



City of Chicago



O2017-894

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 2/22/2017 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 8-H at 1734 W 35th St - App No. 19118T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#19118 TI
INTRO. DATE:
FEB. 22, 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 Home) District symbols and indications as shown on Map No. 8-H in an area bound by

A line 24 feet West of and parallel to South Hermitage Avenue, the alley next North and parallel to West 35th Street, South Hermitage Avenue and West 35th Street

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

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1734 W 35th Street, Chicago, IL 60609.

NARRATIVE

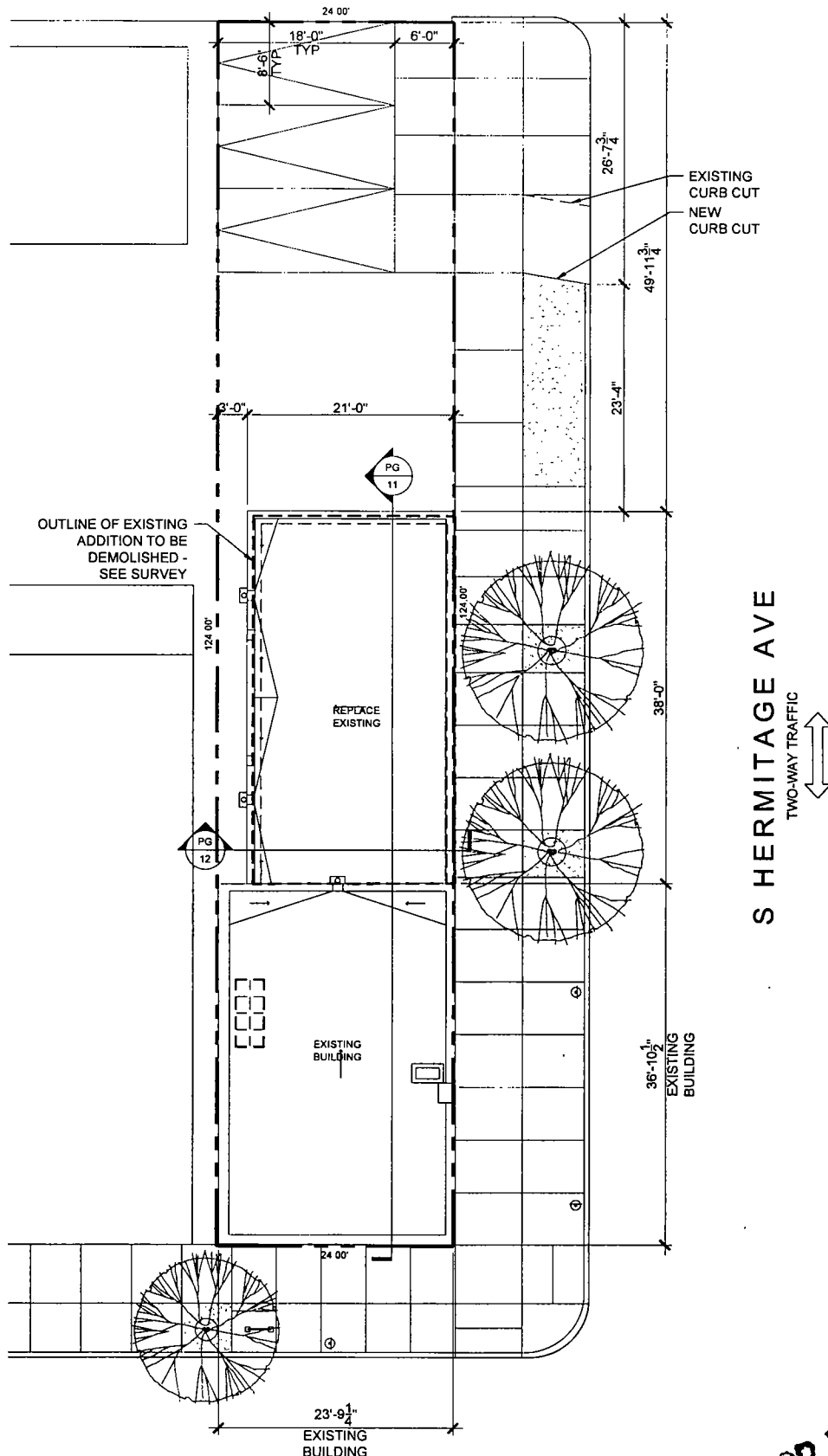
1734 W 35th Street

Zoning from RS-3 to B2-3

The applicant seeks to change the zoning to for a 2 story mixed use building with 1 existing residential dwelling unit and a proposed restaurant on the 1st floor, 2 existing residential dwelling units on the 2nd floor with a building height of 25 feet and will provide 3 exterior parking spaces.

| | |
|-------------------|---------------------|
| FAR | 1.10 |
| Lot Area | 2976 square feet |
| Building Area | 3301.15 square feet |
| Building Height | 25 feet |
| Front Setback | 0 |
| Rear Setback | 50 feet |
| West side Setback | 0 |
| East side Setback | 0 |
| Parking | 3 exterior spaces |

FINAL FOR PUBLICATION



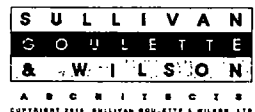
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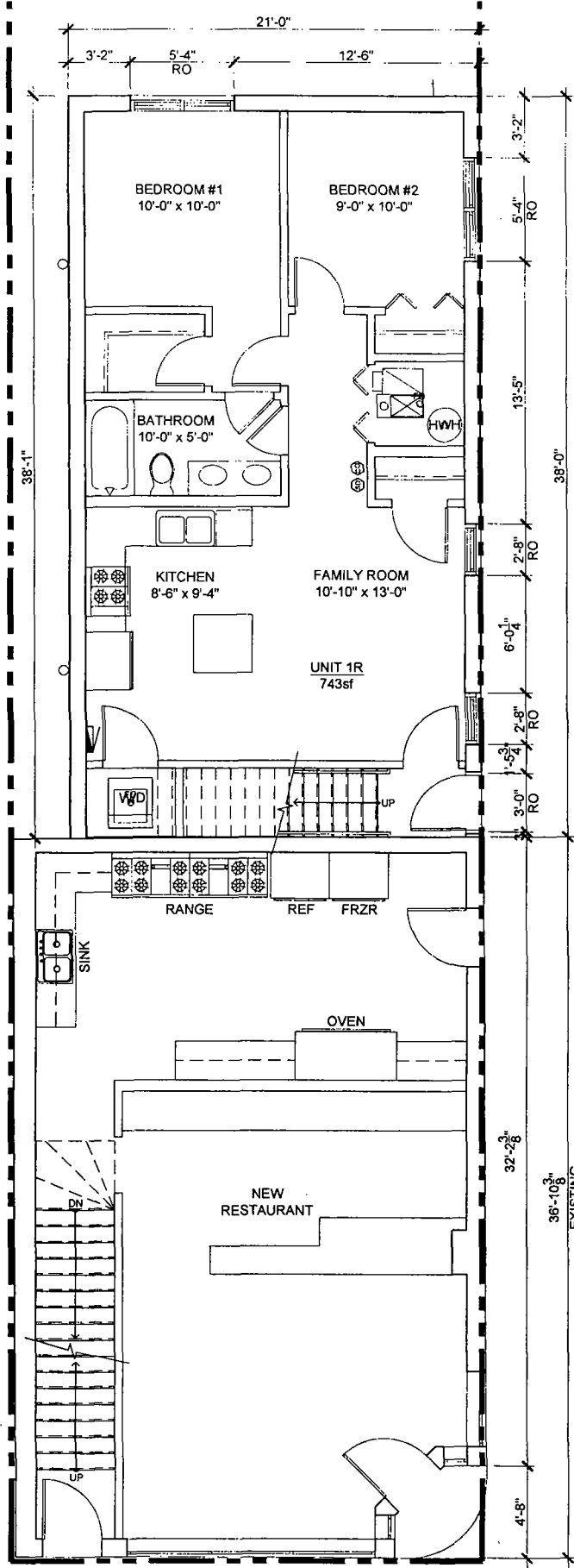
W 35TH ST
TWO-WAY TRAFFIC



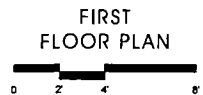
SITE PLAN

PAGE 04

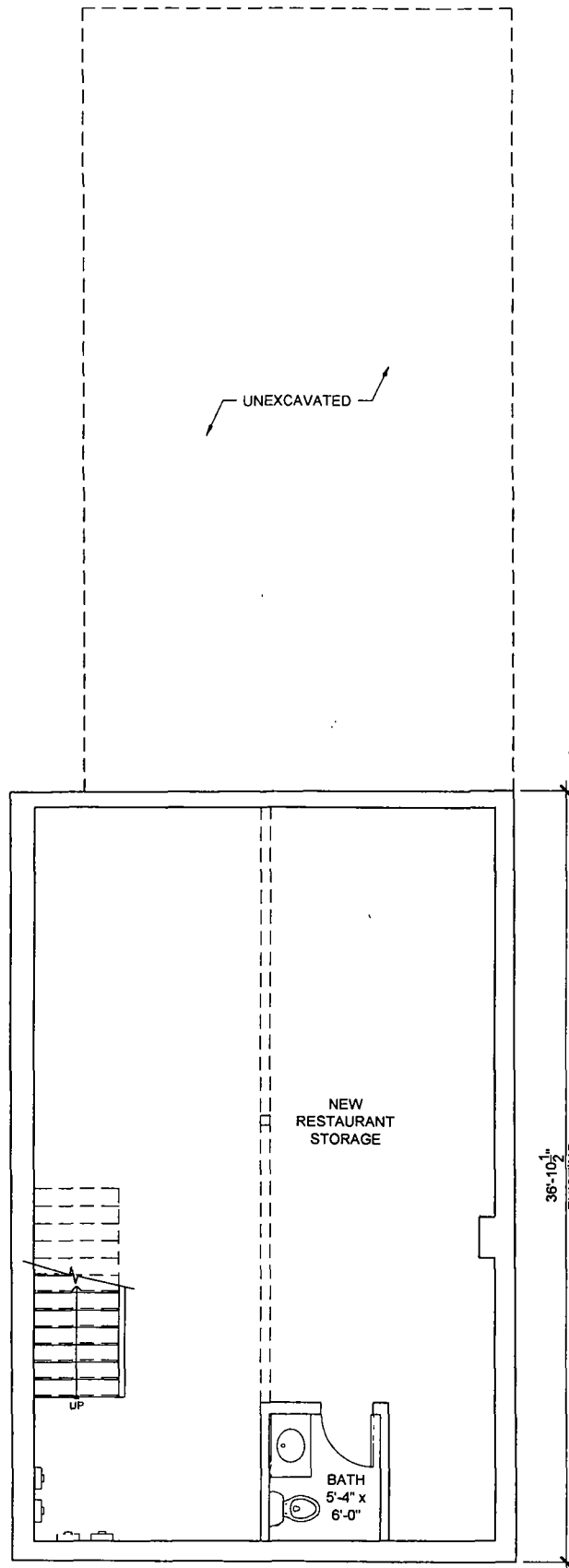




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FIRST FLOOR PLAN

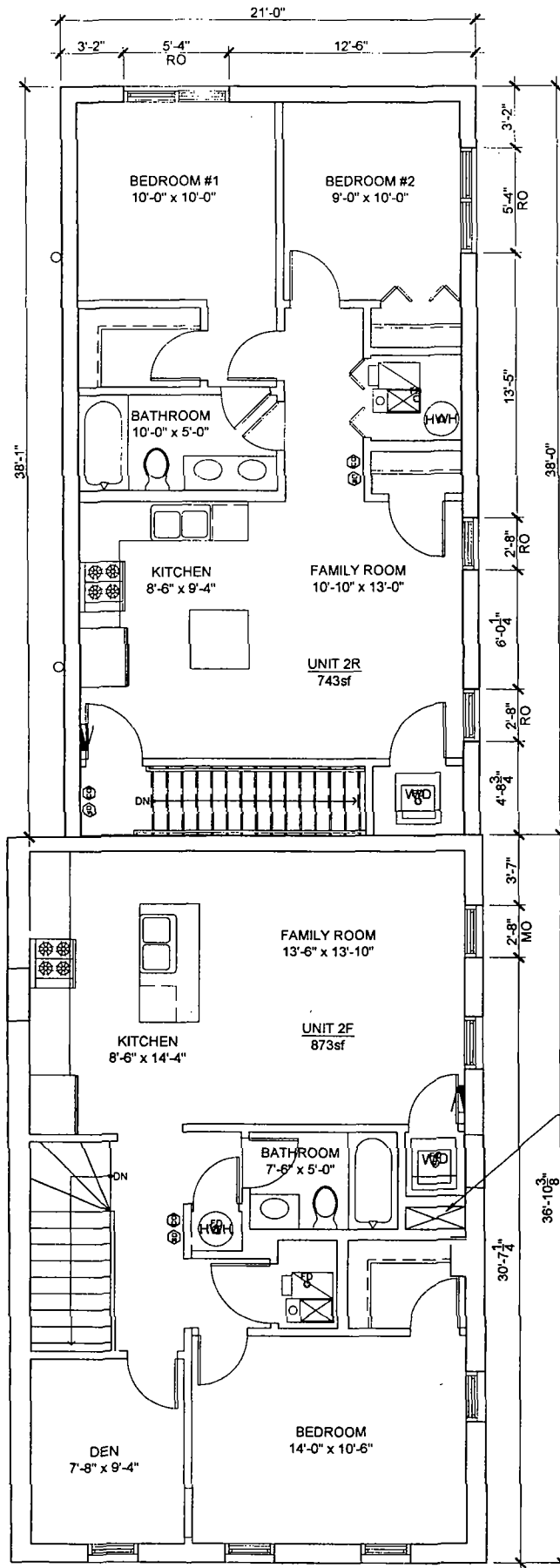


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BASEMENT FLOOR PLAN



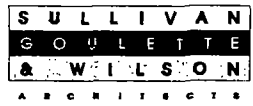


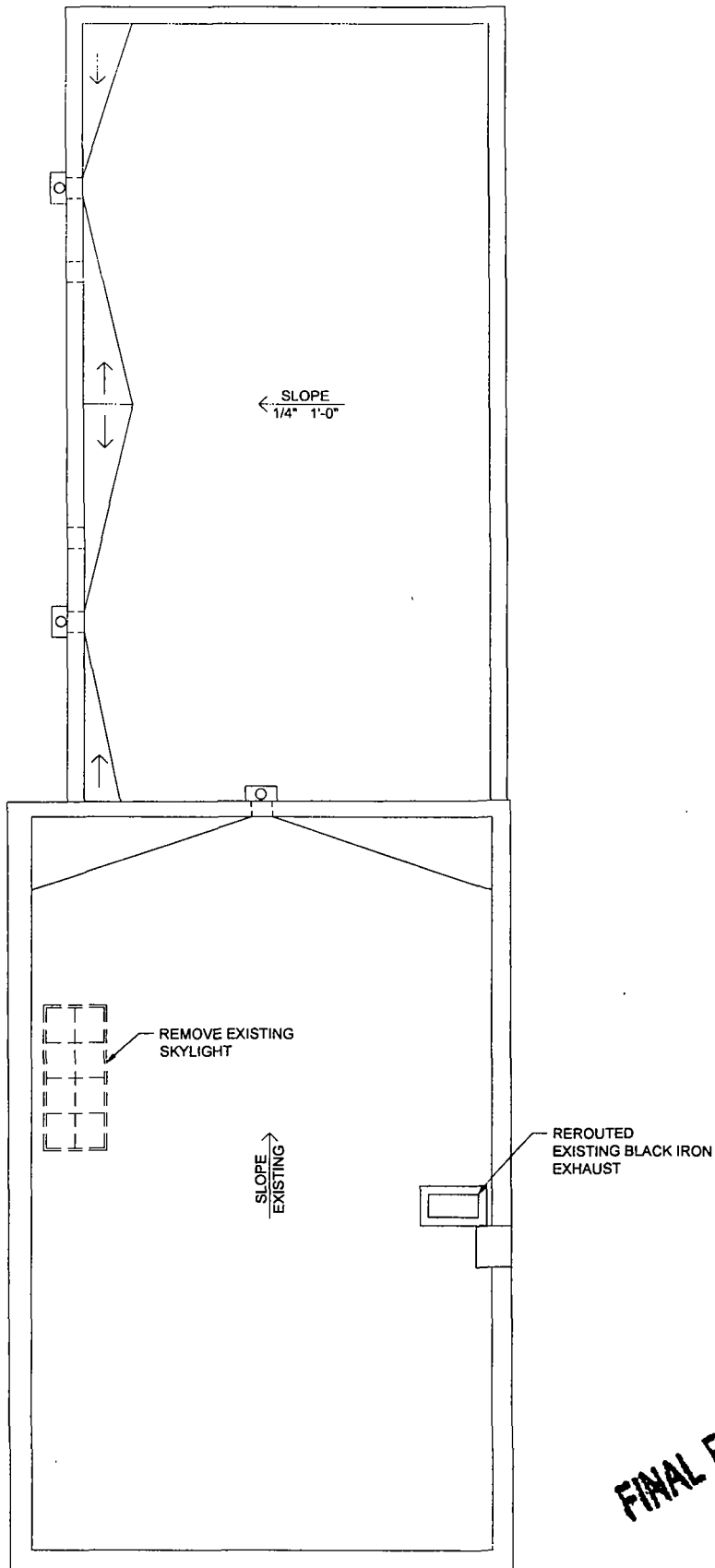
CHASE FOR REROUTED
EXISTING BLACK IRON
EXHAUST

FINAL FOR PUBLICATION

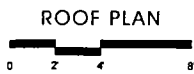


SECOND FLOOR PLAN

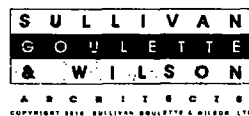


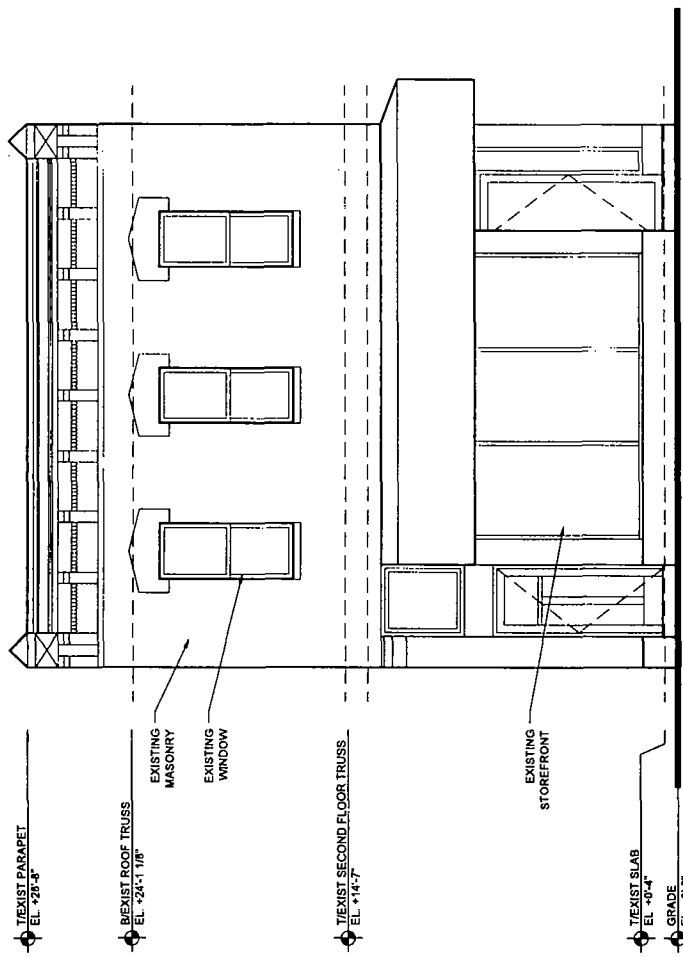


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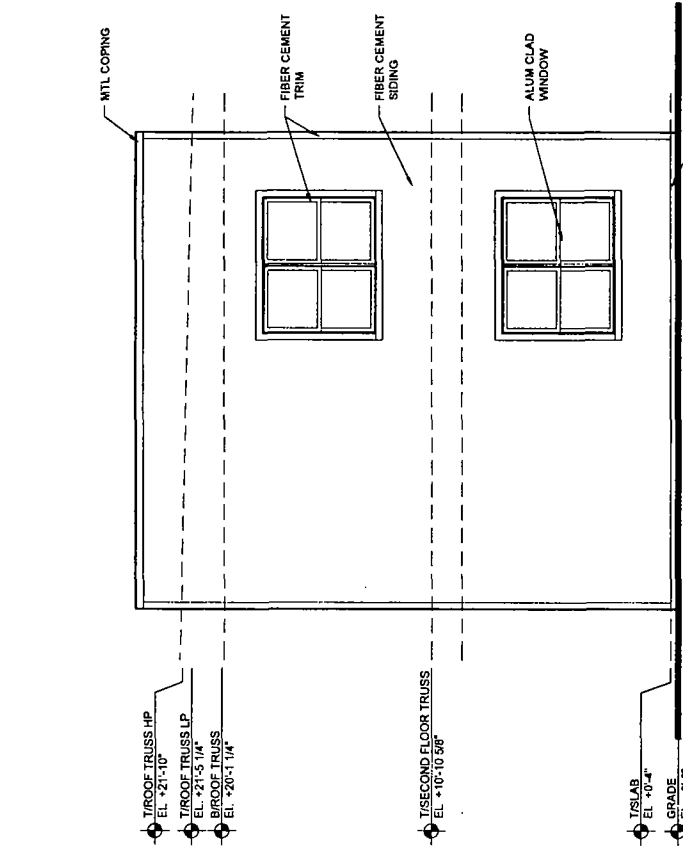


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SOUTH ELEVATION
EXISTING

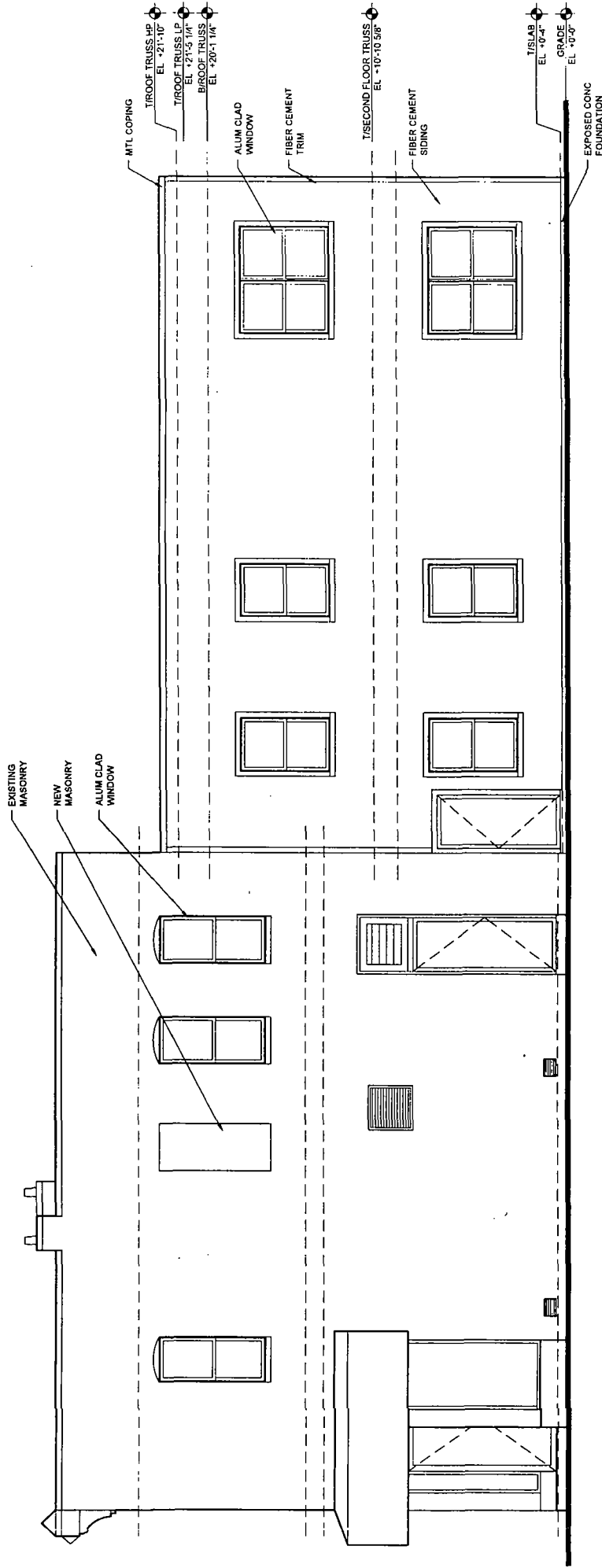


NORTH ELEVATION



1734 W 35TH ST
CHICAGO, ILLINOIS 60609

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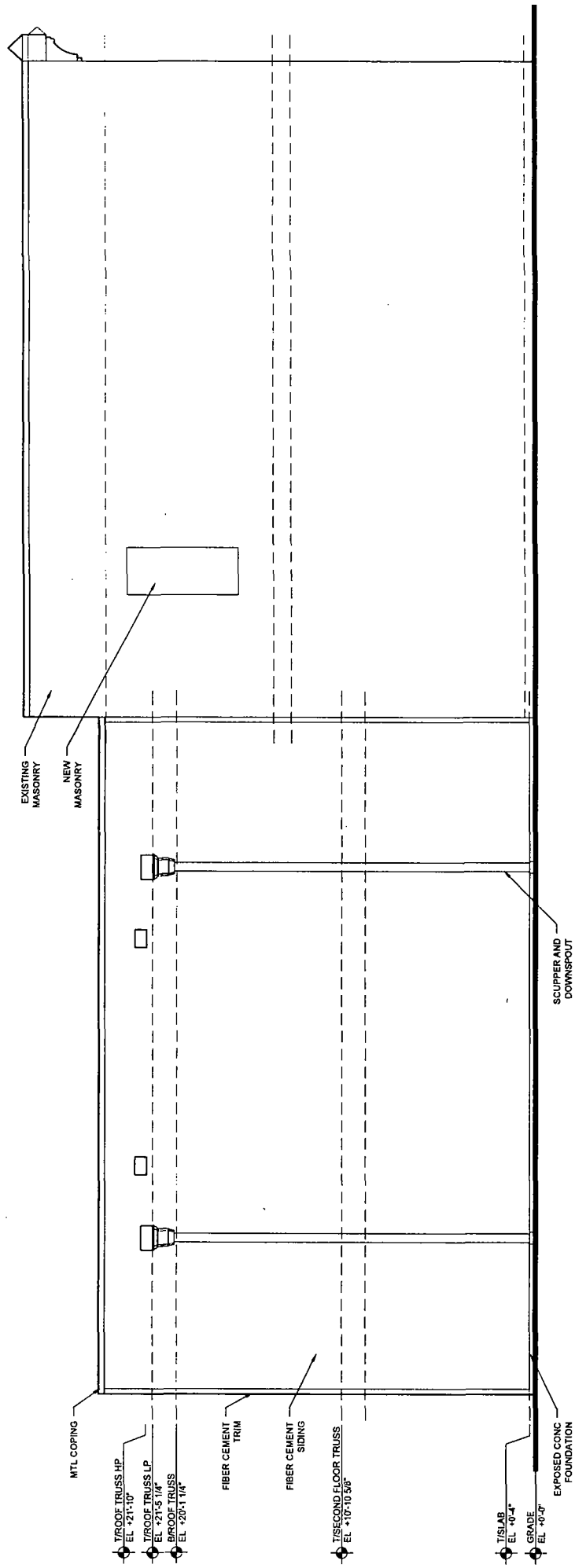
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1734 W 35TH ST
 CHICAGO, ILLINOIS 60609

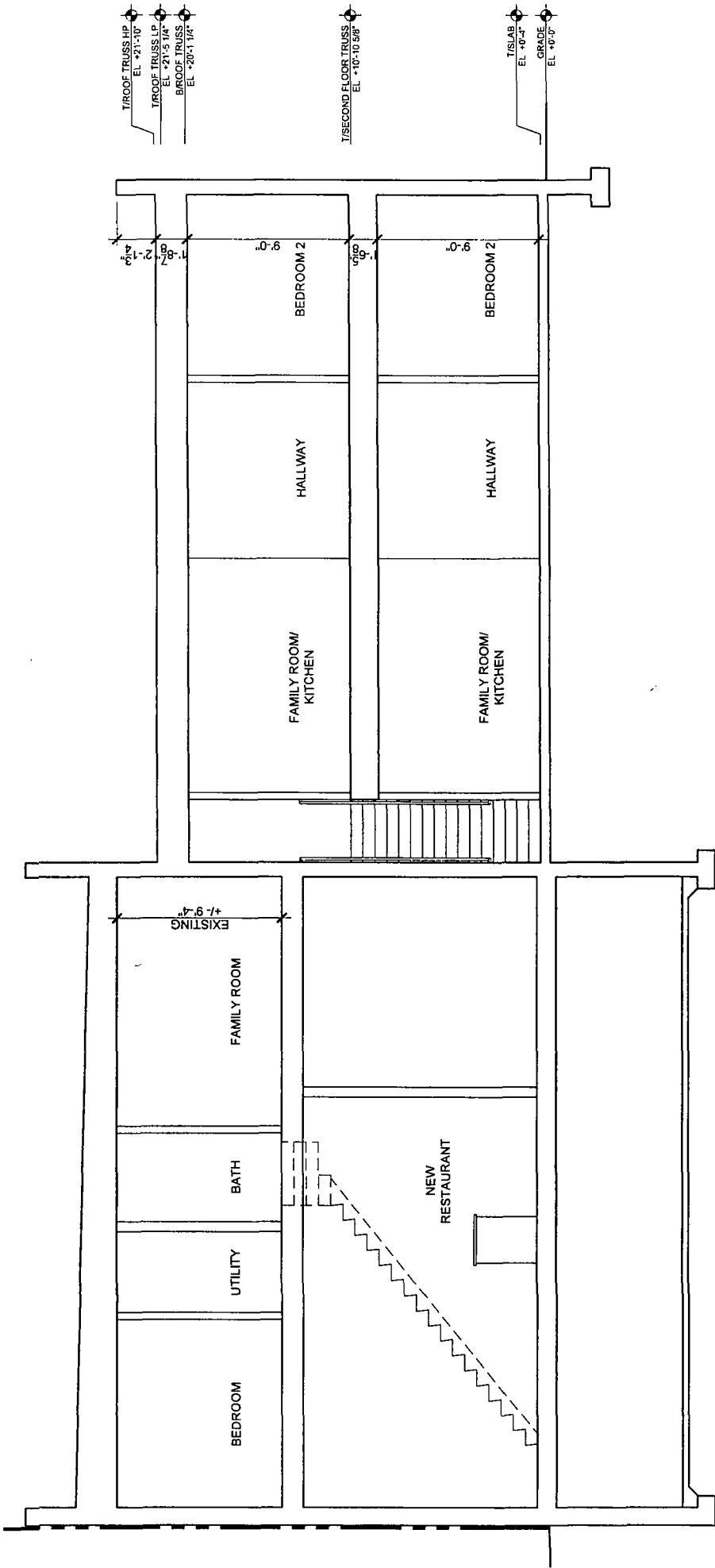
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1734 W 35TH, LLC
 DEVELOPER/OWNER
 JANUARY 31, 2017



1734 W 35TH ST
 CHICAGO, ILLINOIS 60609

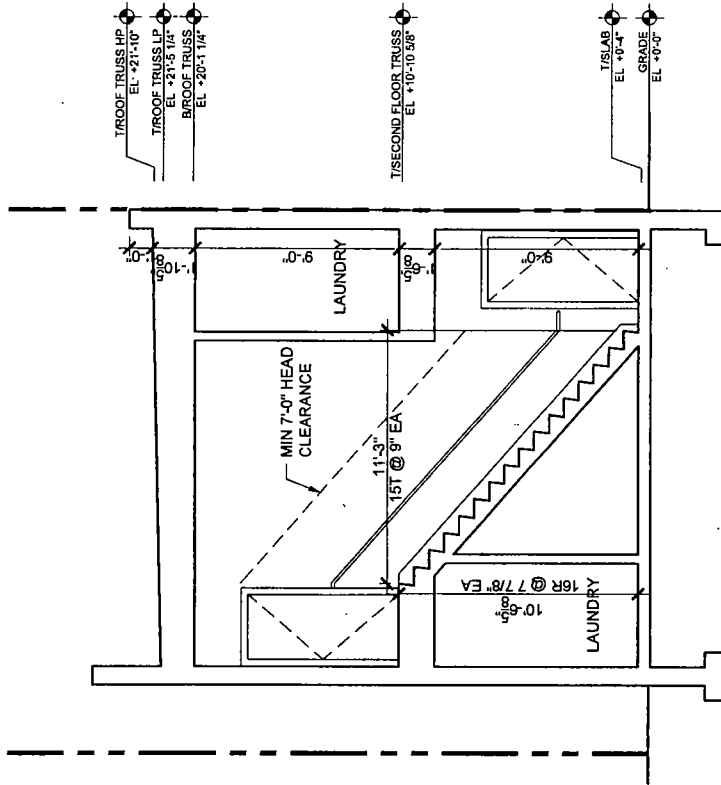
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 TEL: 312.467.1100 FAX: 312.467.1101

NORTH/SOUTH
 BUILDING SECTION
 0 2 4 6
1734 W 35TH ST
 CHICAGO, ILLINOIS 60609

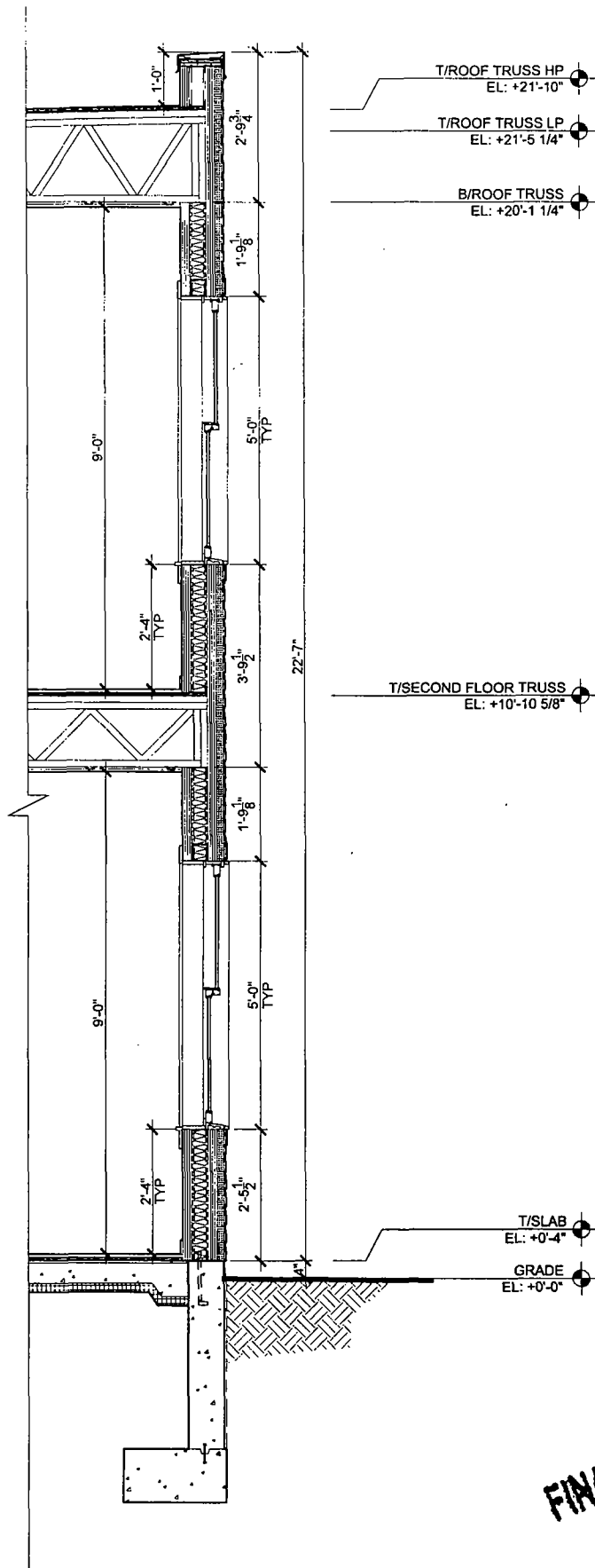
FINAL FOR PUBLIC I.T.G.N



EAST/WEST
BUILDING SECTION
0 2 4 6

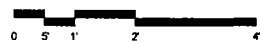
1734 W 35TH ST
CHICAGO, ILLINOIS 60609

FINAL FOR PUBLIC REVIEW



FINAL FOR PUBLICATION

TYPICAL WALL SECTION



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