



City of Chicago



O2017-9012

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

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

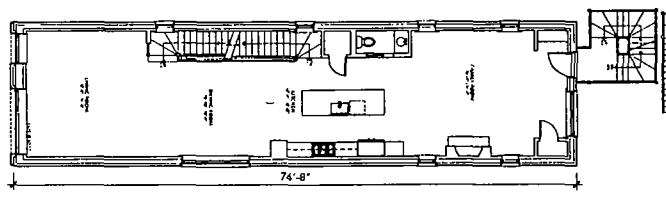
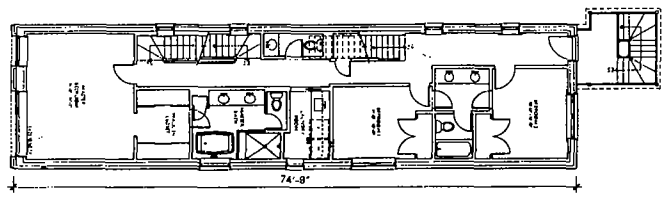
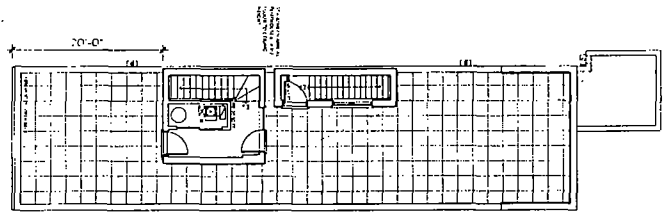
*17-13-0303-C(2) – Plans Attached.

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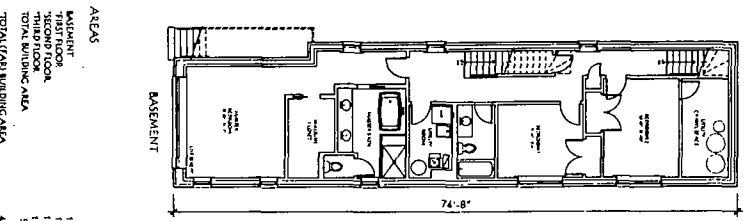
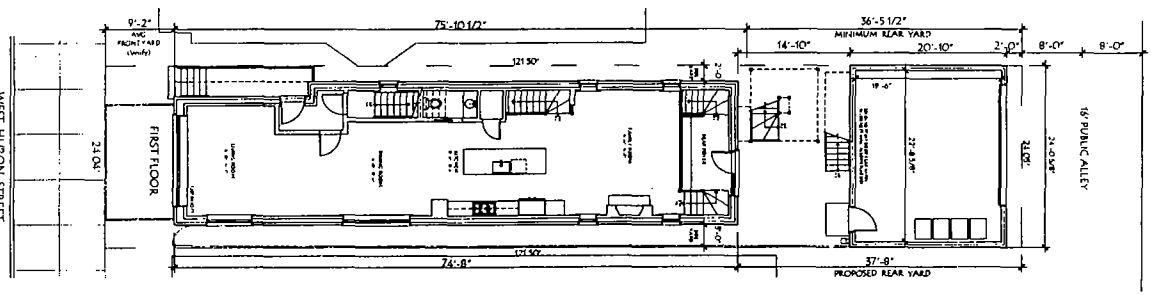
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ZONING ANALYSIS

REQUIRED	PROPOSED
ZONING DISTRICT	464.5
MAX. HEIGHT	31'-0" (11.9m)
MAX. FLOOR AREA	2,327.00 sq ft
MAX. GROUND AREA	2,000 sq ft
MAX. VOLUME	1,447.04 m ³
MAX. AREA RATIO	1.10
MAX. AREA (GROSS)	4,257.84 sq ft
FLOORING HEIGHT	8'-2" (2.49m)
MAX. SETBACK	5'-0" (1.52m)
MAX. FRONT SETBACK	11'-0" (3.35m)
MAX. SIDE SETBACK	5'-0" (1.52m)
MAX. REAR SETBACK	11'-0" (3.35m)
PARKING	11 (1.73 spaces)



FLOOR PLANS



AREAS

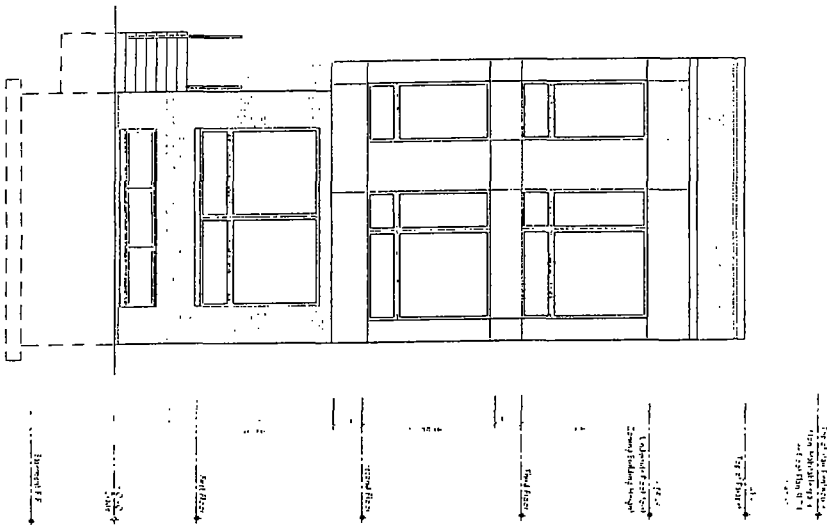
AREAS	AREA
BASEMENT	1,383.28 sq ft
FIRST FLOOR	1,325.28 sq ft
SECOND FLOOR	1,447.04 sq ft
THIRD FLOOR	1,447.04 sq ft
TOTAL BUILDING AREA	5,602.64 sq ft
TOTAL GROSS BUILDING AREA	4,827.36 sq ft
MAX ALLOWABLE GROSS AREA	4,827.36 sq ft

FINAL FOR PUBLICATION

2005
 WEST
 HURON
 STREET
 CHICAGO, ILLINOIS

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

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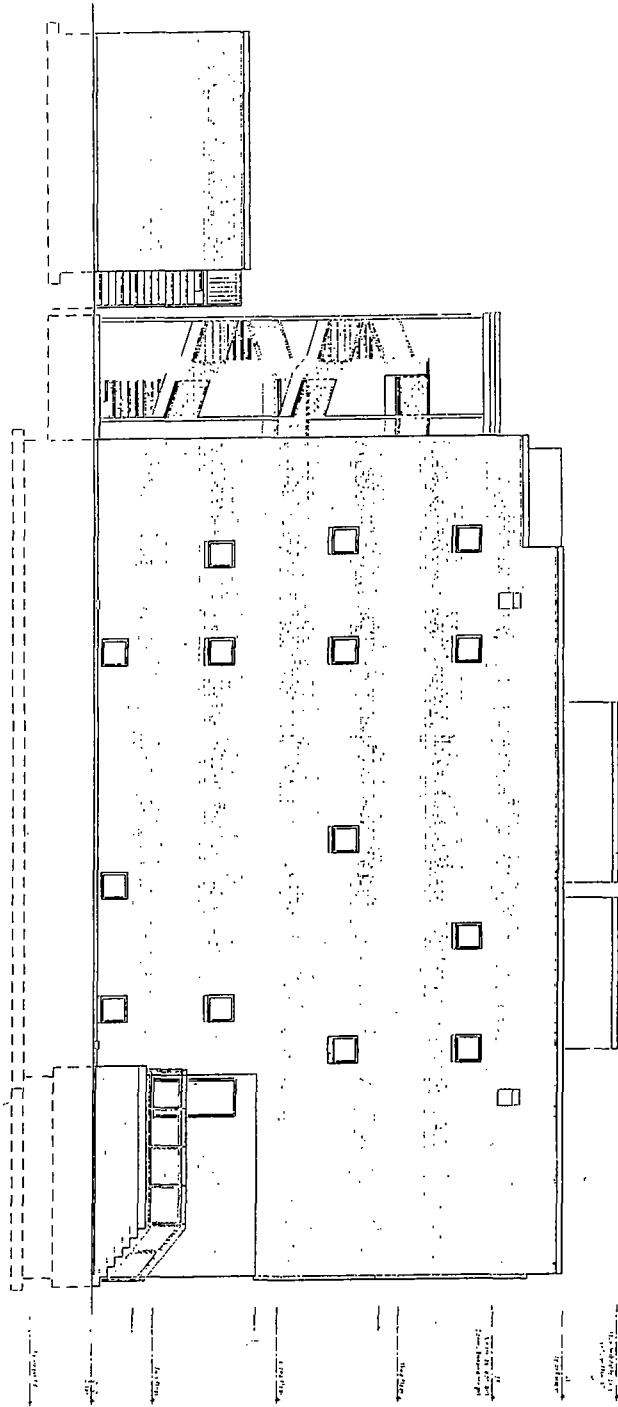
NORTH FRONT ELEVATION

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2005
WEST
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STREET
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November 30, 2017
SK-9.2

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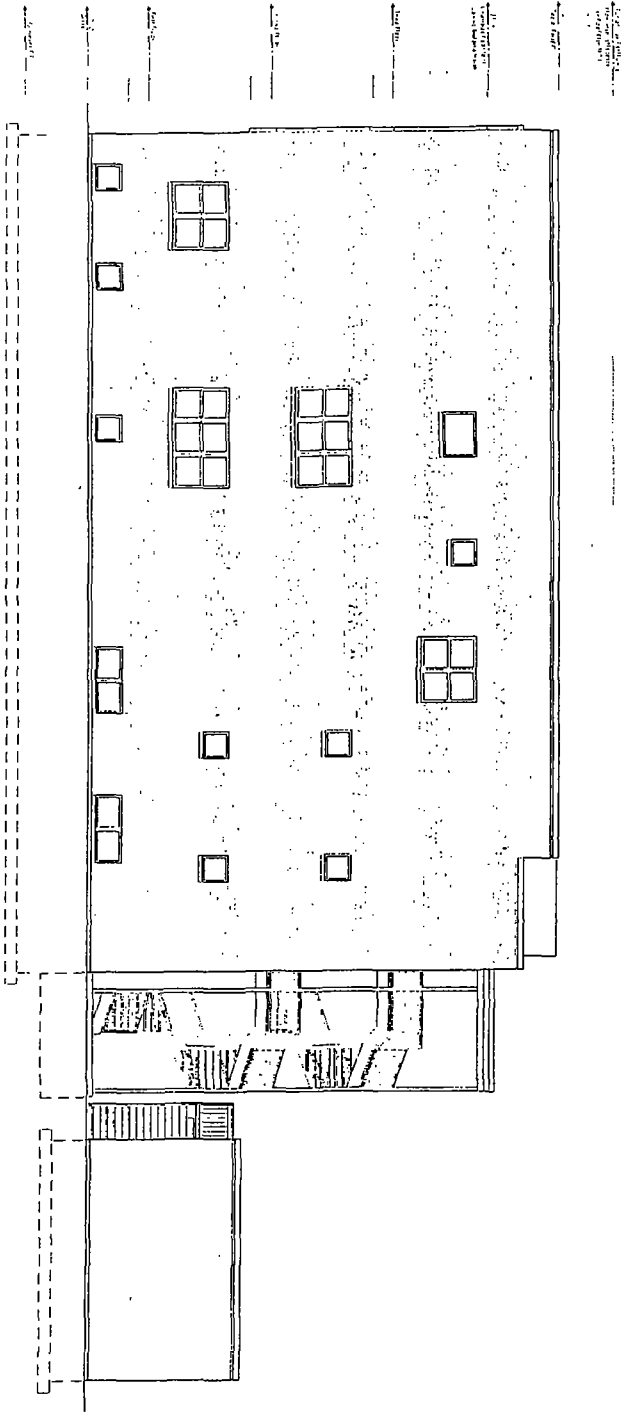
EAST ELEVATION

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2005
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SK-9.3

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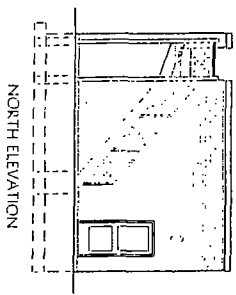
WEST ELEVATION

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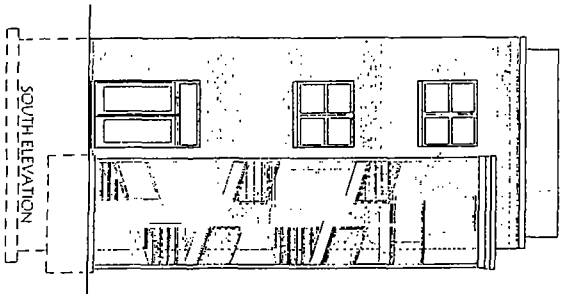
2005
WEST
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November 30, 2017
SK-9.4

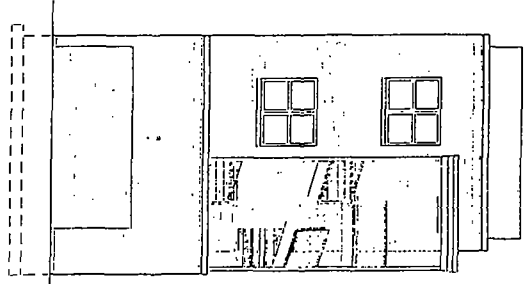
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NORTH ELEVATION



SOUTH ELEVATION



SOUTH GARAGE

REAR ELEVATIONS

FINAL FOR PUBLICATION

November 30, 2017
 SK-9.5
 2005
 WEST
 HURON
 STREET
 CHICAGO, ILLINOIS