



# City of Chicago



SO2020-2373

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	5/20/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-H at 2025-2027 W 17th St - App No. 20413T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## 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 current M1-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 4-H in the area bounded by:

West 17<sup>th</sup> Street; a line 240.30 feet west of and parallel to South Damen Avenue; the public alley next south of and parallel to West 17<sup>th</sup> Street; and a line 288.30 feet west of and parallel to South Damen Avenue

to those of a RM-4.5, Residential Multi-Unit District.

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

Address: 2025-27 West 17<sup>th</sup> Street

# Final for Publication

## SUBSTITUTE NARRATIVE AND PLANS 2025-27 West 17<sup>th</sup> Street TYPE I REGULATIONS

Narrative: The subject property measures 6,014.4 square feet and is a vacant lot. The Applicant proposes to rezone the property from M1-2, Limited Manufacturing/Business Park District to a RM-4.5, Residential Multi-Unit District to construct a residential building with six dwelling units and six parking spaces. The proposed height of the building will be 36.0 feet.

Lot Area:	6,014.4 square feet
FAR:	1.28
Floor Area:	7,750 square feet
Residential Dwelling Units:	6
MLA Density:	1002.4 square feet
Height:	36.0 feet
Automobile Parking:	6
Rear Yard Open Space:	396.0 square feet*
Setbacks:	
Front (West 17 <sup>th</sup> Street):	12 feet 1.5 inches **
East Side:	5 feet 10 inches
West Side:	3 feet 10 inches
Rear (Alley):	50.0 feet

A set of plans is attached.

\* The Applicant will seek relief from the required rear yard open space width and length dimensions.

\*\* The Applicant will seek setback relief if necessary.

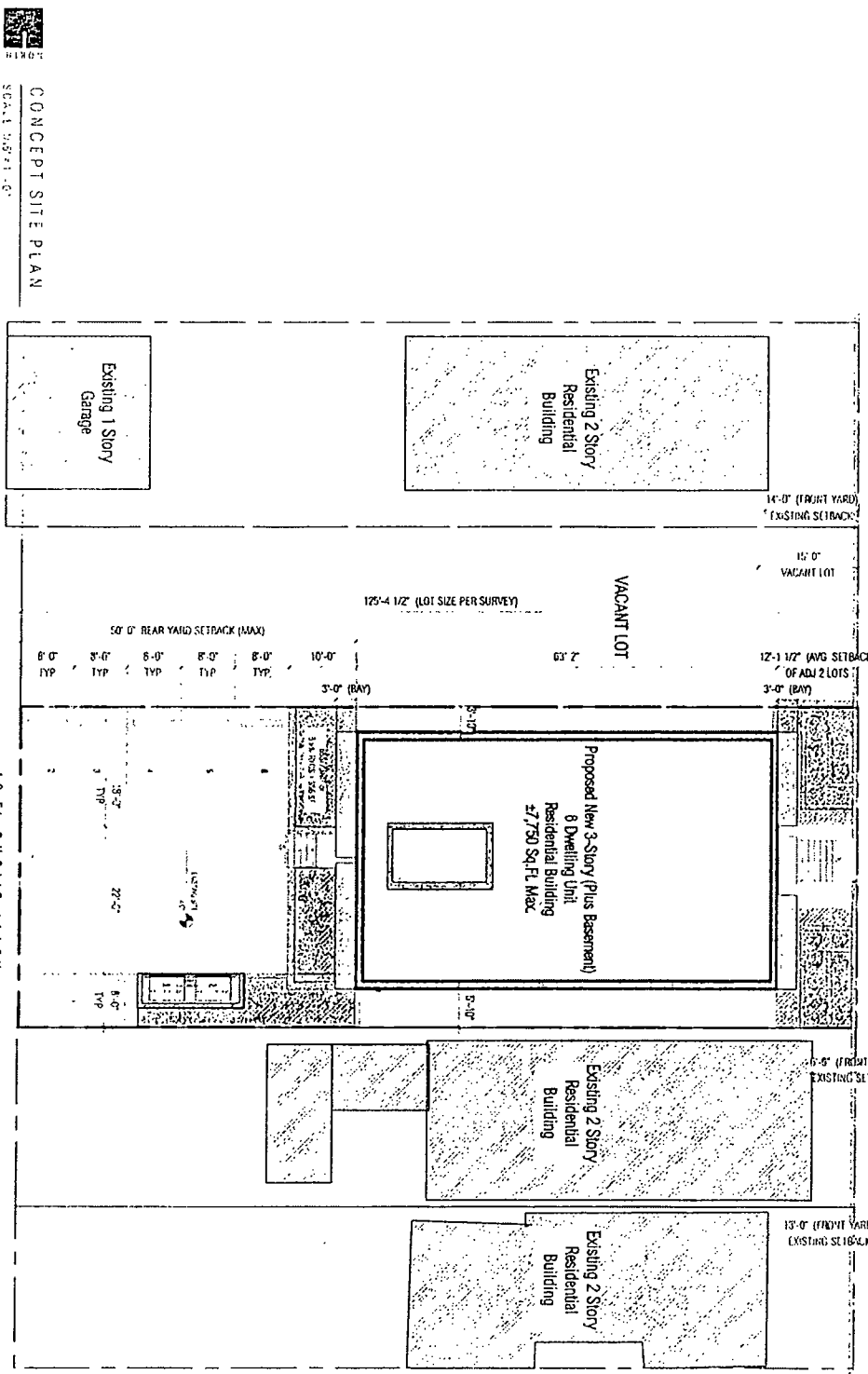
# Final for Publication

2025 & 2027 West 17th Street  
Chicago, Illinois 60608

In Progress 2020.06.11

WEST 17TH STREET

Proposed New 3-Story 8 Dwelling Unit Residential ±7,750 Sq.Ft. Max



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ARCHITECTURE INTERIOR DESIGN GRAPHIC MEDIA

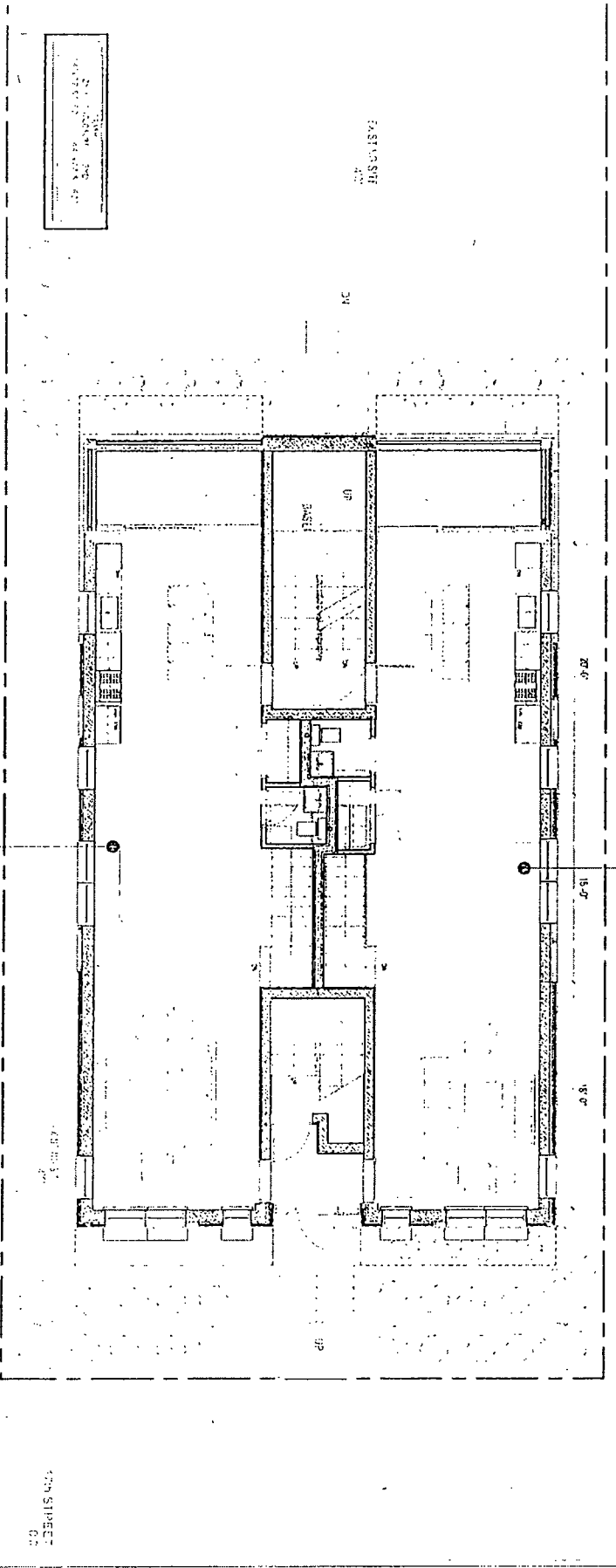
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2025 & 2027 West 17th Street  
Chicago, Illinois 60608

In Progress 2020.06.11

Proposed New 3-Story 8 Dwelling Unit Residential 47,750 Sq. Ft. Max.



UNIT F (DUPLICATE)  
3 BEDROOM - 1,832 SF (BASEMENT - 683 SF (1ST FLR))

UNIT E (DUPLICATE)  
3 BEDROOM - 1,774 SF (BASEMENT - 683 SF (1ST FLR))

1ST FLOOR CONCEPT PLAN [2,426 GSF]

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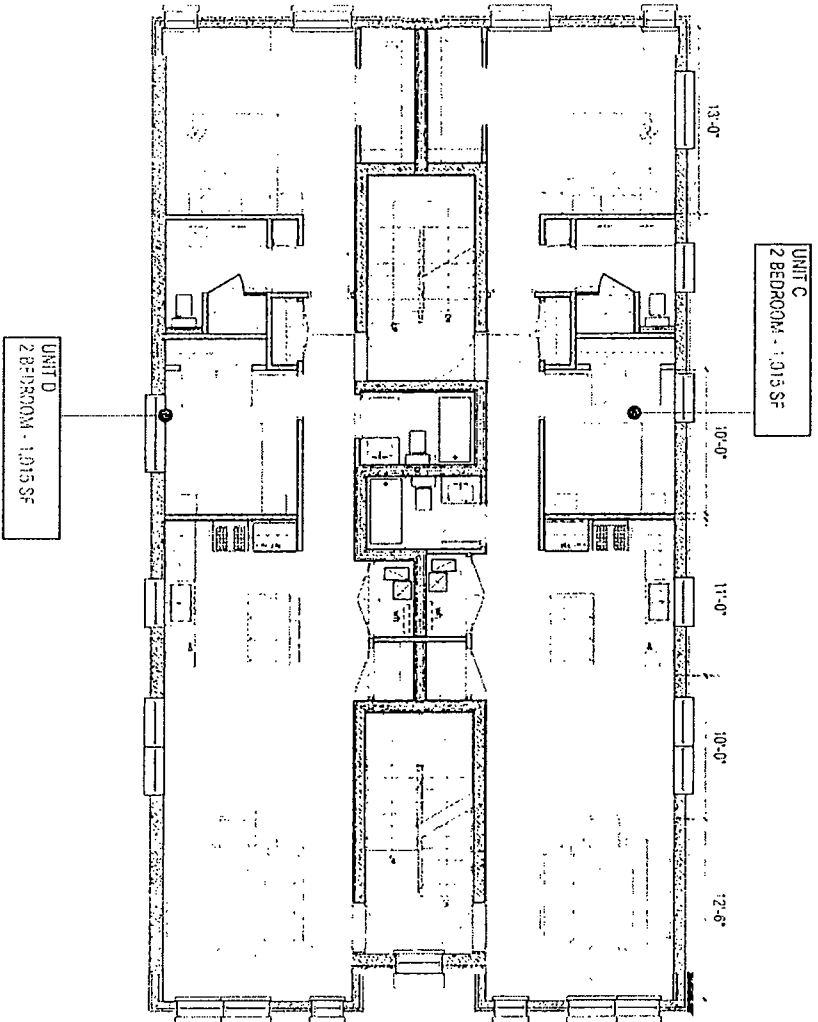
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2025 & 2027 West 17th Street  
Chicago, Illinois 60608

In Progress 2020.06.11

Proposed New 3-Story, 8 Dwelling Unit Residential - 7,750 Sq. Ft. Max.



2ND FLOOR CONCEPT PLAN [2,002 GSF]  
SCALE 1/8" = 1'-0"

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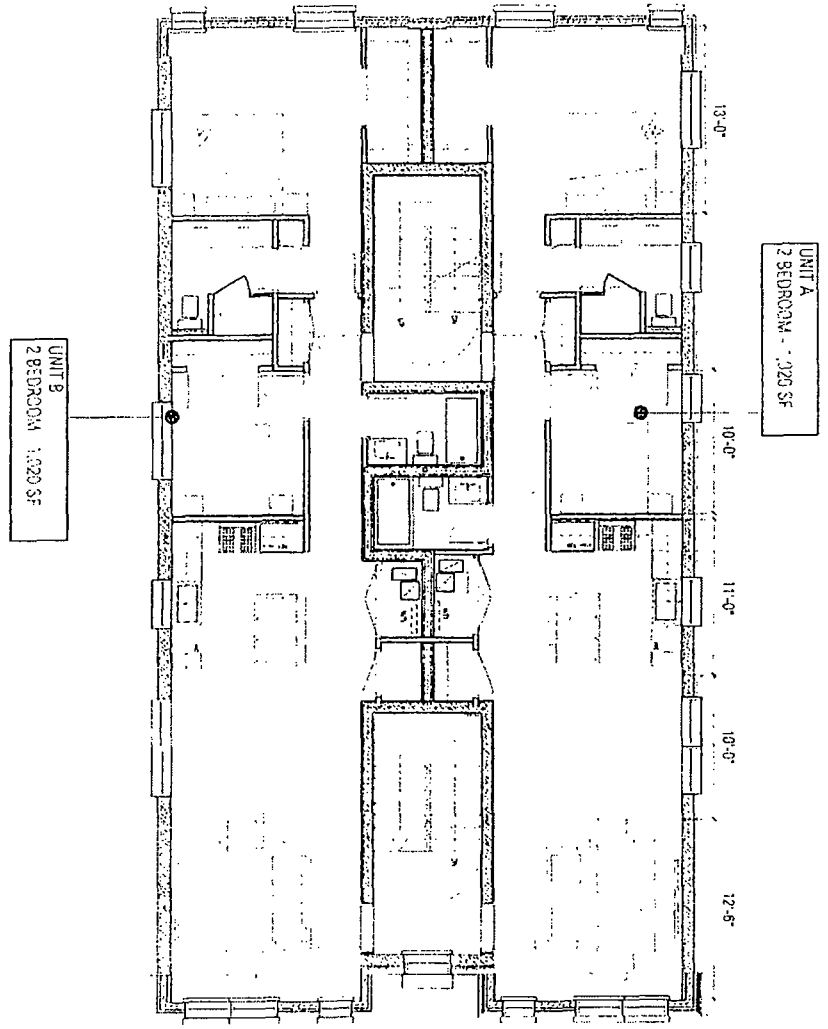
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2025 & 2027 West 17th Street  
Chicago, Illinois 60608

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Proposed New 3-Story 6-Dwelling Unit Residential 17750 Sq. Ft. Max.



3RD FLOOR CONCEPT PLAN [2,682 GSF]  
SCALE 1/8" = 1'-0"

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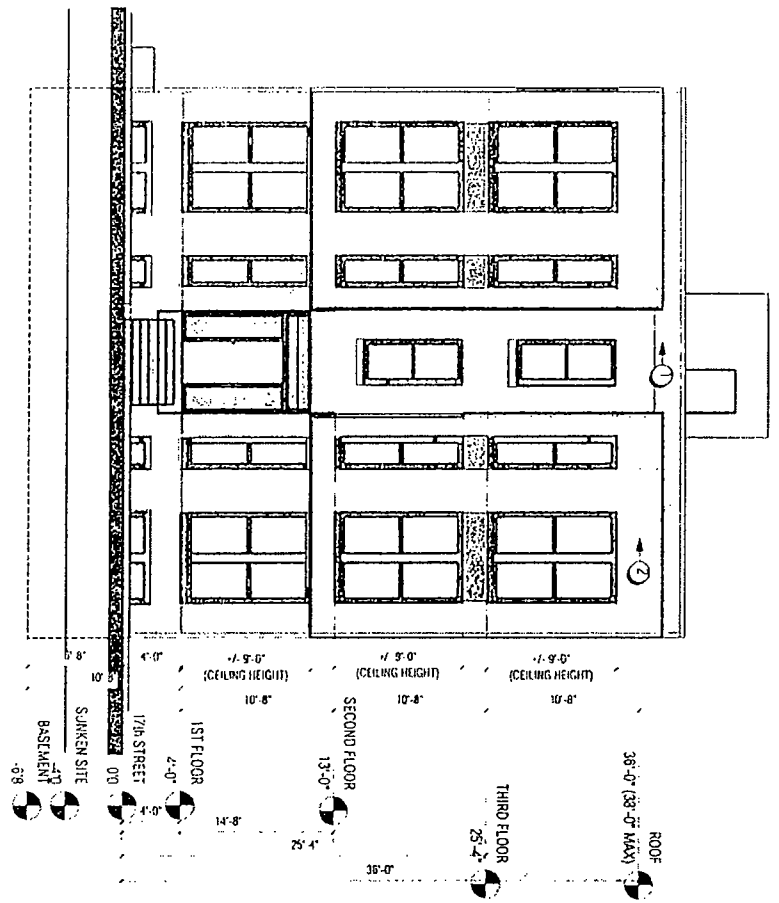
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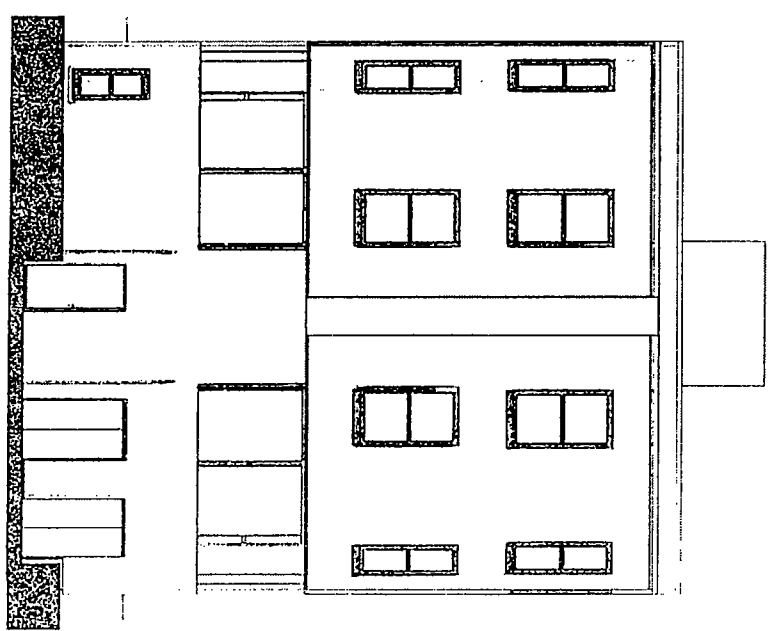
2025 & 2027 West 17th Street  
 Chicago, Illinois 60608  
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**Proposed New 3-Story, 6 Dwelling Unit Residential at 750 Sq.Ft. Max.**

**KEYNOTE LEGEND**  
 ① M1 - MASONRY  
 ② M2 - METAL PANEL



**1** NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**2** SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

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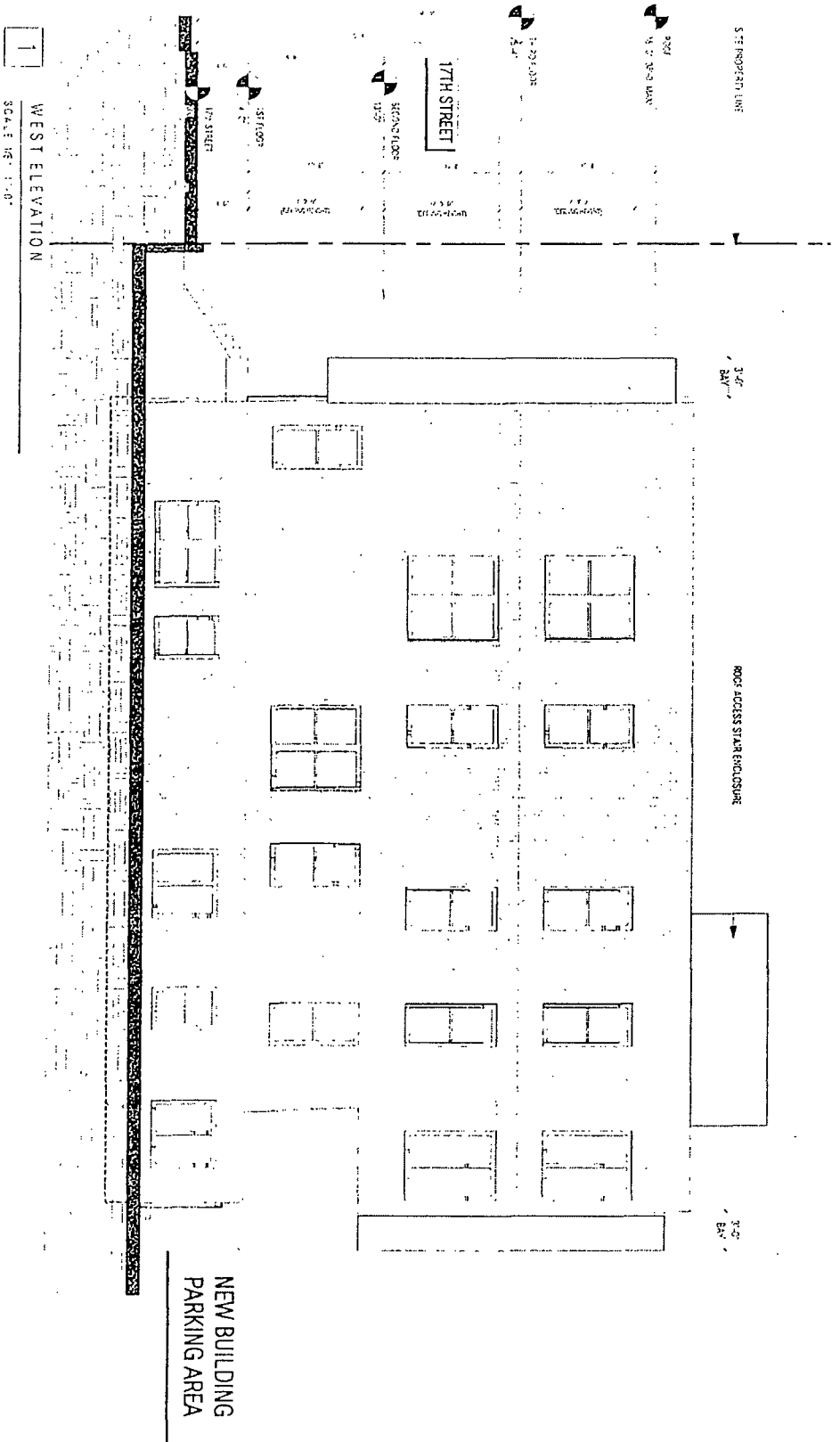
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2025 & 2027 West 17th Street  
Chicago, Illinois 60608

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Proposed New 3-Story, 6 Dwelling Unit Residential ±7,750 Sq. Ft. Max.



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