



City of Chicago



SO2017-9012

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/13/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 2005 W Huron St - App No. 19489T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

11109

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.1-H in the area bounded by

West Huron Street; a line 50.75 feet west of and parallel to North Damen Avenue; the alley next south of and parallel to West Huron Street; and a line 74.75 feet west of and parallel to North Damen Avenue,

to those of a RM4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 2005 West Huron Street

FINAL FOR PUBLICATION

Substitute Narrative and Plans

**17-13-0303-C(1) Narrative Zoning Analysis – 2005 W. Huron, Chicago, IL
Elective (T-1)**

Proposed Zoning: RM-4.5

Lot Area: 2,920.86 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building that will contain two (2) dwelling units. The proposed building will be masonry construction. The proposed building will be 35 feet 6 inches in height. A two-car detached garage will be located at the rear of the subject lot.

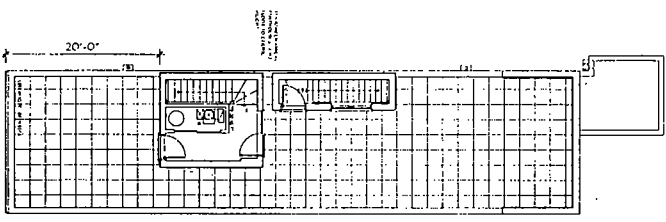
- (a) The Project's Floor Area Ratio: 1.44
- (b) The project's density (Lot Area per Dwelling Unit): 1,460.43 square feet
- (c) The amount of off-street parking: 2 parking spaces
- (d) Setbacks:
 - a. Front Setback: 9 feet 2 inches
 - b. Rear Setback: 37 feet 8 inches
 - c. Side Setbacks: East side – 2 feet / West side – 3 feet
 - d. Rear Yard Open Space: 254.74 square feet
- (e) Building Height: 35 feet 6 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

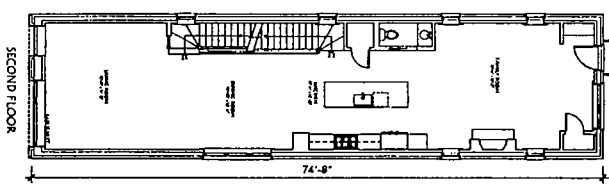
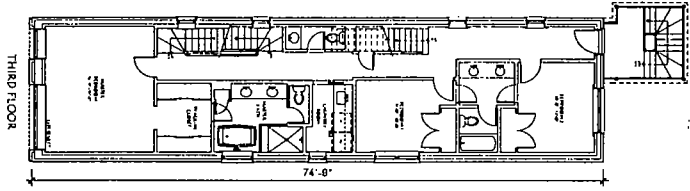
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MICHAEL J. LEARY
ARCHITECT
 Suite 3100
 221 North LaSalle Street
 Chicago, Illinois 60601
 312.339.4375

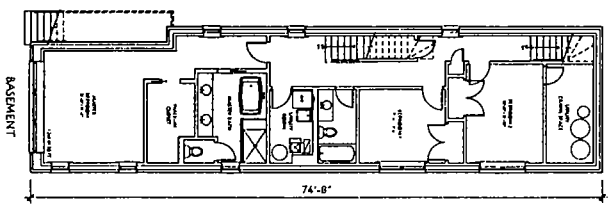
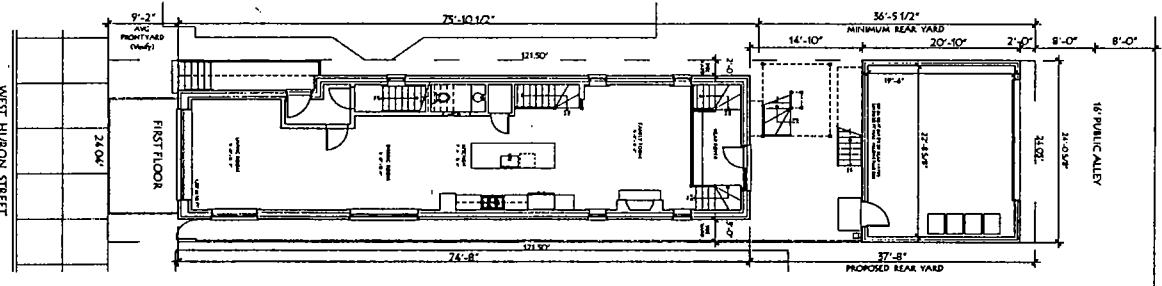


ZONING ANALYSIS

ZONING DISTRICT	REQUIRED	PROPOSED
LOT SIZE	121,507 sq ft	544,5
LOT AREA	2,021 sq ft	1,461.04 sq ft
MAX AV	470 sq ft	2 DU
FLOOR AREA RATIO	1.70	1.64
PERMITTED FLOOR AREA	170,74 sq ft	1,461.04 sq ft
BUILDING HEIGHT	45'	35'-4"
MAX ZONING	14.88 sq ft	9.27 sq ft
MAX ZONING	2.87	5.20
MAX ZONING SPACE	180 sq ft	105 sq ft
PARKING	11	11 (2 PARKED)



FLOOR PLANS



AREAS

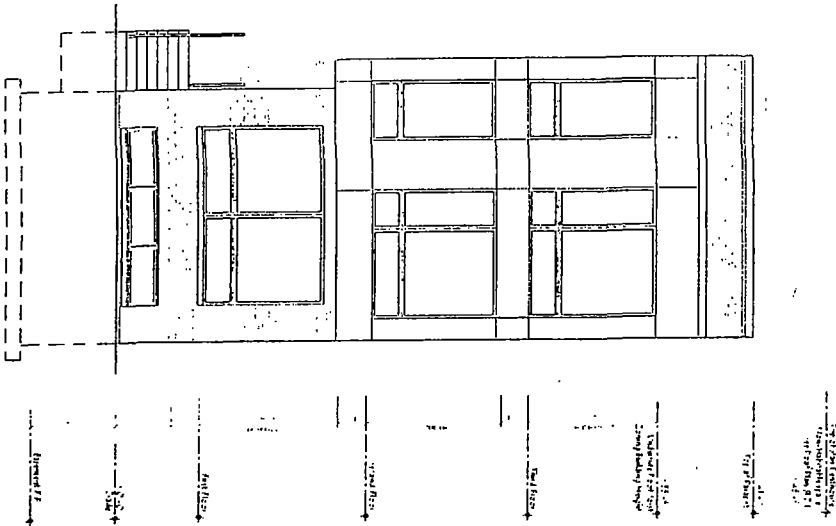
FLOOR	AREA
FIRST FLOOR	1,822 sq ft
SECOND FLOOR	1,431.04 sq ft
THIRD FLOOR	1,431.04 sq ft
TOTAL BUILDING AREA	4,684.08 sq ft
TOTAL (FVA) BUILDING AREA	4,237.78 sq ft
NON-ADJUVANT FVA	446.30 sq ft

FINAL FOR PUBLICATION

2005
WEST
HURON
STREET
 CHICAGO, ILLINOIS

January 08, 2017
 November 30, 2017
SK-9.1a

MICHAEL J LEARY
ARCHITECT
SINCE 1900
211 North LaSalle Street
Chicago, Illinois 60601
312.269.4575



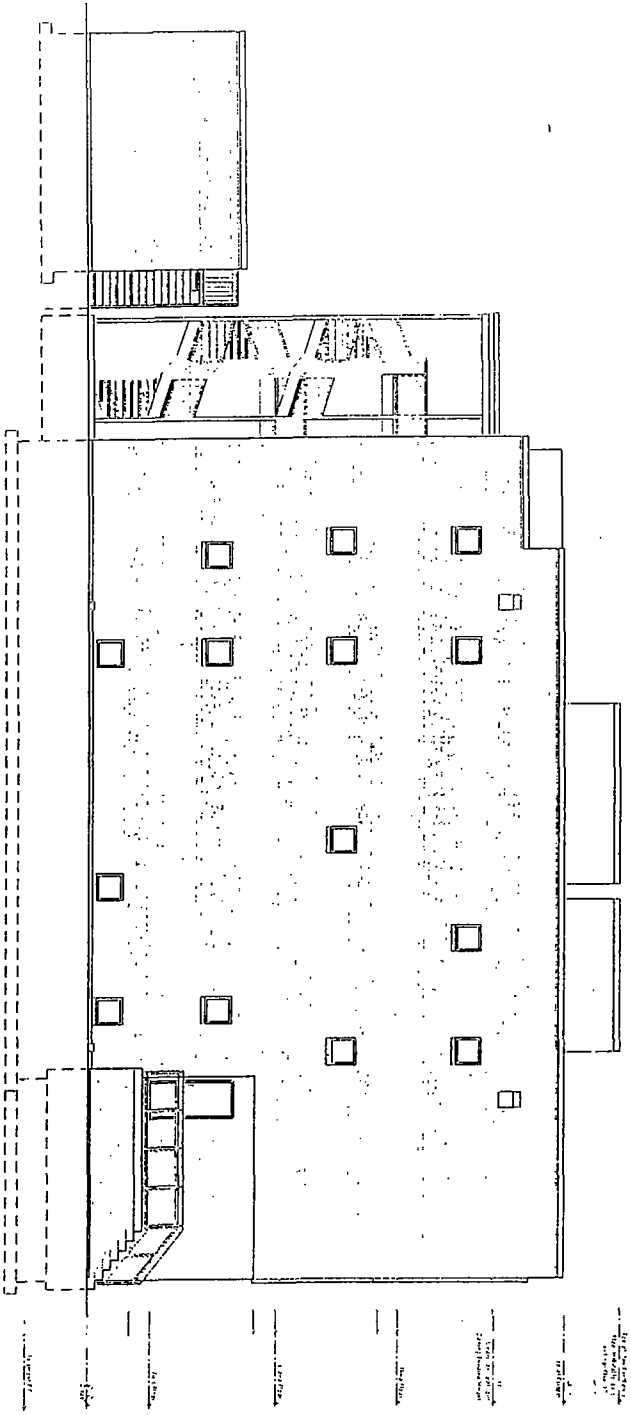
NORTH FRONT ELEVATION

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2005
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HURON
STREET
CHICAGO, ILLINOIS

November 30, 2017
SK-9.2

MICHAEL J LEARY
ARCHITECT
Suite 3100
221 North LaSalle Street
Chicago Illinois 60601
312.549.4793



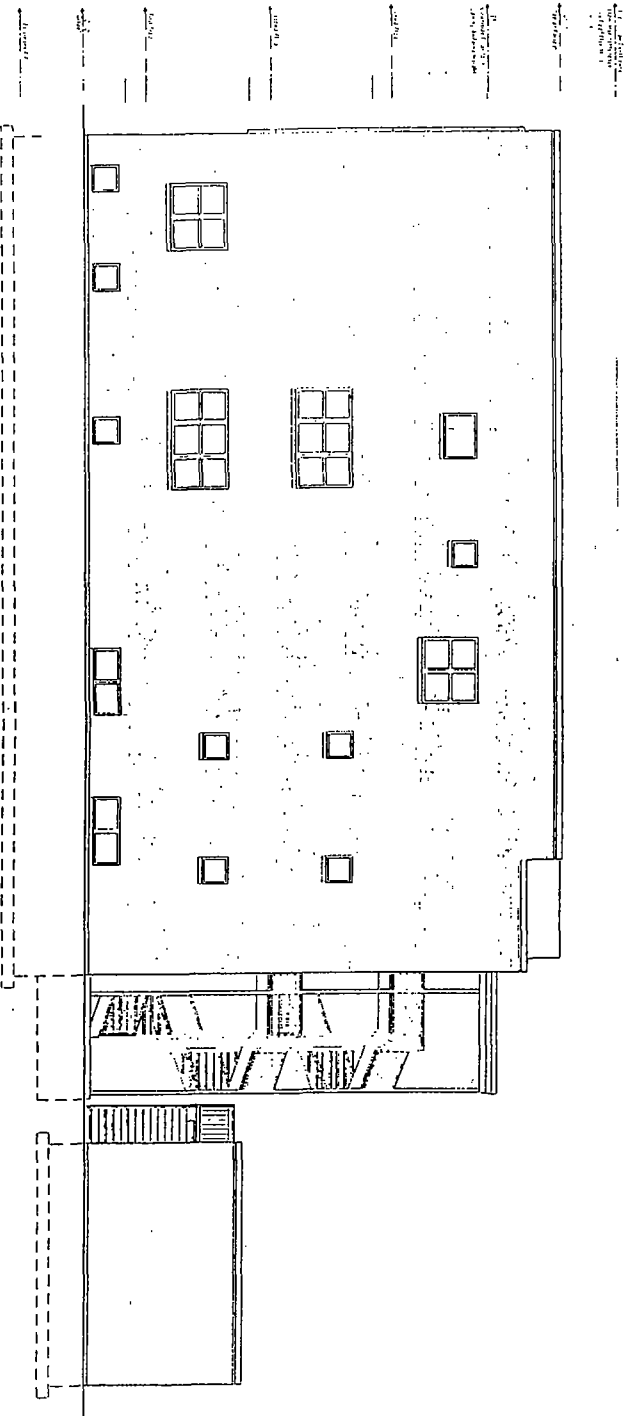
EAST ELEVATION

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2005
WEST
HURON
STREET
CHICAGO, ILLINOIS

November 30, 2017
SK-9.3

MICHAEL J. LEARY
ARCHITECT
Suite 300
221 North LaSalle Street
Chicago, Illinois 60601
312.460.4373



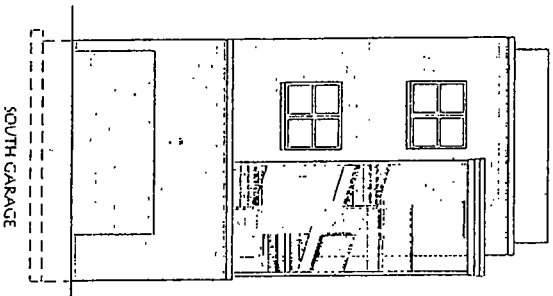
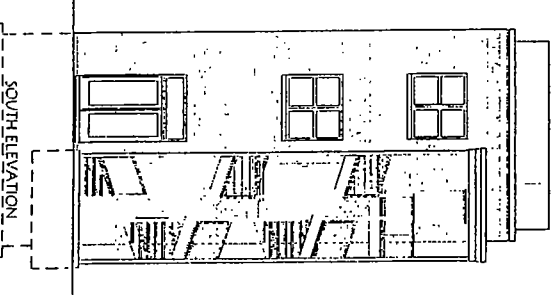
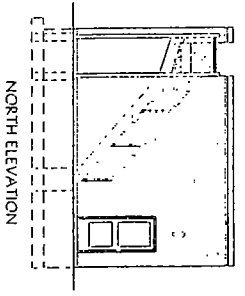
WEST ELEVATION

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2005
WEST
HURON
STREET
CHICAGO, ILLINOIS

Number 30, 2017
SK-9.4

MICHAEL J LEARY
 ARCHITECT
 Suite 3100
 221 North LaSalle Street
 Chicago, Illinois 60601
 312.249.4373



1'-0" = 1/8" = 1/16" = 1/32"

REAR ELEVATIONS

FINAL FOR PUBLICATION

November 30, 2017
 2005
 WEST
 HURON
 STREET
 CHICAGO, ILLINOIS

SK-9.5