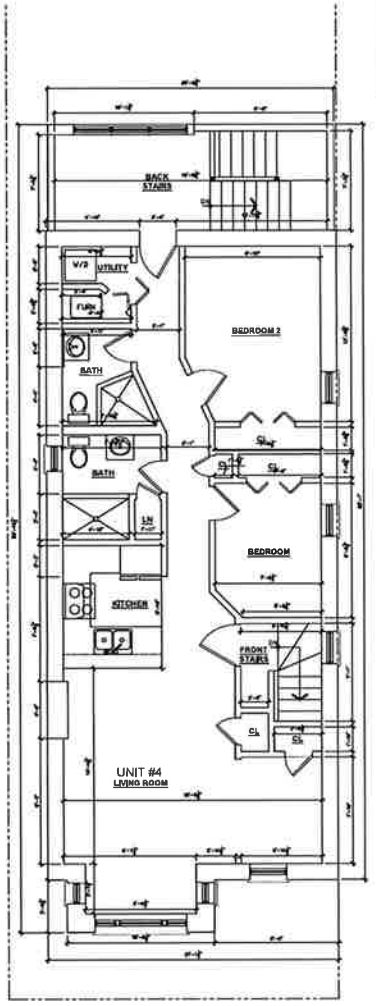
ARCHITECTURAL BSMT PLAN
1/4" = 1'-0"



ARCHITECTURAL 1ST FL PLAN
1/4" = 1'-0"



ARCHITECTURAL 2ND FL PLAN
1/4" = 1'-0"



ARCHITECTURAL 3RD FL PLAN
1/4" = 1'-0"

REVISIONS:
1
2

ARCHITECT
ANDREW WANG

8156 W. ROGERS AVE.
CHICAGO, IL 60648
@ 773.368.1060

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

FRONT BUILDING FLOOR PLANS

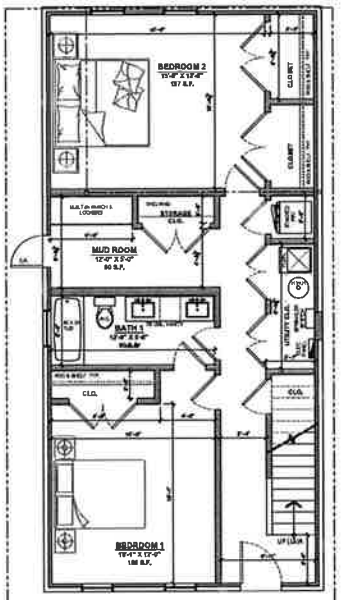
1905 W. HURON ST.
CHICAGO, IL 60622

DATE:
05.13.2020

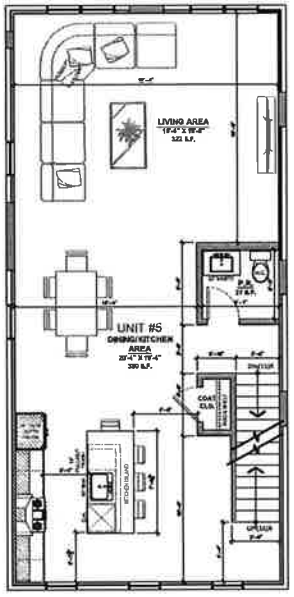
DRAWN BY: C.G.
CHECKED BY: A.W.

SHEET

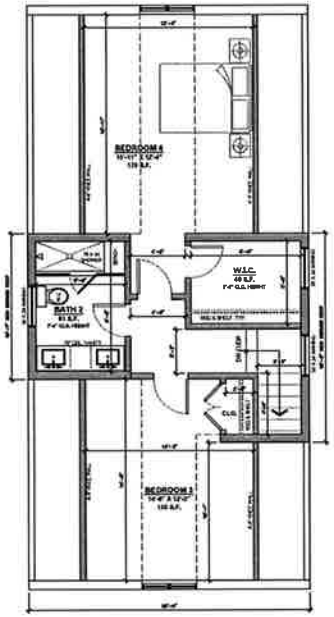
A-1.0



ARCHITECTURAL 1ST FL PLAN
1/4" = 1'-0"



ARCHITECTURAL 2ND FL PLAN
1/4" = 1'-0"



ARCHITECTURAL ATTIC PLAN
1/4" = 1'-0"

REVISIONS:
1
2

ARCHITECT
ANDREW WANG

5756 N. ROGERS AVE.
CHICAGO, IL 60646
O: 773.304.7640

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSIDE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

REAR BUILDING FLOOR PLANS

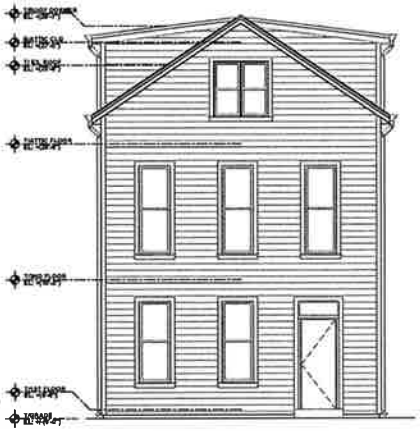
1905 W. HURON ST.
CHICAGO, IL 60622

DATE:
08.13.2020

DRAWN BY: C.G.
CHECKED BY: A.W.

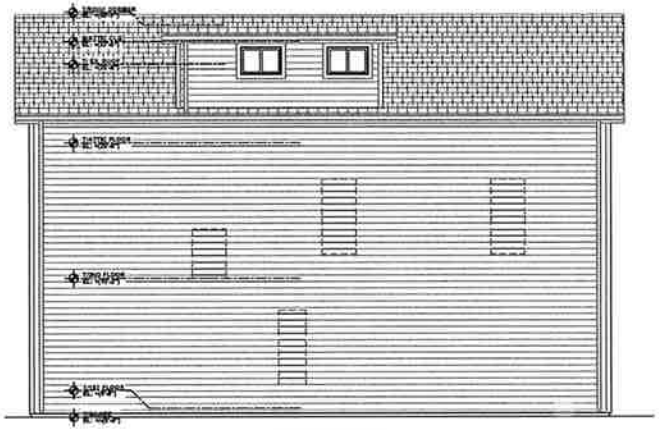
SHEET

A-1.1



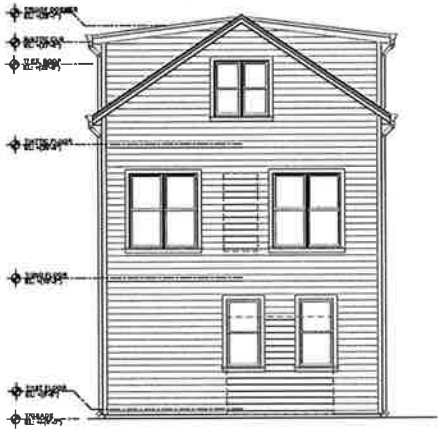
NORTH (FRONT) ELEVATION

1/4" = 1'-0"



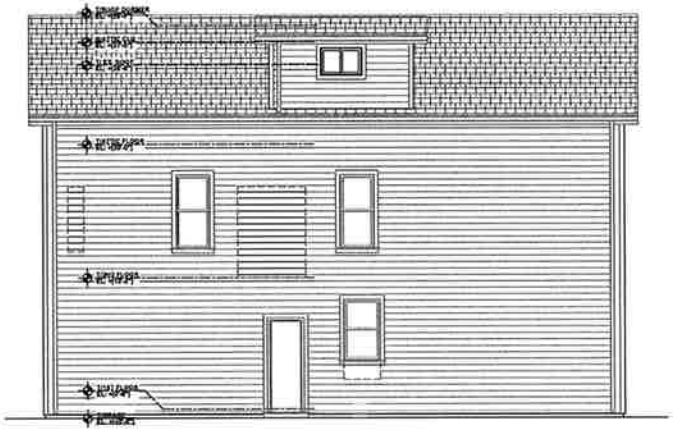
WEST ELEVATION

1/4" = 1'-0"



SOUTH (REAR) ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

REVISIONS:

1

2

ARCHITECT
ANDREW WANG

5156 N. ROGERS AVE.
CHICAGO, IL 60648
O 773.904.7760

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES, AND HAS NO RIGHT TO STOP ANY WORK. JOBSIDE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

REAR BUILDING ELEVATIONS

1905 W. HURON ST.
CHICAGO, IL 60622

DATE:
08.15.2020

DRAWN BY: C.O.

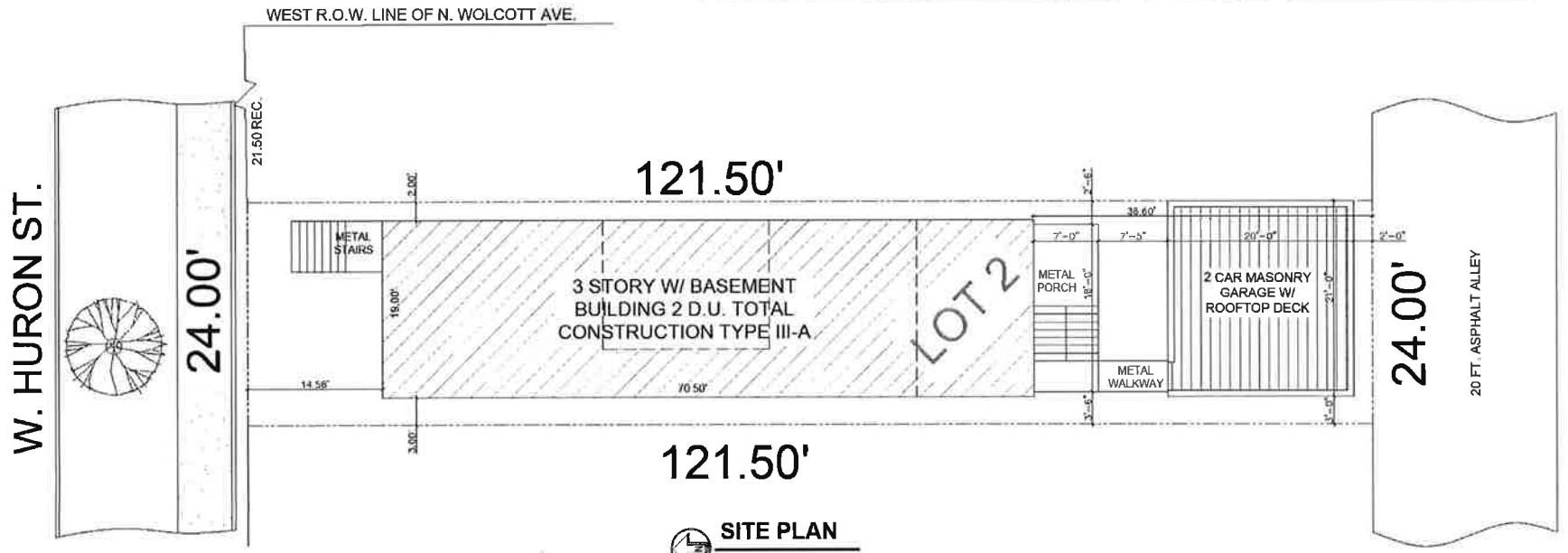
CHECKED BY: A.W.

SHEET

A-2.1

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Comments
Chicago Zoning Ordinance Requirements						
Z.01	Zoning District / Planned Development No.	zoning map	—	—		
Z.02	Existing Zoning Use(s)	17-17-0100	RM-5	RM-5		
Z.03	Proposed Zoning Use(s)	17-17-0100	RESIDENTIAL	RESIDENTIAL		
Z.04	Chicago Landmark Designation	reviewed deed restriction			☐	
Z.05	Lakefront Protection District	zoning map; Ch. 16-4			☐	
Z.06	Zoning Overlay District	zoning map; Ch. 17-7			☐	
Z.07	Pedestrian Street	zoning map; 17-3-0500			☐	
Z.08	Min Lot Area Per Unit (MLA)	17-17-0303-A	400 SF	1,464 SF		
Z.080	Lot Area	17-17-0302	3,532 SF	2,916 SF	☐	
Z.09	Floor Area Ratio (FAR)	varies by district	2.5	1.23	☐	
Z.10	Total Floor Area	17-17-0305, varies by district	8,830 SF	1,326 SF 1ST FLOOR (NOT COUNTED) 1,326 SF 2ND FL 1,326 SF 3RD FL 1,326 SF BSMT 1,326 SF PORCH (NOT COUNTED) 3,652 SF TOTAL		
Z.11	Building Height	17-17-0211, varies by district	45'	34'-10"	☐	
Z.12	Front Setback	17-17-0305, varies by district	15' OR (12% LOT DEPTH) (14.58') OR 44'	14.58'	☐	
Z.13	Combined Side Setbacks	17-17-0305, varies by district	20% LOT WIDTH = 6.5' NO SIDE < 2' OR 8% = 1.62' WHICHEVER IS GREATER	3.00' 1ST 2.00' 2ND & 3RD TOTAL = 7.00'	☐	
Z.14	Rear Setback	17-17-0307, varies by district	30% OF LOT DEPTH (36.50') BUT NEED NOT EXCEED 35% OF LOT AREA = 35.00'	36.50'	☐	
Z.15	Rear Yard / On-site Open Space	17-2-0307, 17-4-0410	2 X 225 = 450 SF 4 X 225 LOT AREA = 900 SF	660 SF	☐	
Z.16	Number of Dwelling Units	varies by district	7.25	2	☐	
	Number of Efficiency Units (include above)	varies by district			☐	
Z.17	Number of Off-street Parking Spaces	17-10-0203	2	2	☐	
	EVSE-ready Parking Spaces (include above)	17-10-1011 (eff. 11/1/23)			☐	
Z.18	Number of Off-street Loading Spaces	17-10-1102			☐	
Z.19	Landscape Ordinance Compliance	Ch. 17-11			☐	
Z.20	Townhouse Development Standards	17-2-0300			☐	
Z.21	Planned Development Standards	Ch. 17-8			☐	
Z.22	Open Space Impact Fee Worksheet	Ch. 16-18			☐	PROVIDED
Z.23	Affordable Requirements Ordinance (ARO)	Ch. 2-44			☐	
Z.24	Plat of Survey	17-13-1302-B				PROVIDED
2018 Chicago Building Code Requirements						
B.03.01	Proposed Occupancy (Construction)	14B-3-302.1	—	R-2		
B.03.02	Existing Occupancy Classification(s)	14B-3-302.1, Ch. 14B-3	—	R-2	☐	
B.04.01	Special Occupancy Conditions	Ch. 14B-4			☐	





SITE PLAN

3/16" = 1'-0"

REVISIONS:

1

2

ARCHITECT
ANDREW WANG

8756 N. ROGERS AVE
CHICAGO, IL 60618
O: 773.884.7540

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. ASSESS SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

SITE PLAN & ZONING INFO

1903 W HURON ST
CHICAGO, IL 60622

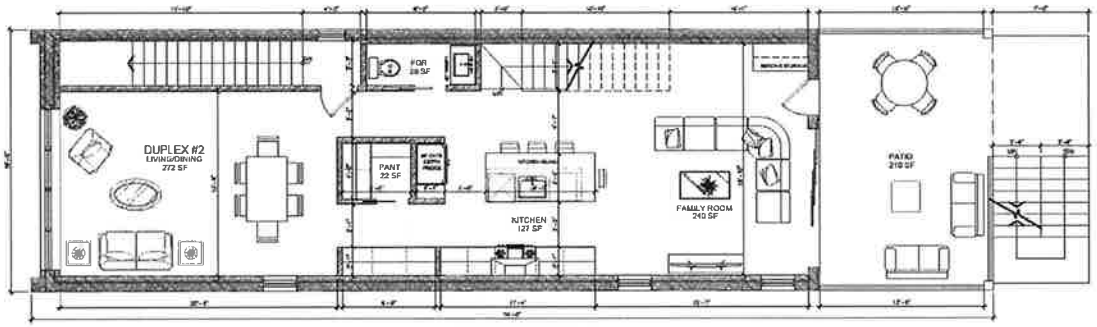
DATE
04 Jul 2025

DRAWN BY: EC

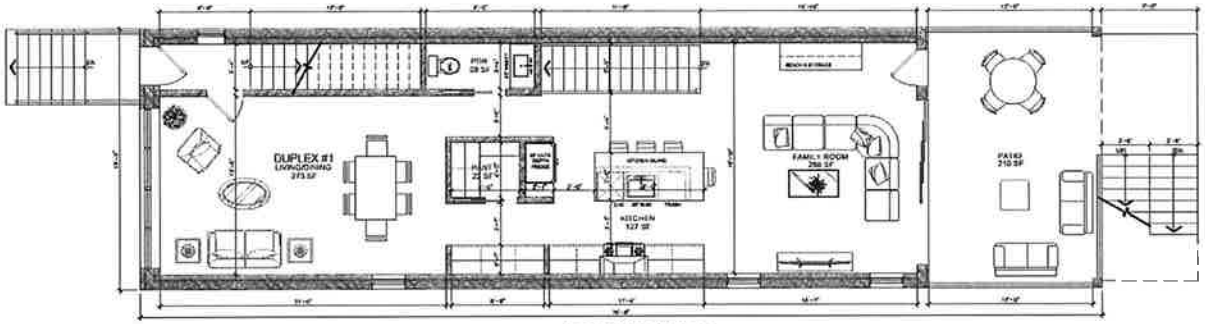
CHECKED BY: AW

SHEET

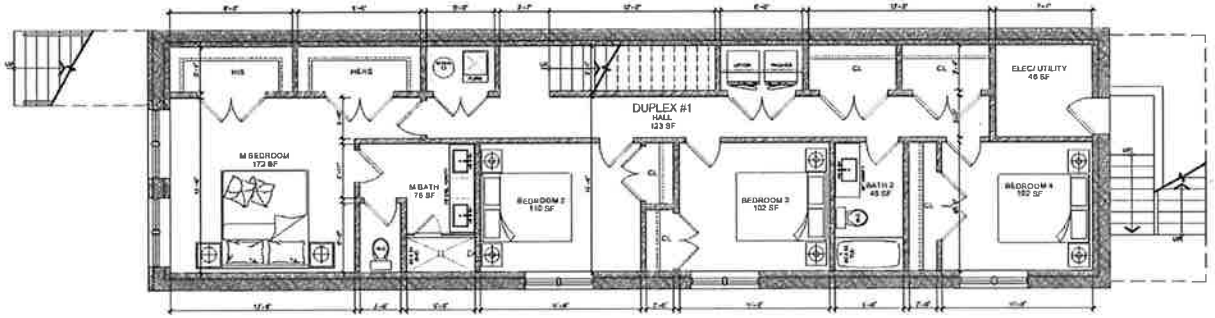
T-1.0



ARCH 2ND FLOOR PLAN
1/4" = 1'-0"



ARCH 1ST FLOOR PLAN
1/4" = 1'-0"



ARCH BSMT FLOOR PLAN
1/4" = 1'-0"

REVISIONS

1

2

ARCHITECT
ANDREW WANG

5754 N. ROGERS AVE.
CHICAGO, IL 60646
@ 773.304.7585

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES; AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTURAL PLANS

1903 W HURON ST
CHICAGO, IL 60622

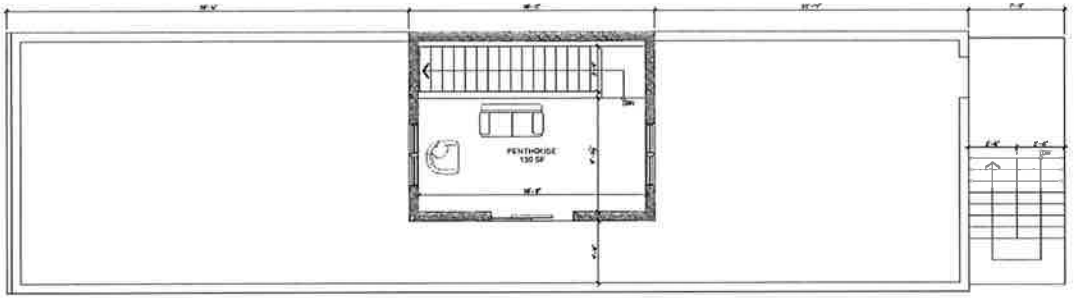
DATE:

DRAWN BY

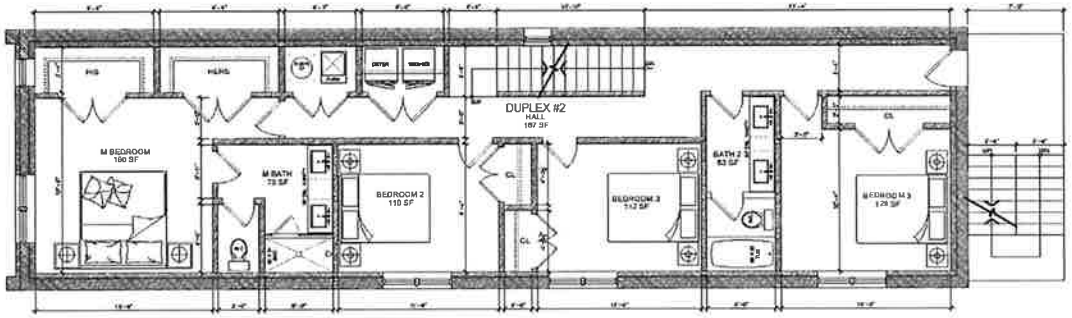
CHECKED BY

SHEET

A-1.0



ARCH ROOFTOP DECK PLAN
1/4" = 1'-0"



ARCH 3RD FLOOR PLAN
1/4" = 1'-0"

REVISIONS

1	
2	

ARCHITECT
ANDREW WANG

5756 N. ROGERS AVE.
CHICAGO, IL 60646
(P) 773 944 7988

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. LIKEWISE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

AR CHITECTURAL PLANS

1903 W HURON ST
CHICAGO, IL 60622

DATE:
04.18.2025

DRAWN BY: C.G.
CHECKED BY: A.W.

SHEET

A-1.1



1 NORTH ELEV
SC 1/8" = 1'-0"

2 WEST ELEV
SC 1/8" = 1'-0"

REVISIONS

ARCHITECT
ANDREW WANG

5736 N RIDGEWAY AVE.
CHICAGO, IL 60646
O 773 954 7582

SAFETY & LIABILITY NOTICE:

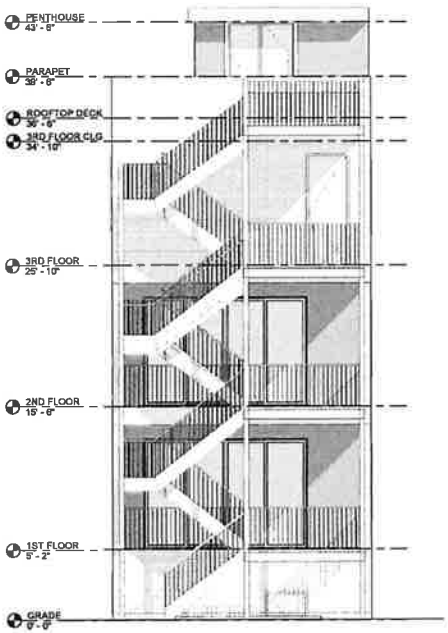
THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. ALL SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS

ARCHITECTURAL ELEVS

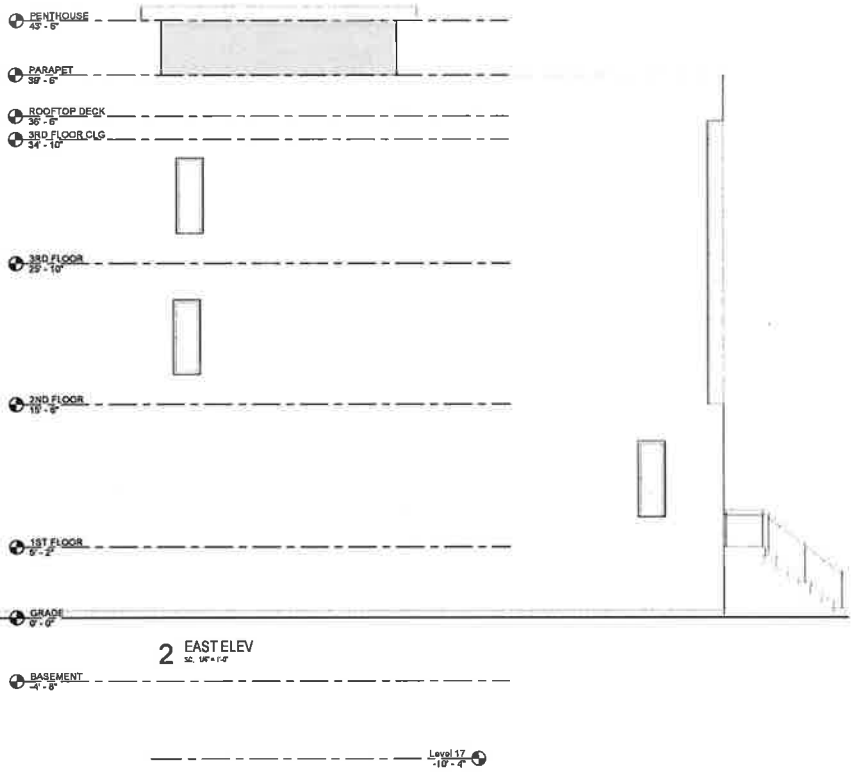
1903 W HURON ST
CHICAGO, IL 60622

DATE

A-1.2



1 SOUTH ELEV
SC 1/4" = 1'-0"



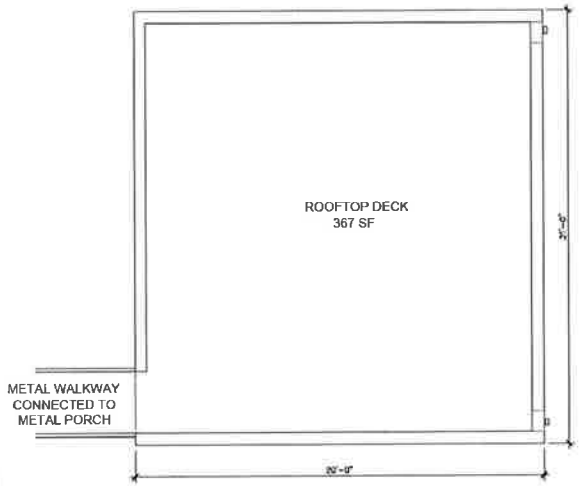
2 EAST ELEV
SC 1/4" = 1'-0"

REVISIONS

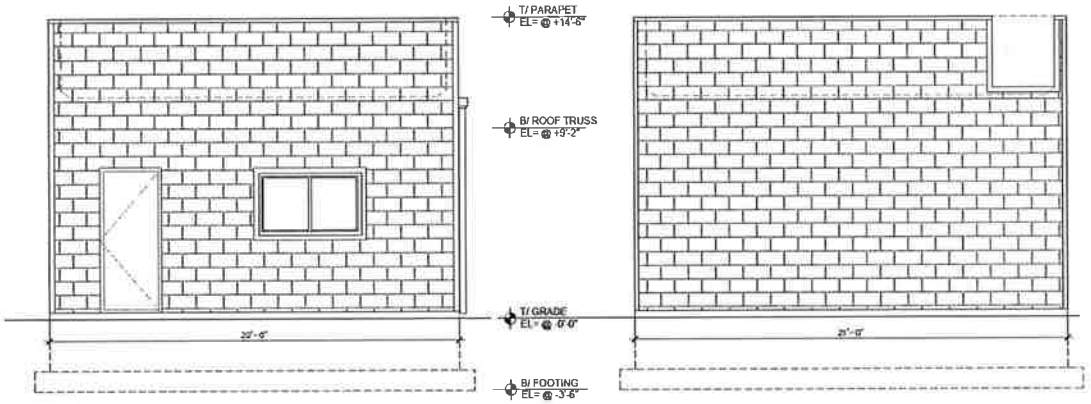
ARCHITECTURAL ELEVS
1903 W HURON ST
CHICAGO, IL 60622

DATE:

A-1.3

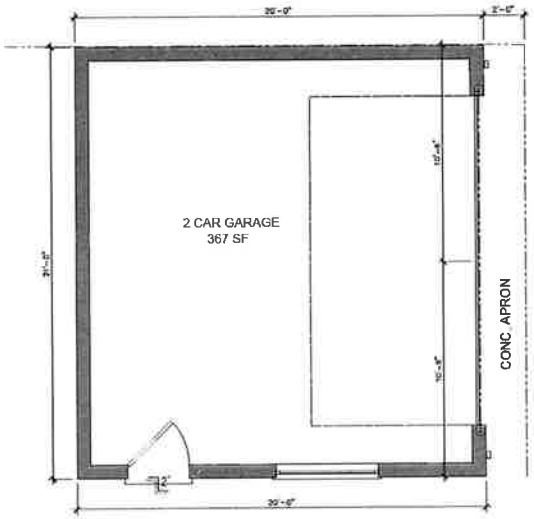


GARAGE ROOF PLAN
1/4" = 1'-0"

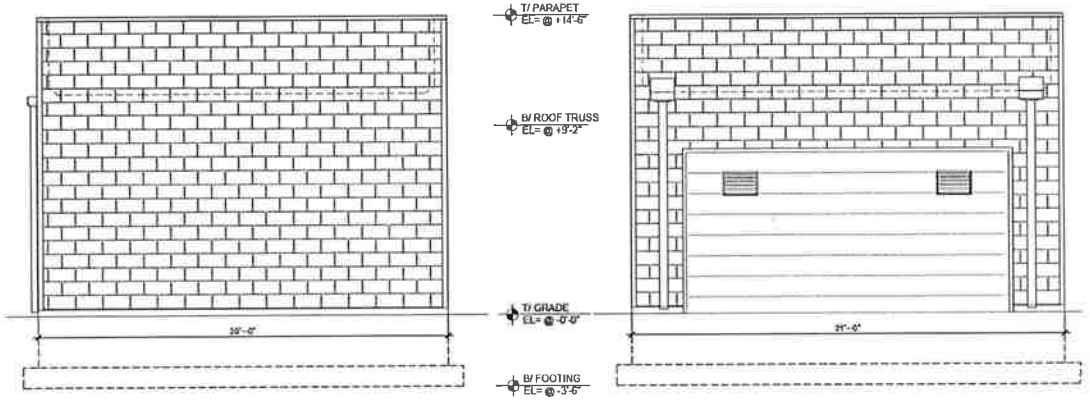


WEST ELEVATION
1/4" = 1'-0"

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"

REVISIONS:
1
2

ARCHITECT
ANDREW WARD
5756 N. ROGERS AVE.
CHICAGO, IL 60646
O 773.564.7580

SAFETY & LIABILITY NOTICE

THE ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES; AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

GARAGE PLAN & ELEV
1903 W HURON ST
CHICAGO, IL 60622

DATE:
DRAWN BY: C.G.
CHECKED BY: A.W.
SHEET

A-2.0