



# City of Chicago



O2017-3212

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/19/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 8-H at 2014-2018 W 35th St - App No. 19202T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19202 T1  
INTRO DATE  
APRIL 19, 2017

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 of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-H in the area bounded by

The public alley running northwesterly of West 35<sup>th</sup> Street; The North South public alley west of and parallel to South Damen Street; West 35<sup>th</sup> Street;; a line 50.16 feet west of and parallel to the north south public alley west of and parallel to South Damen Street.

to those of a B2-2 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: 2014-2018 West 35<sup>th</sup> Street

**PROJECT NARRATIVE**  
**TYPE 1 ZONING AMENDMENT**  
**2014-2018 West 35<sup>th</sup> Street**

B2-2 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit (Detached House) District to a B2-2 Neighborhood Mixed-Use District to allow for the rehabilitation of an existing building. The building will contain 4 residential dwelling units with 4 parking spaces.

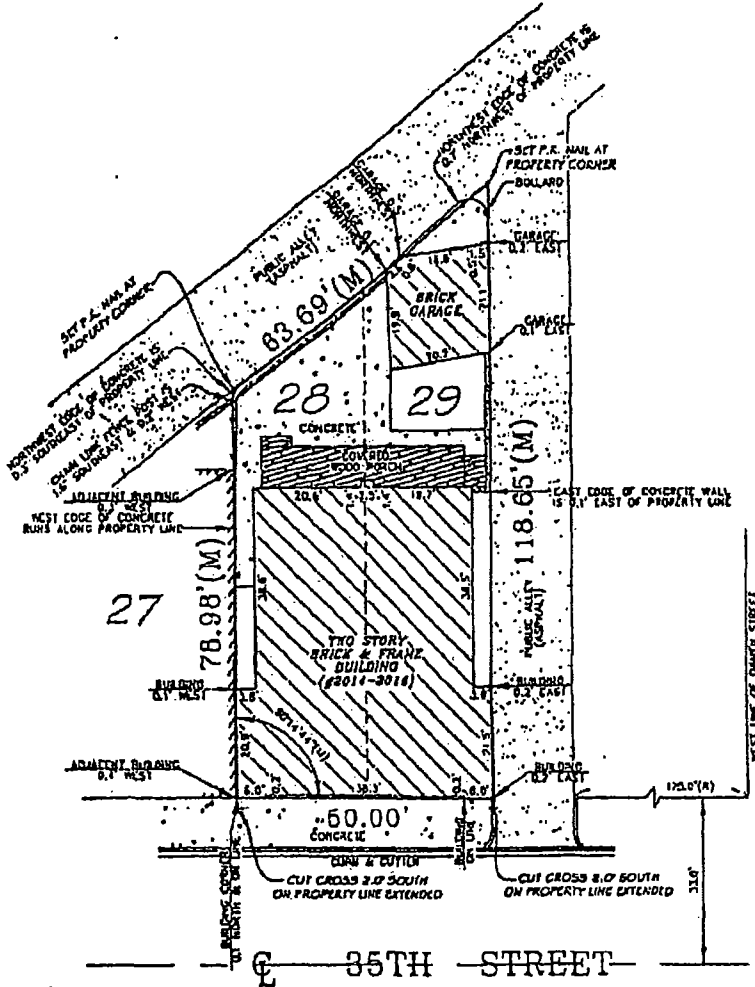
Lot Area	4,941 square feet
Parking	4
Rear Setback	feet
Front Setback	0 feet
East Setback	0 feet
West Setback	0 feet
FAR	2.2
MLA	1,000
Building Height	27.5 feet

**FINAL FOR PUBLICATION**

# PLAT OF SURVEY

OF

LOTS 28 AND 29 IN DANIEL F. DOHERTY'S SUBDIVISION OF BLOCK 10 IN WALKERS SUBDIVISION OF THAT PART SOUTH OF THE CANAL OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE:  
COMPREHENSIVE TITLE POLICY OR SUBDIVISION PLAT NOT AVAILABLE AT TIME OF SURVEY. REVERED SURVEY AVAILABLE UPON REQUEST AFTER RECEIPT OF ABOVE ITEMS.

### LEGEND

(R/M) - RECORD / MEASURED  
L - ARC LENGTH  
R - RADIUS  
CH - CHORD

AREA = 4,941 SQ. FT.  
MORE OR LESS



PREPARED FOR: DANIEL ERNER (ATTORNEY AT LAW)  
JOB ADDRESS: 2014-2016 W. 35TH STREET, CHICAGO, IL  
JOB NO.: 15-01-2022

## NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES  
WWW.NEKOLA-SURVEY.COM  
400 N. SCHMIDT RD., STE. 203  
BOLINGBROOK, ILLINOIS 60440  
(630) 225-1330 PHONE (630) 226-1430 FAX

FIELD WORK COMPLETED ON THE 17TH DAY OF MAY, 2016.

(STATE OF ILLINOIS)  
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

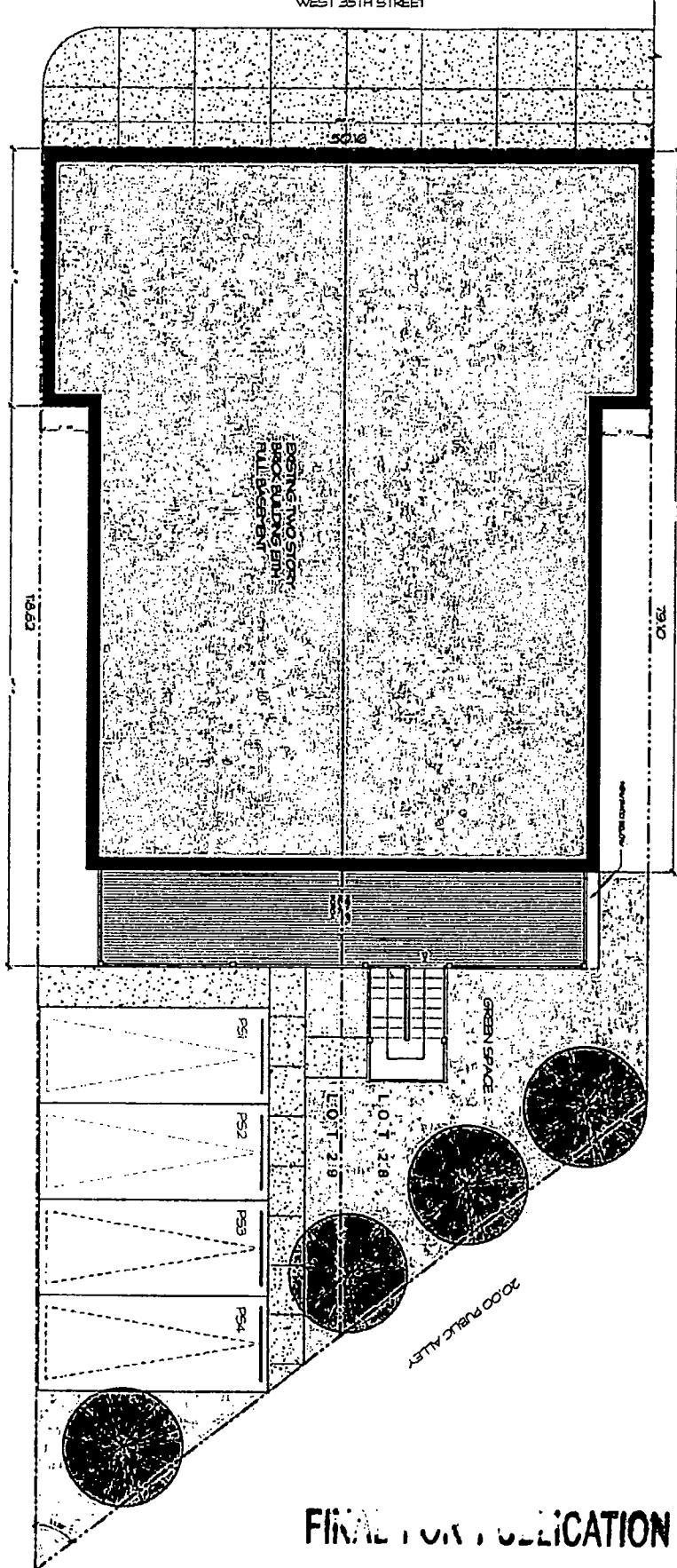
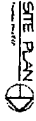
DATED THE 18TH DAY OF MAY, 2016

*Wayne W. Hecker*  
W. Hecker  
JLS No. 7923

LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

☐ - 'X' IN BOX INDICATES THE WORKON DRAWN PLAT WAS ORDERED AS A NON-MONUMENTED SURVEY.  
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONG. FIELD MONUMENTATION OF CORNER POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, SDC POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

WEST 35TH STREET



FINAL FOR SUBMISSION

FIRST FLOOR PLAN

2600 PUBLIC ALLEY

WEST 35TH STREET

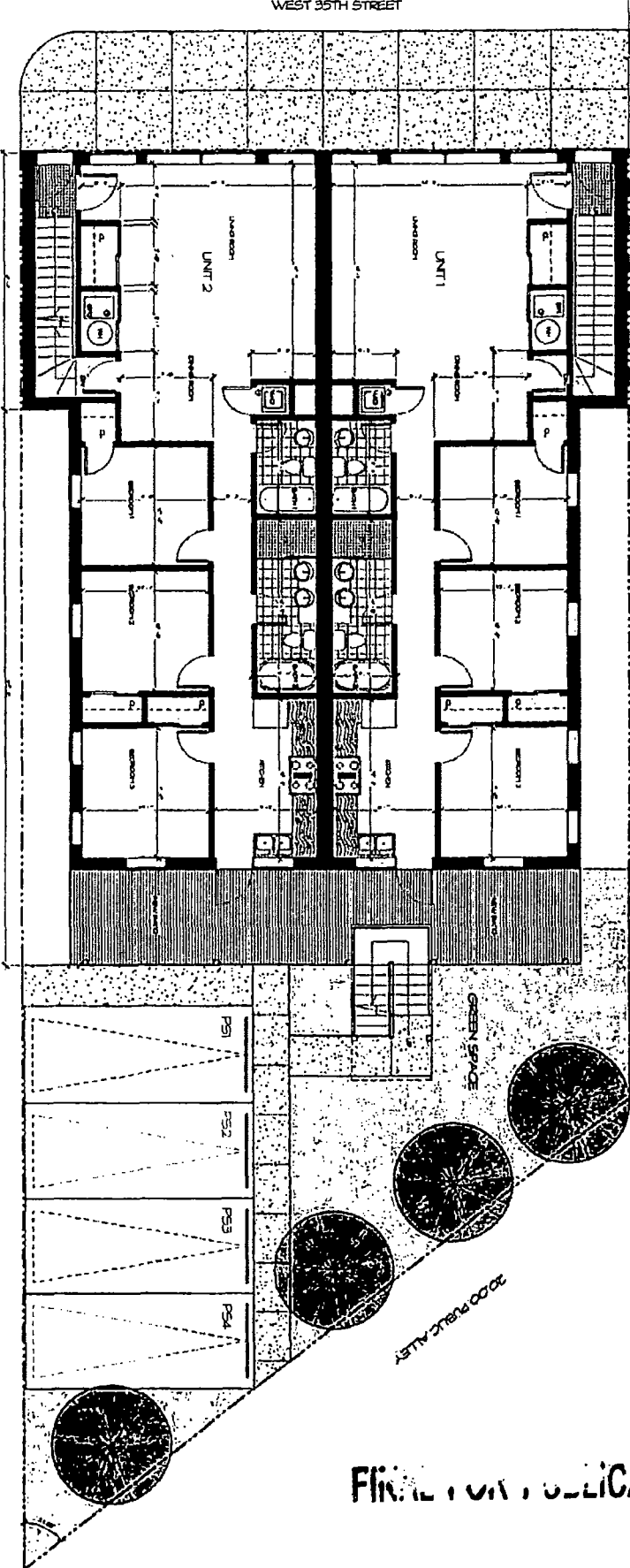


FIGURE FOR PUBLICATION

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

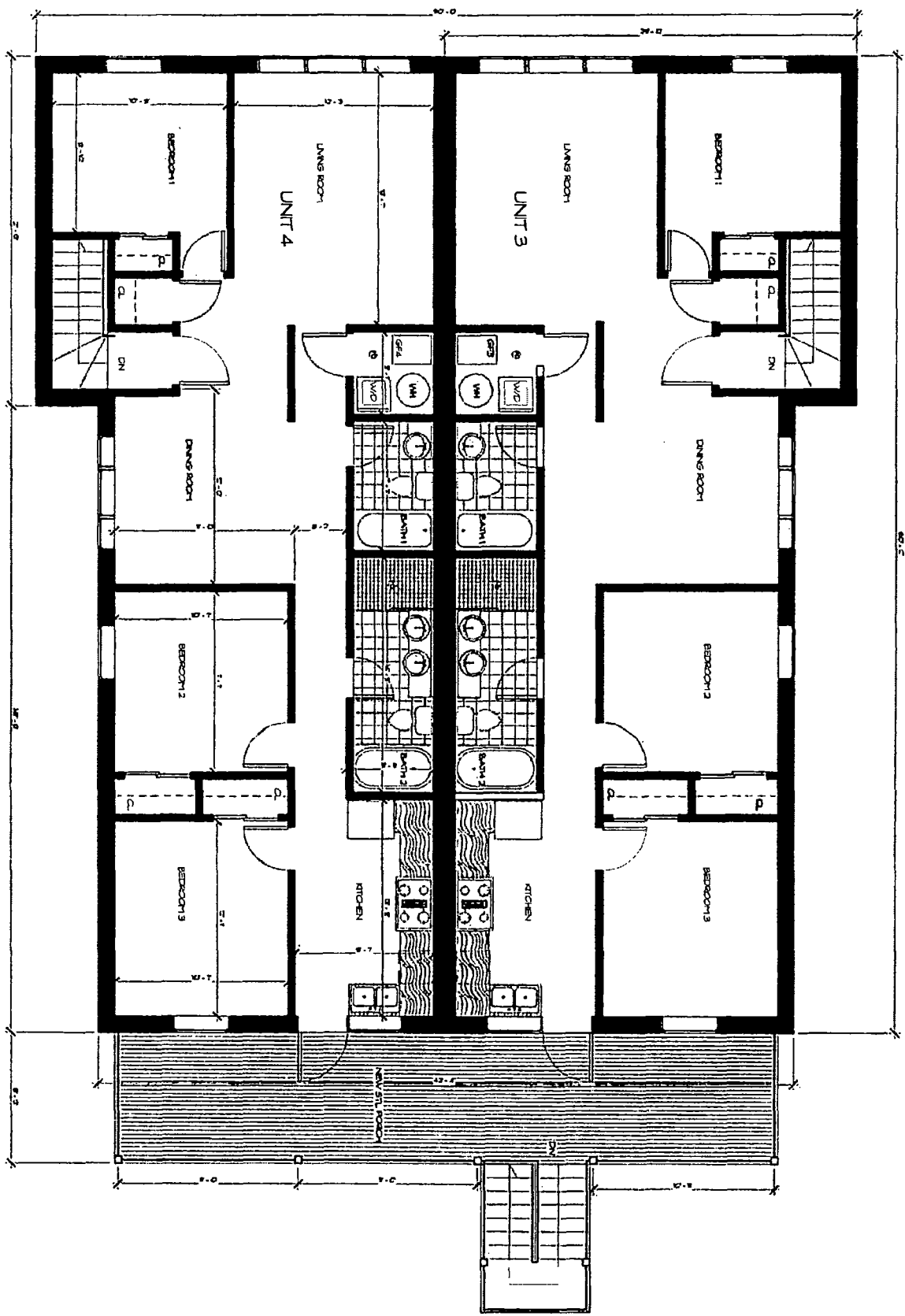
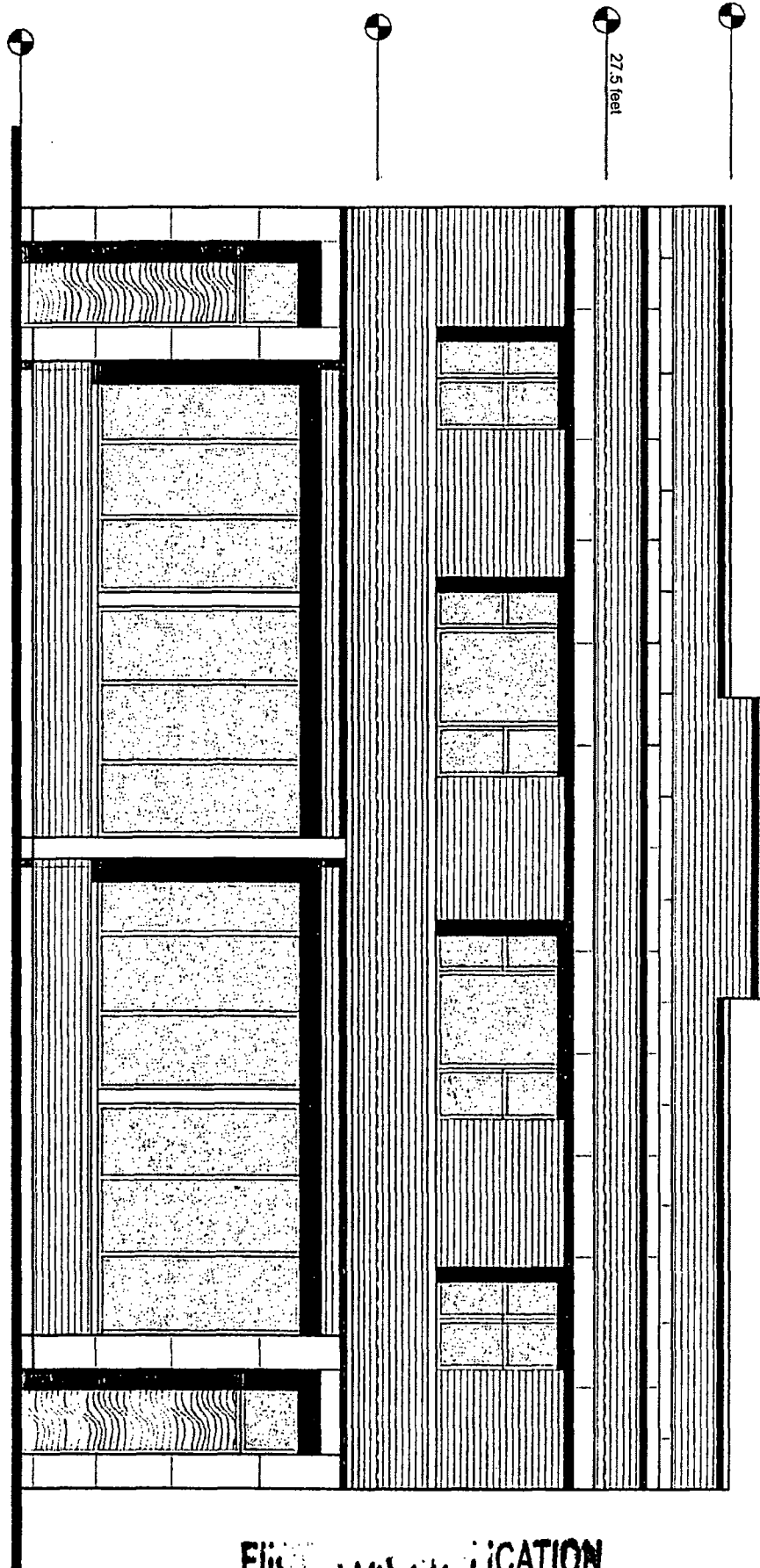


FIGURE FOR REFERENCE

FRONT ELEVATION  
SCALE 1/4" = 1'-0"



FINAL FOR PUBLICATION