



City of Chicago



SO2022-770

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 1800-1802 W 17th St/1614-1626 S Wood St - App No. 20964T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 the B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in the area bounded by

The public alley next north of and parallel to West 17th Street; South Wood Street; West 17th Street; and a line 48.50 feet west of and parallel to South Wood Street

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 1800-1802 W. 17th Street/1614-1626 S Wood Street, Chicago, IL 60608

(substitute narrative and plans)

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

1800-1802 W. 17th Street/1714-1724 S. Wood Street

B3-2 Community Shopping District and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District.

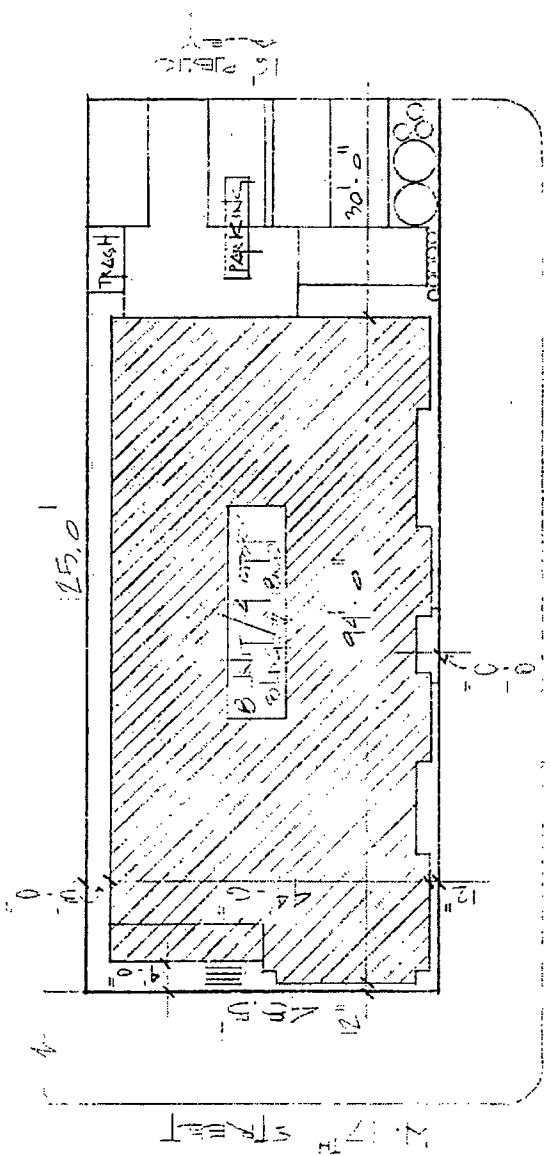
The purpose of the rezoning is to construct a multi-family residential building containing 8 dwelling units with 8 indoor parking spaces on a vacant lot. The height of the building will be 48'6".

	PROPOSED
Lot Area	6,062.25 SF
Density - MLA	757
Off Street Parking	8
Rear Setback	30 feet
Side (West) Setback	3 feet
Side (East) Setback	0 feet
Front Setback	1 foot
FAR	2.46
Building Height	48 feet 6 inches

*The proposal will comply with the CZO Section 17-7-0583 Multi Unit Preservation District.

*The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Zoning Ordinance which may require a special use as per this Section.

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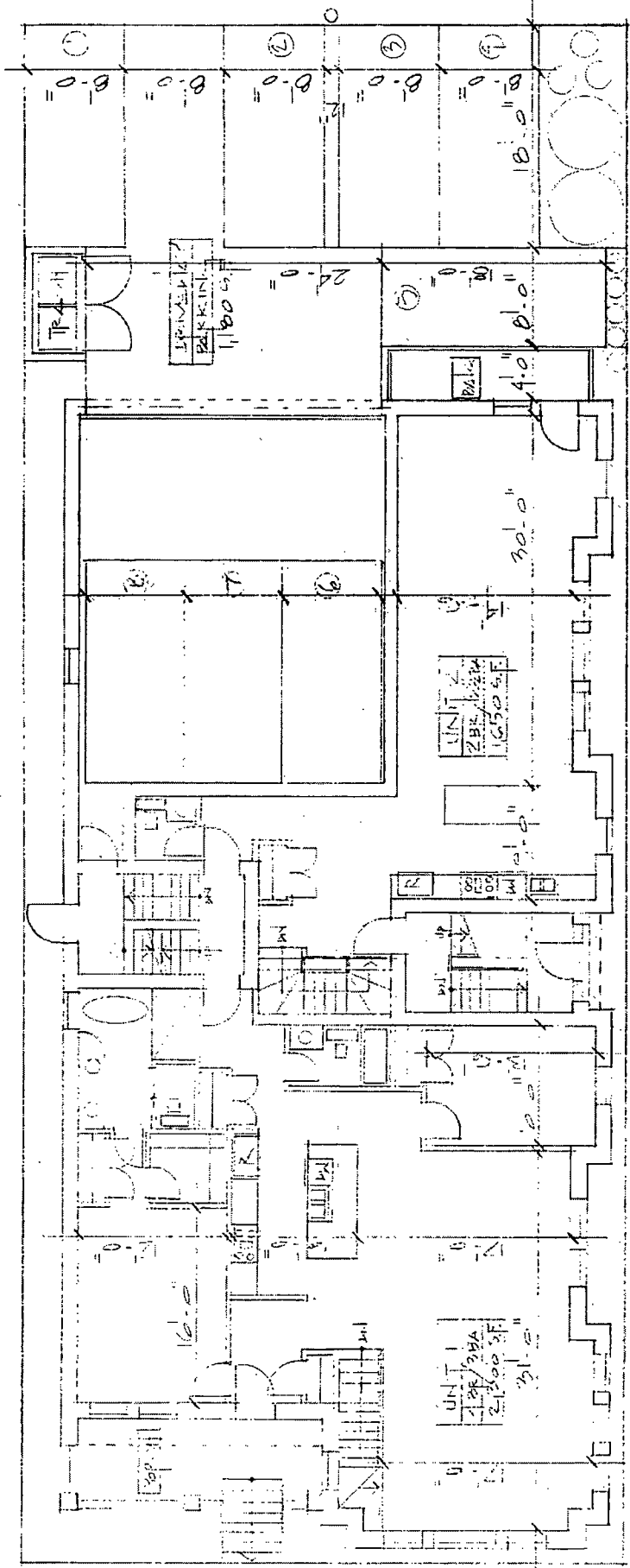
20' setback w/ setbacks



NO	DESCRIPTION	AREA	PERCENT	TOTAL
1	LOT AREA	48,500	100%	48,500
2	BUILT UP AREA	0	0%	0
3	MAX. PERMITTED	8,875	18.3%	8,875
4	REMAINING	39,625	81.7%	39,625
5	TOTAL	48,500	100%	48,500

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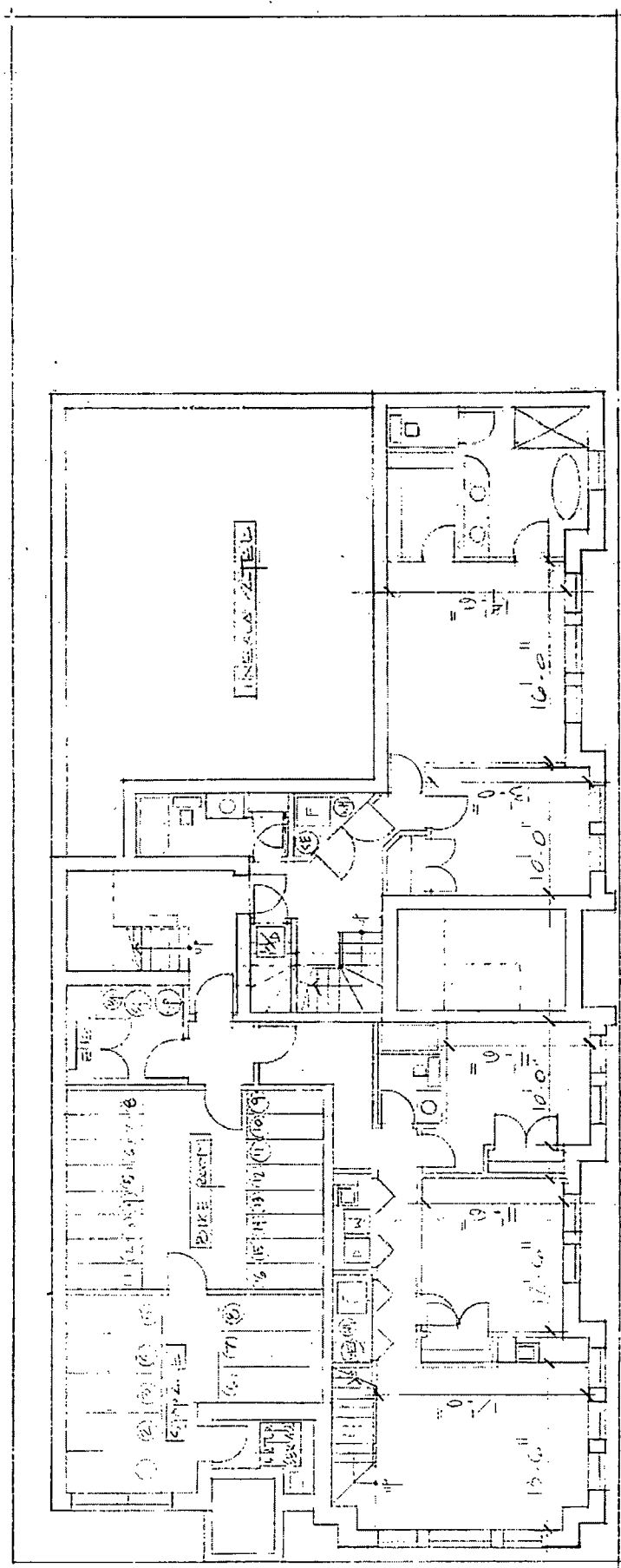


1st Floor PLAN
 7,200 SF

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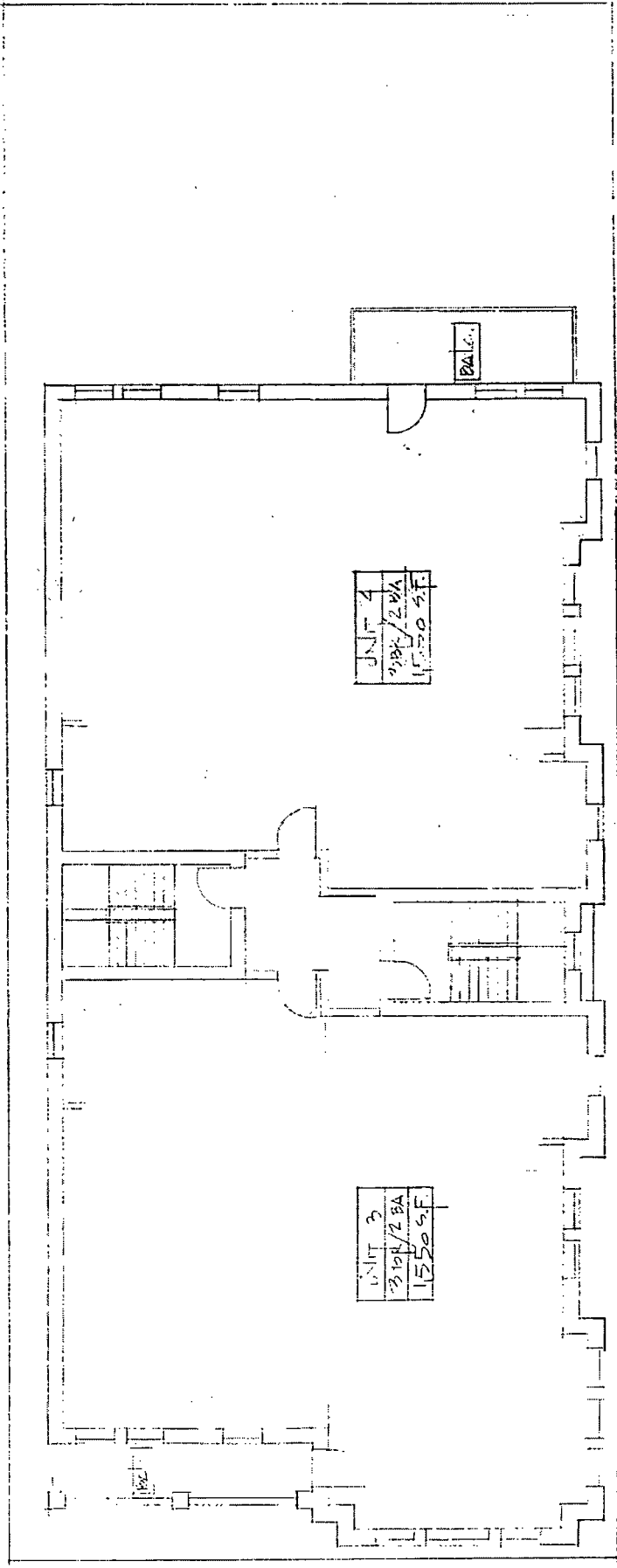
○ MAGNIFICATION FLOOR PLAN
 1/8" = 1'-0"

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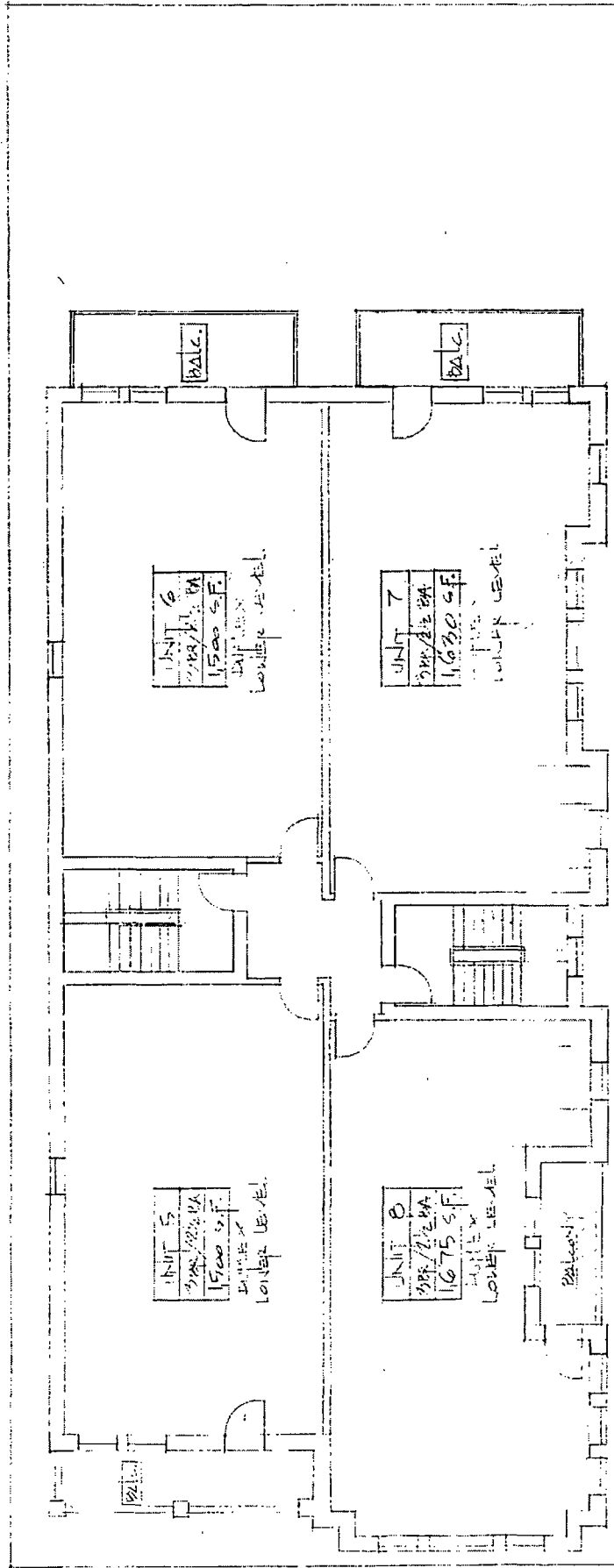
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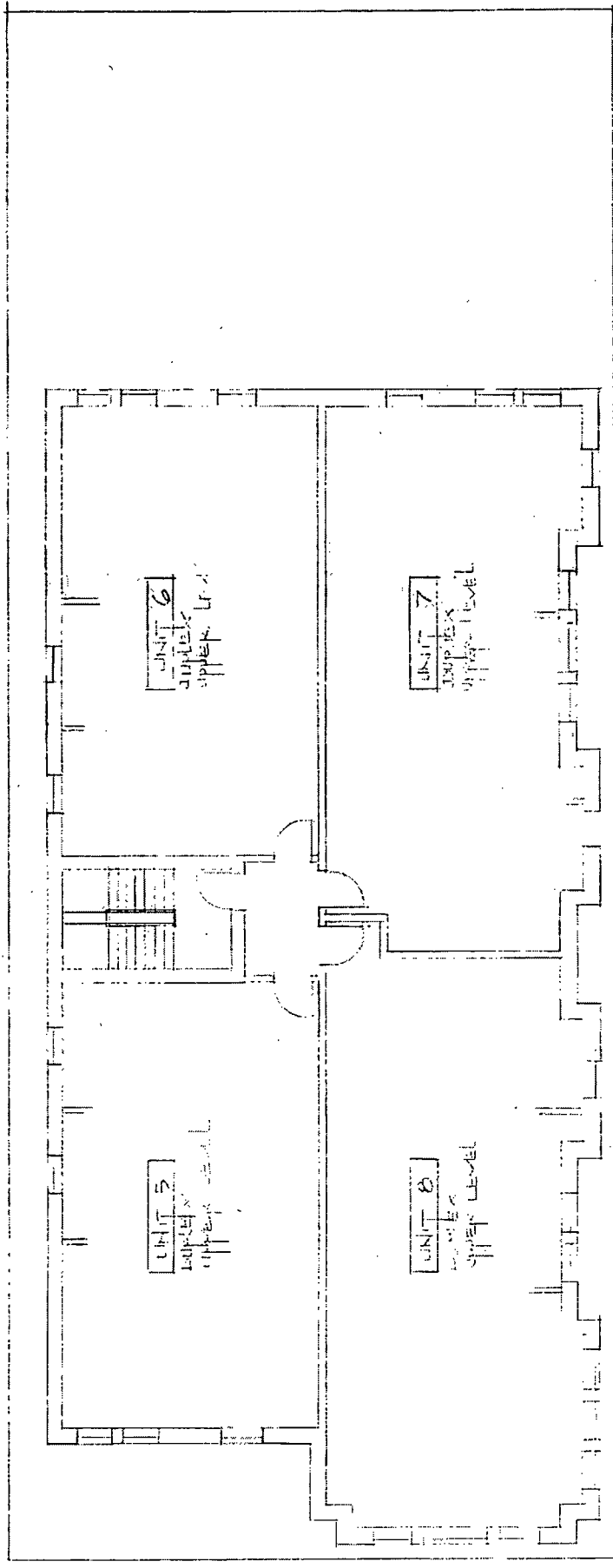


2nd Floor Plan 3,900 S.F.



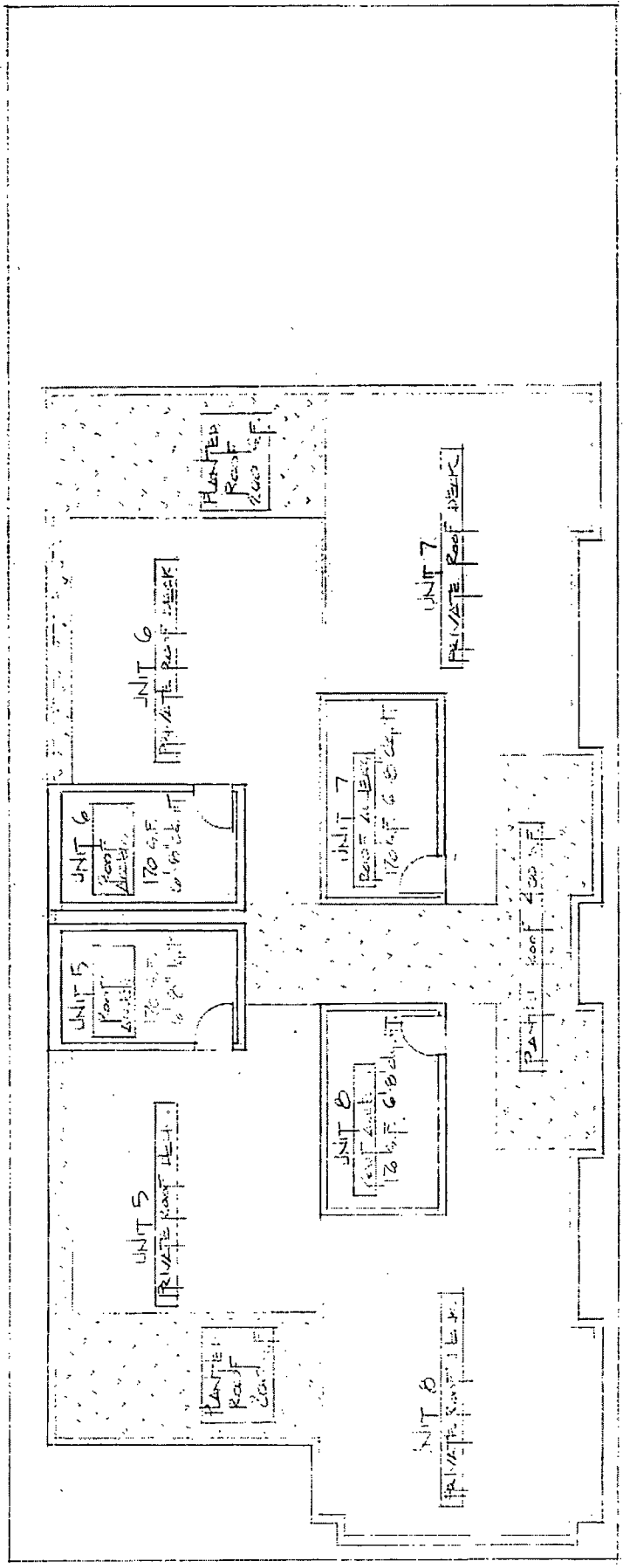
3,860 S.F.

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4TH Floor Plan 2906 SF
1/10/20

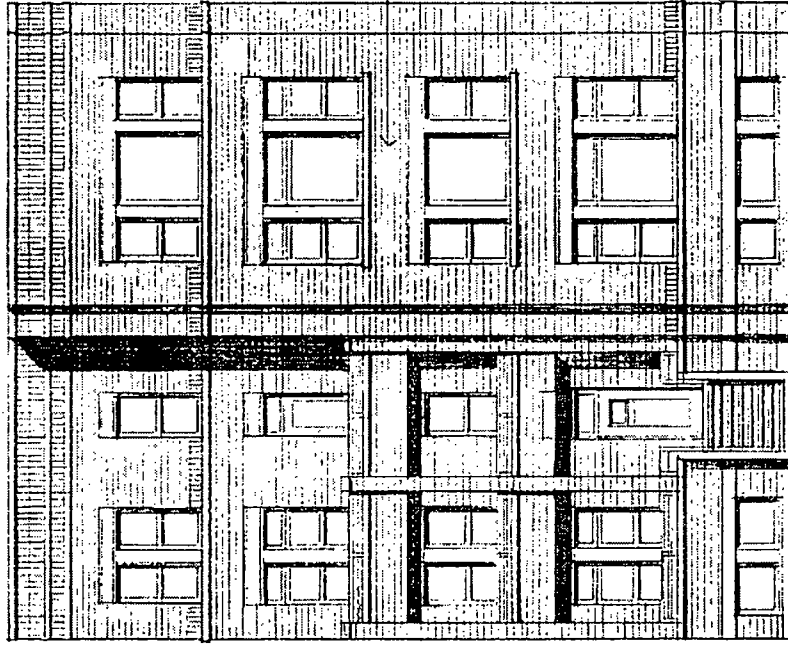
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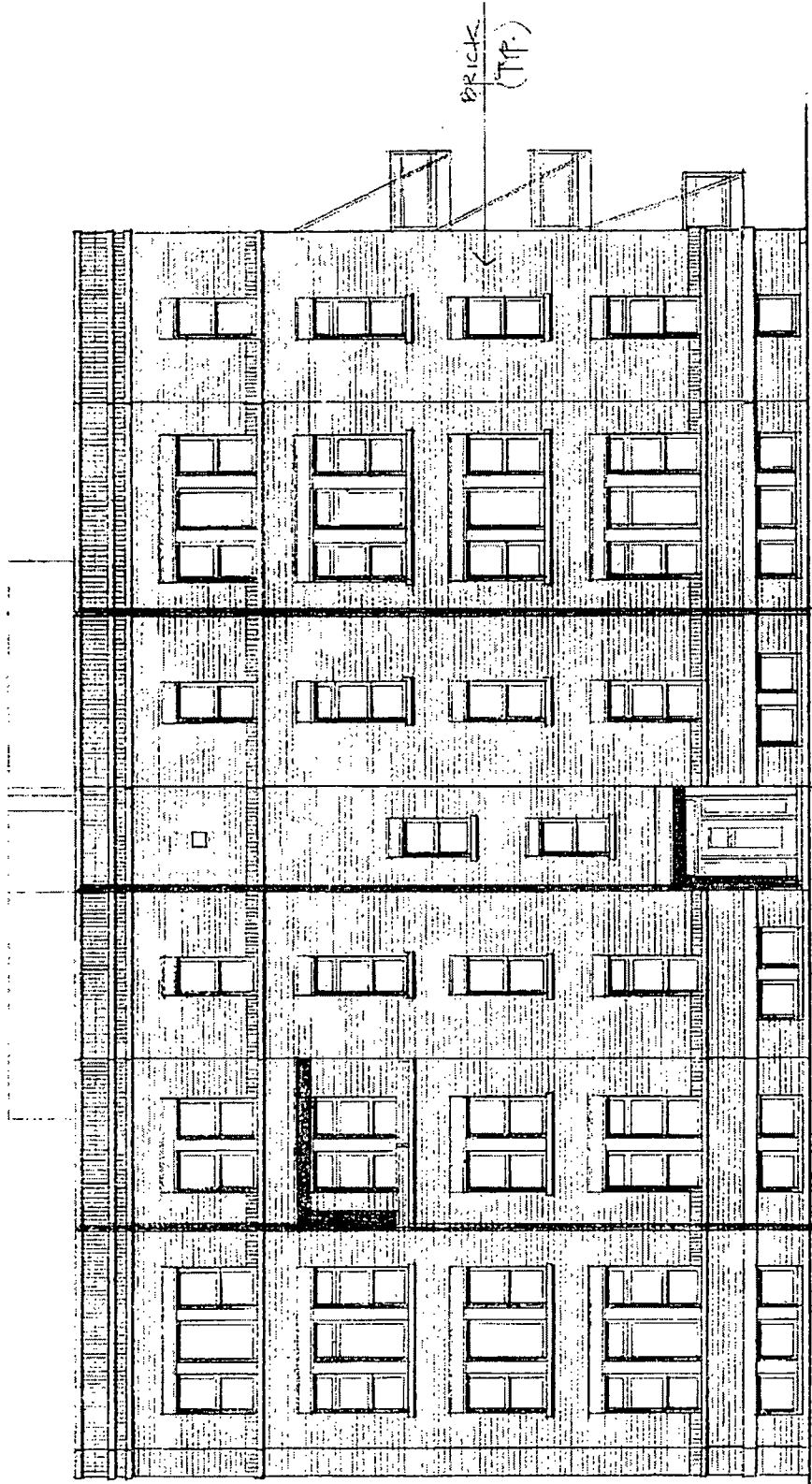


West 7th Street Elevation
1/4" = 1'-0"

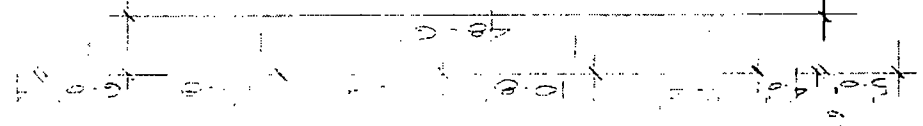
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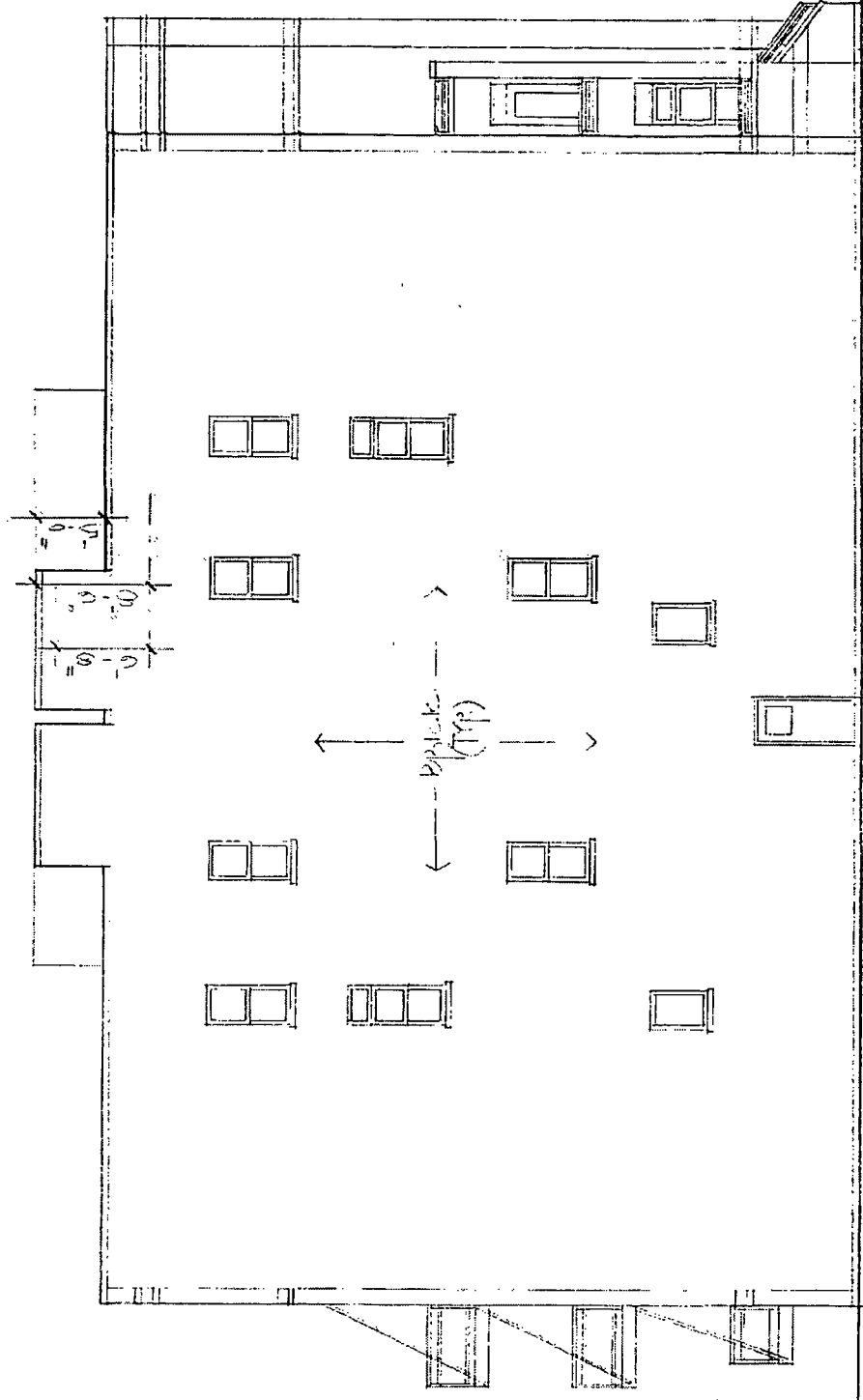
Hand-drawn text: $\frac{1}{8}'' = 1'-0''$
Hand-drawn text: \odot WASHINGTON STREET ELEVATION



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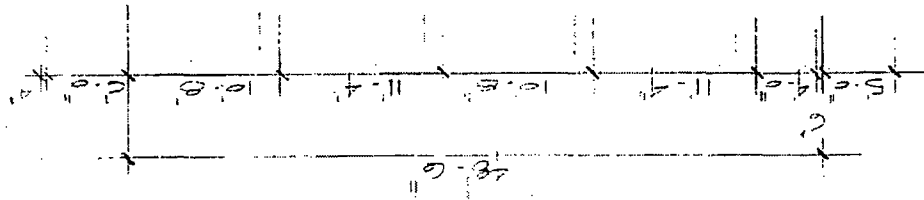
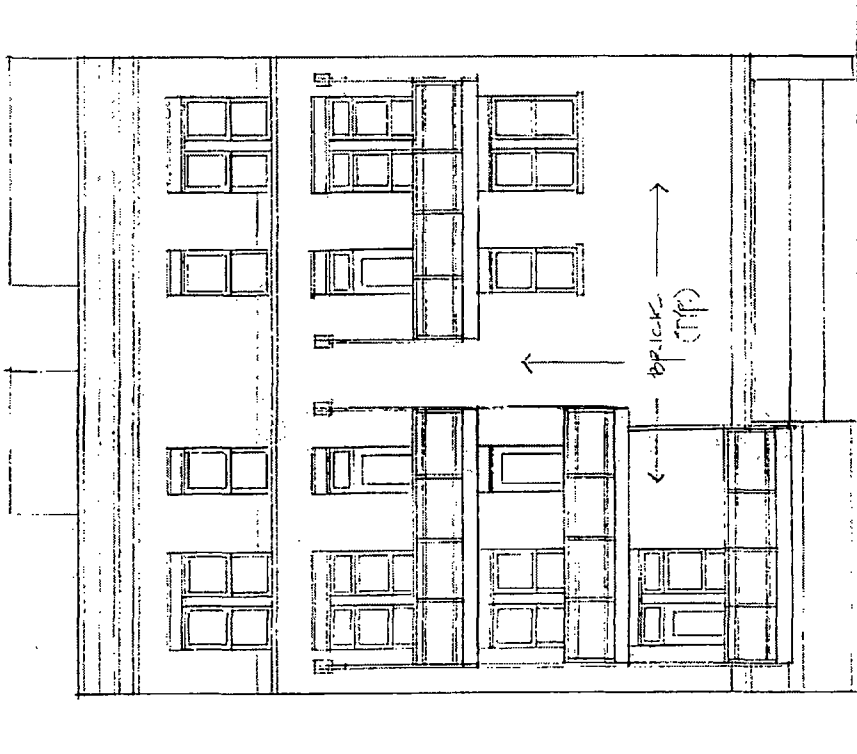
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WEST ELEVATION
 1/8" = 1'-0"

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North Elevation

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