CHICAGO PLAN COMMISSION

400 West Huron Street

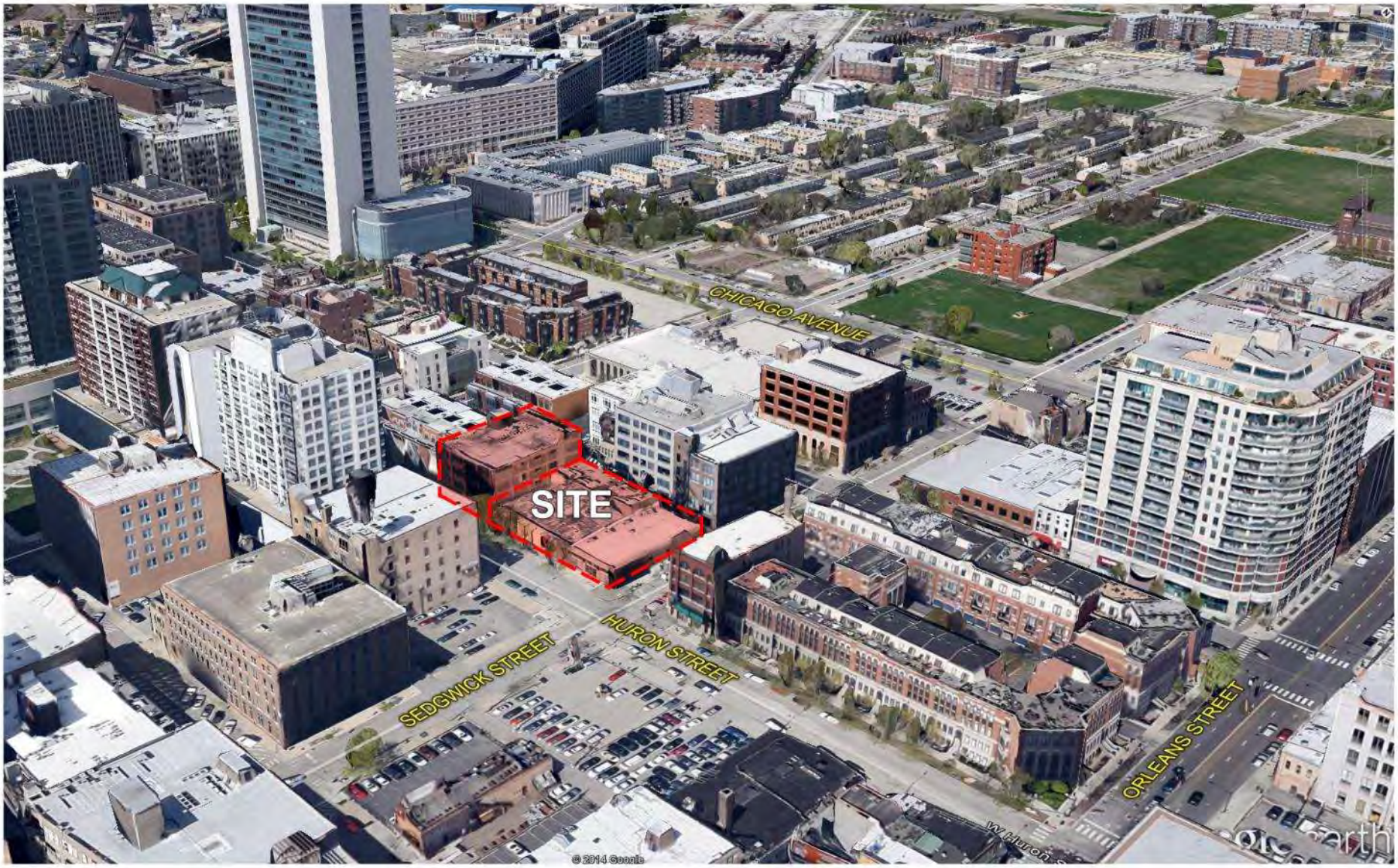
December 18, 2014

400 West Huron

conceptual rendering

Smithfield Properties Developer/Owner | **Berkelhamer Architects** Architects | **Antunovich Associates** Architects | **SCG** General Contractor

Chicago, Illinois | **December 18, 2014**



400 West Huron

aerial view

3

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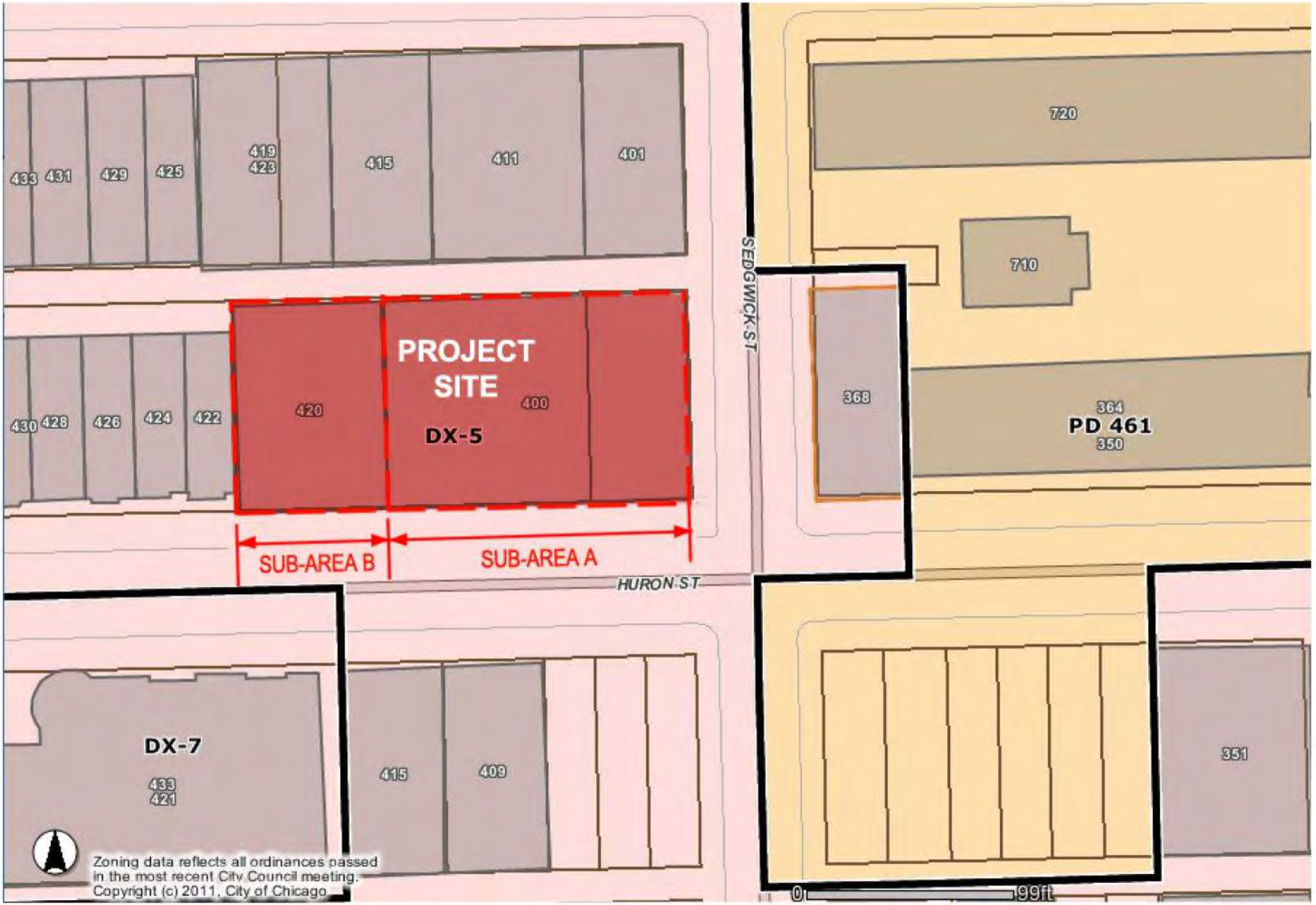

400 West Huron

zoning map

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400 West Huron

site photos

5

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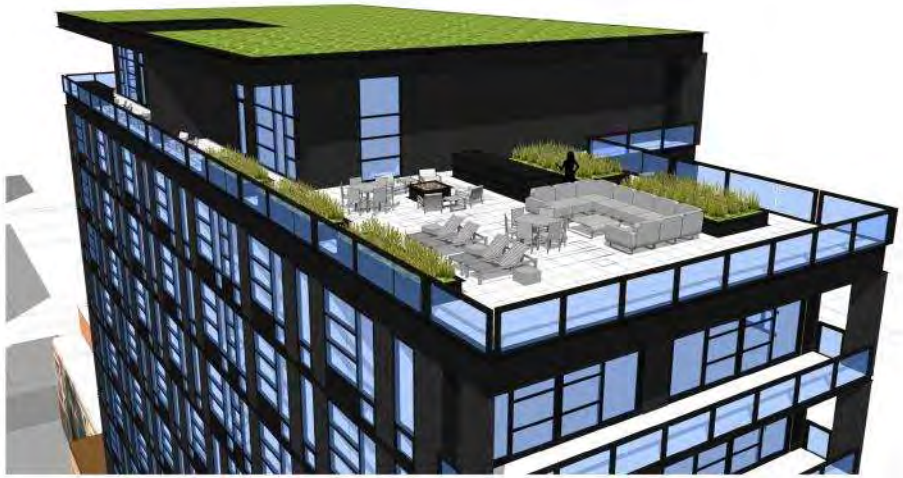

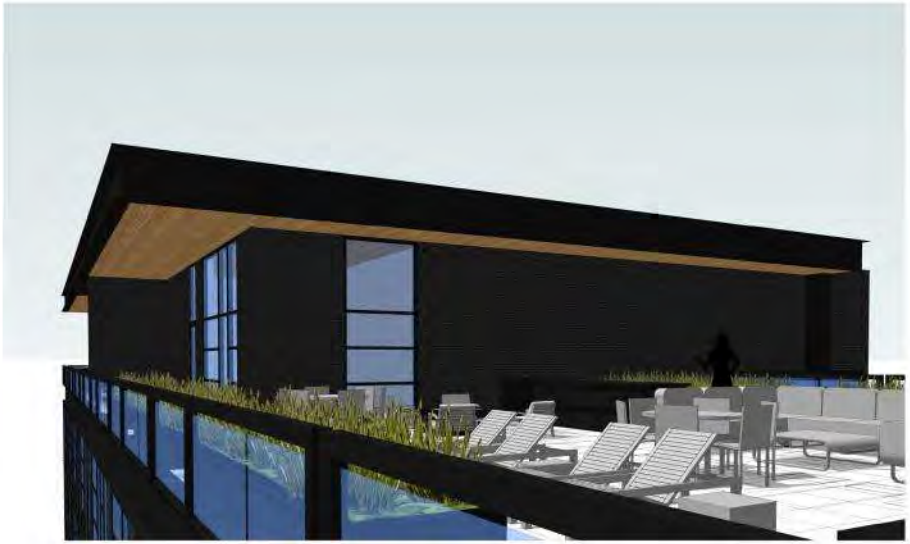

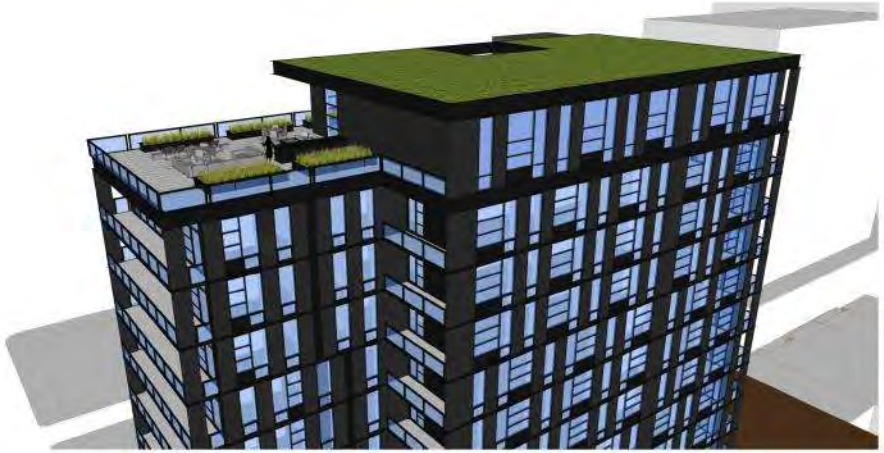

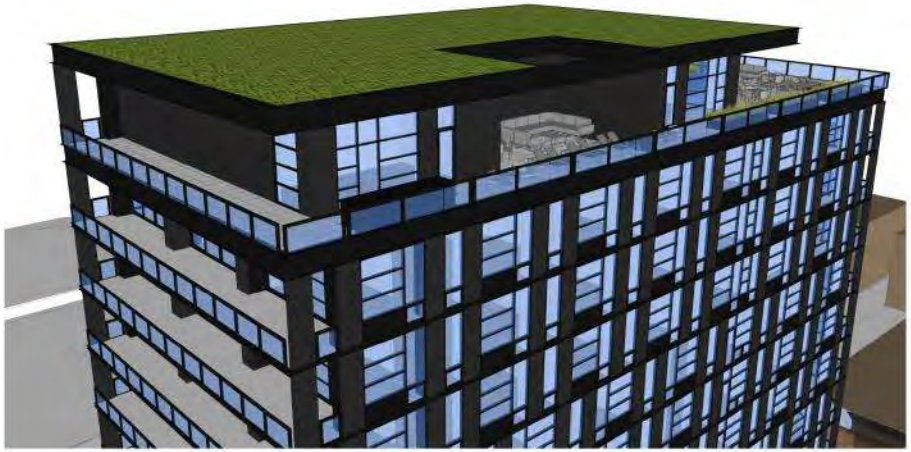

Public Alley
83'-4"
Dog Run
31'-0"
39'-5"
Ramp up to Parking
Loading
Cushing Building Sub-Area B
Restaurant
Clump form Birch
North Sedgwick Street
Fitness
Retail Area
Lobby
Entry
6'-0" Clear Sidewalk
Entry
tree grates on Sedgwick, typ
Boxwood bushes
West Huron Street
6' wide sidewalk
Grass Parkway
Grass Parkway
Columnar Tree, typical
12" paved carriage walk at curb edge

400 West Huron

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conceptual images

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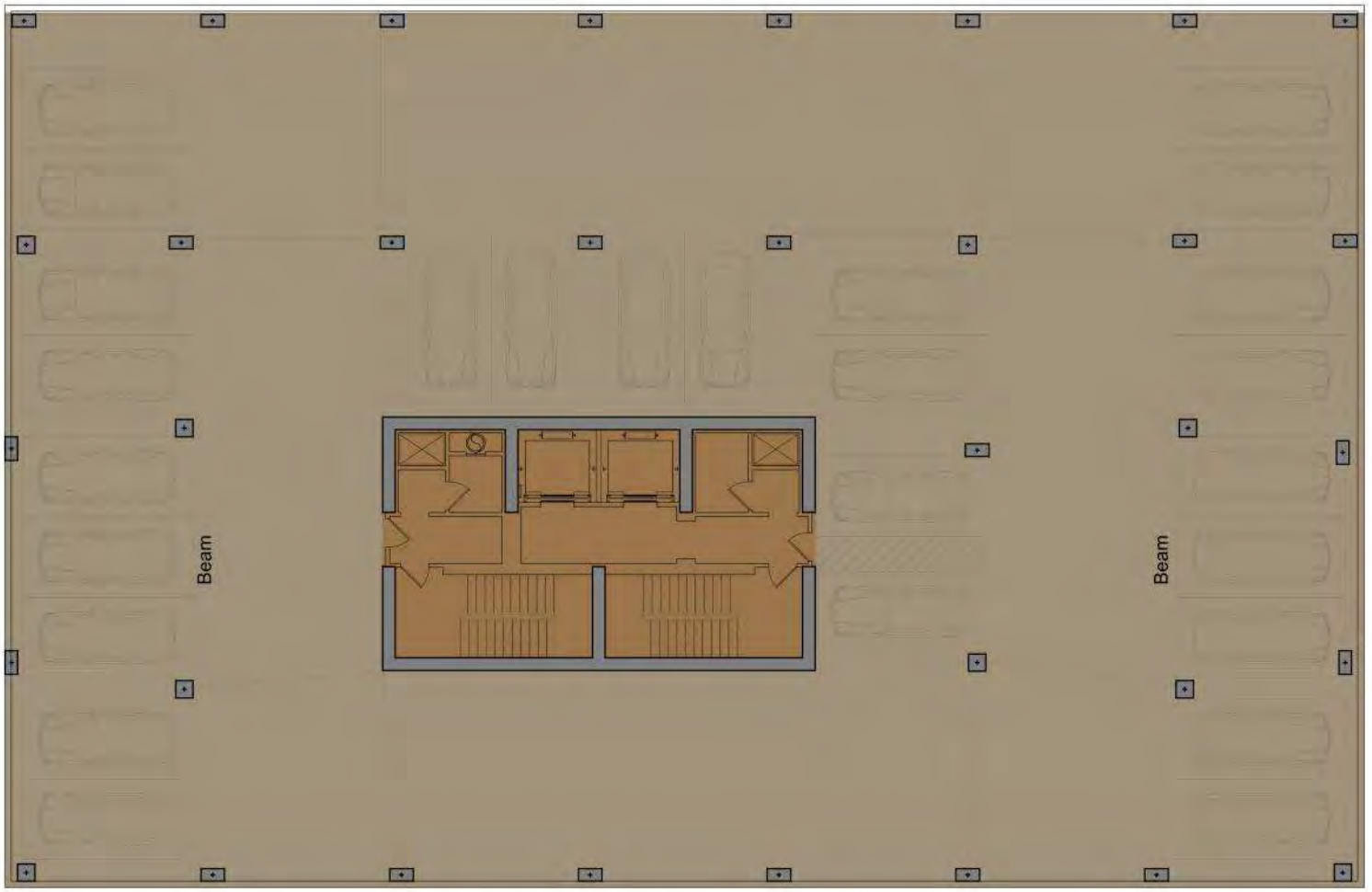
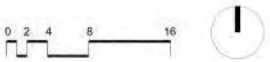
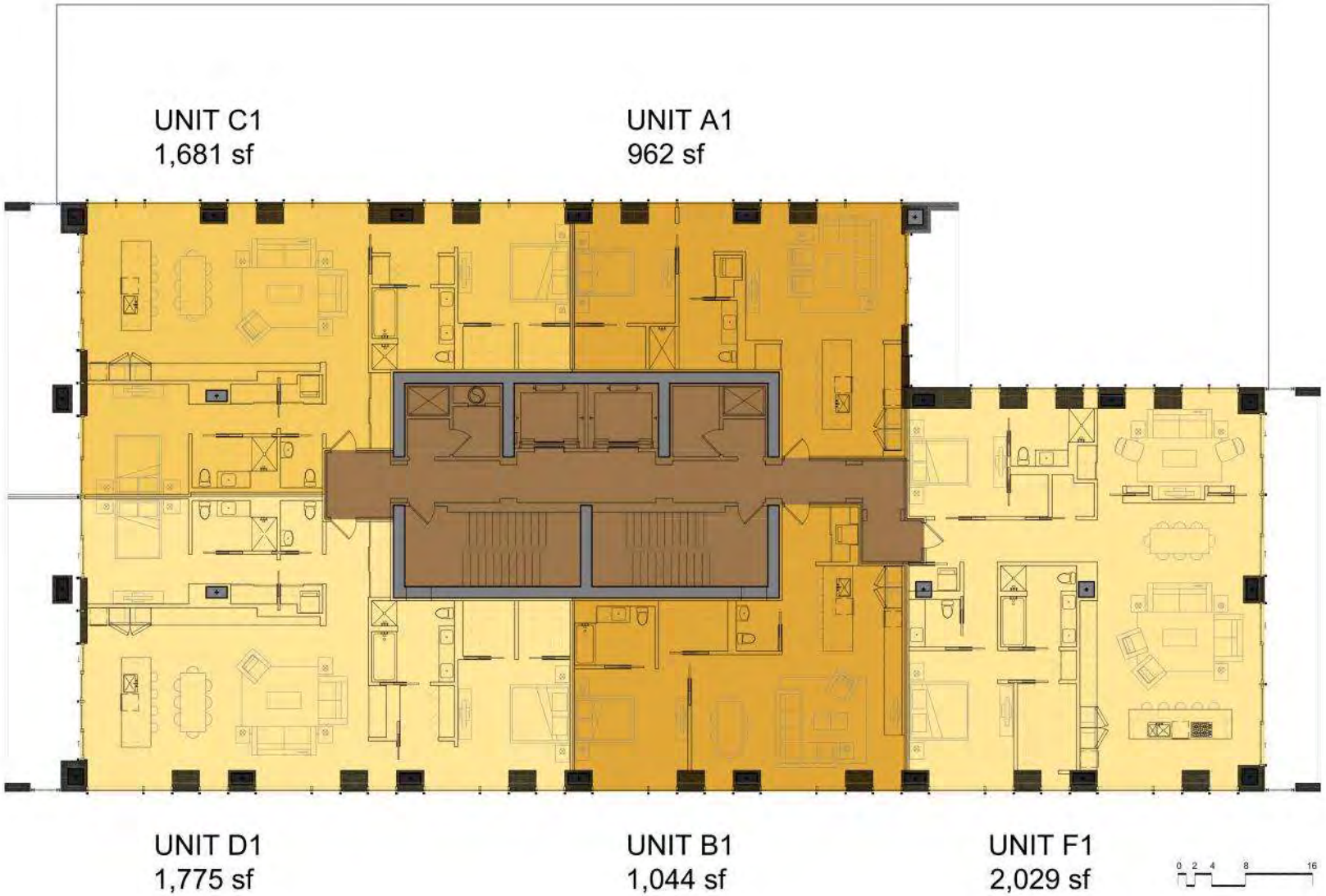
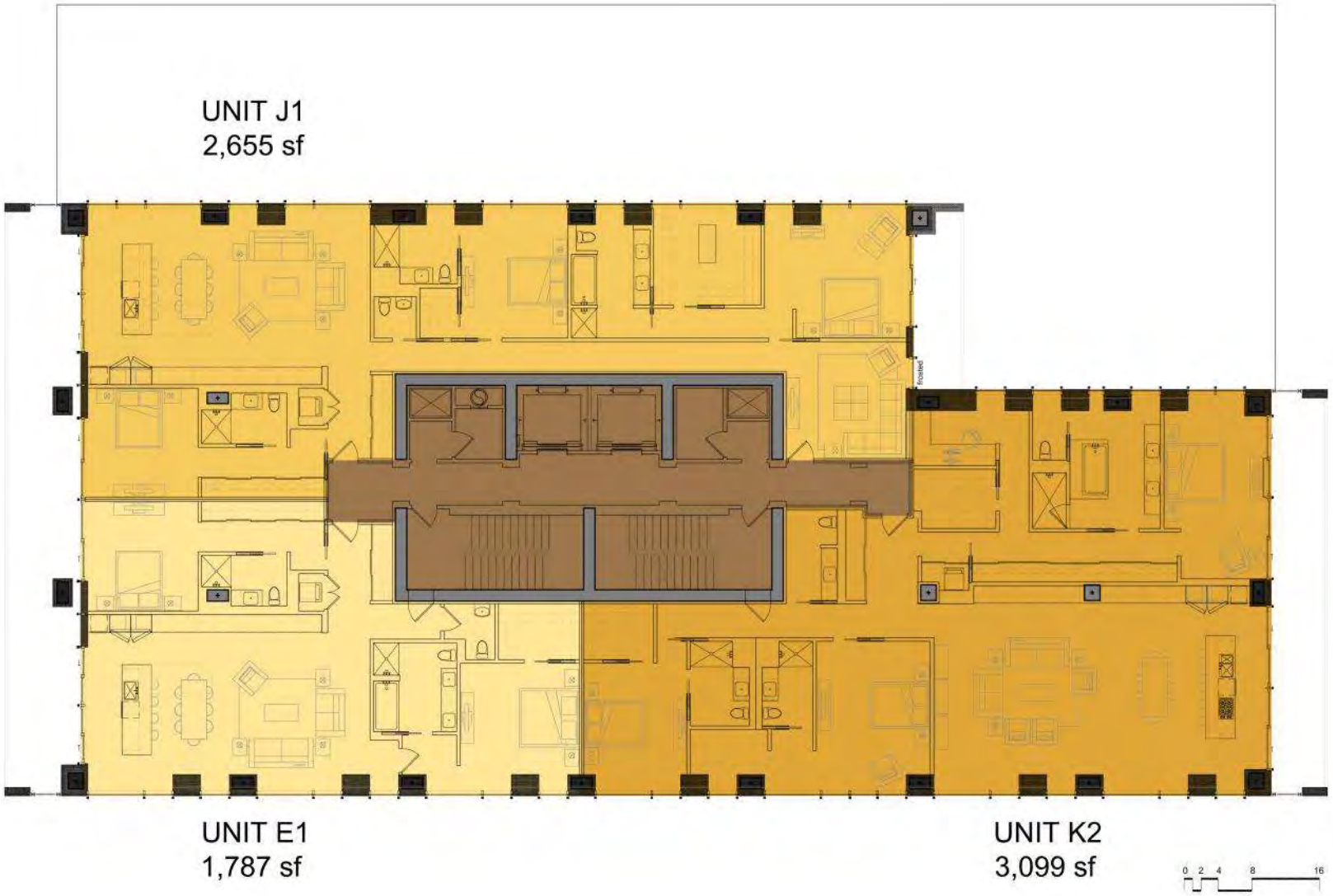

Beam
Beam


0 2 4 8 16

UNIT N1
4,931 sf

0 2 4 8 16


UNIT C1
1,681 sf
UNIT A1
962 sf
UNIT D1
1,775 sf
UNIT B1
1,044 sf
UNIT F1
2,029 sf
0 2 4 8 16

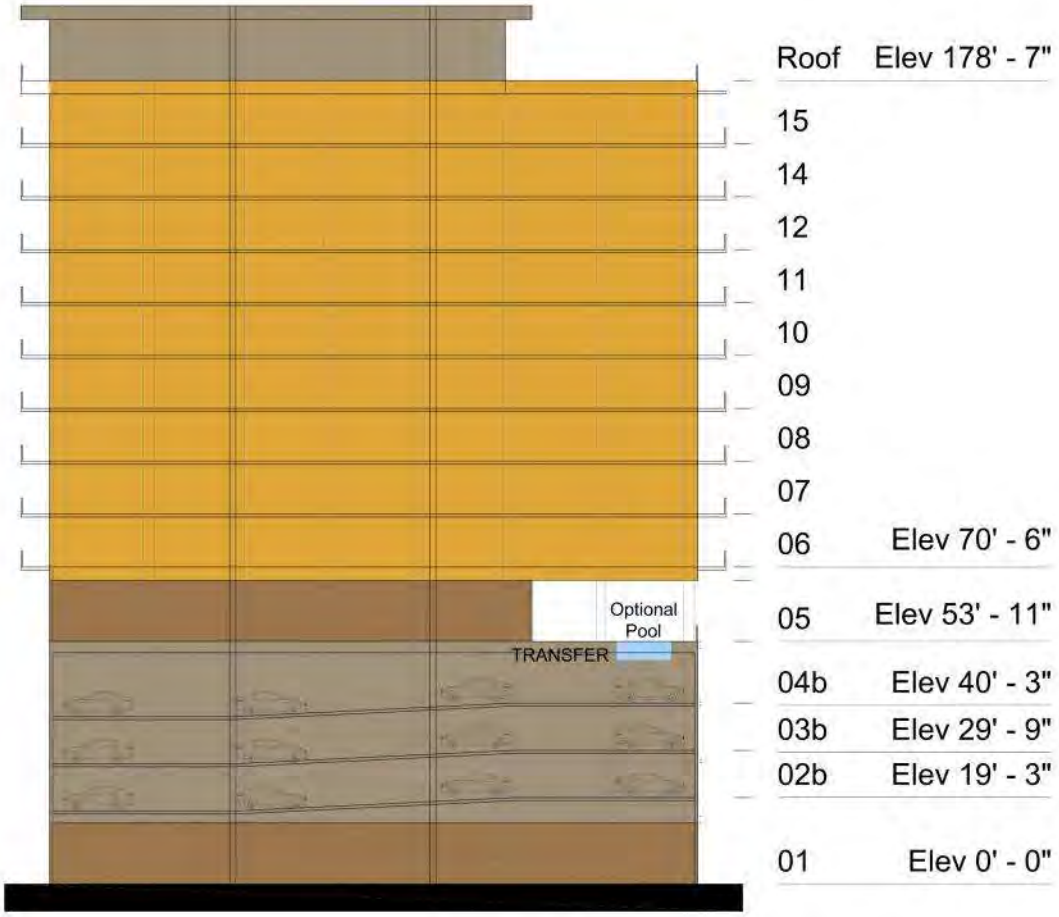

UNIT J1
2,655 sf
UNIT E1
1,787 sf
UNIT K2
3,099 sf
0 2 4 8 16

UNIT L2
4,234 sf

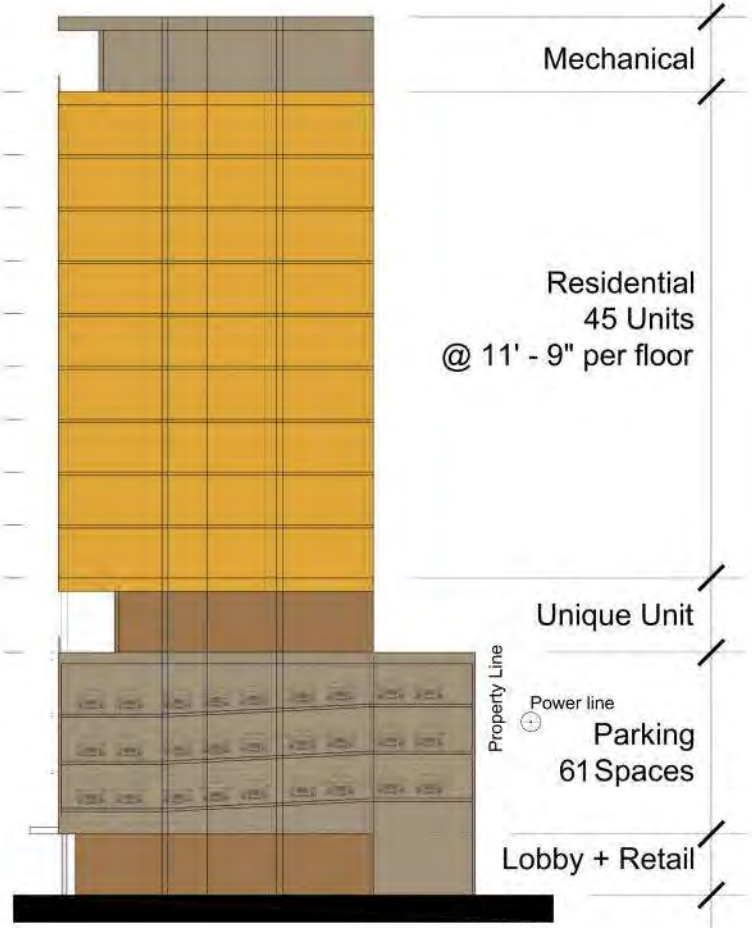
UNIT M2
4,087 sf

0 2 4 8 16

400 West Huron



E/W SECTION



N/S SECTION

BULK REGULATIONS TABLE

GROSS SITE AREA:	35,928 sf
NET SITE AREA:	
SUB-AREA A	14,422 sf
SUB-AREA B	7,215 sf
TOTAL NET SITE AREA	21,637 sf
MAXIMUM ALLOWABLE BASE FAR:	5.0 FAR
SUB-AREA A	72,110 sf
SUB-AREA B	36,075 sf
TOTAL	108,185 sf
AFFORDABLE HOUSING BONUS:	1.0 BONUS FAR
TOTAL FAR WITH BONUSES:	6.0 FAR
SUB-AREA A	86,532 sf
SUB-AREA B	43,290 sf
TOTAL	129,822 sf
PROPOSED AREA:	
SUB-AREA A	100,961 sf
SUB-AREA B	28,861 sf
TOTAL	129,822 sf
PROPOSED NUMBER OF RESIDENTIAL UNITS:	46 Units in Sub-Area A
ACCESSORY PARKING:	61 Spaces (2 HC): in Sub-Area A All Standard 8'-6" x 18'
LOADING BERTHS:	One 10' x 25' in Sub-Area A
PROPOSED BUILDING HEIGHT:	196'-0" in Sub-Area A
BIKE ROOM	36 Bike Spaces (Min.) in Sub-Area A

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