



City of Chicago



O2016-3882

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/18/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-F - 1706 S Clinton St - App No. 18761T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1876171
INTRO DATE
05-18-16

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 M2-3 Light Industry District symbols and indications as shown on Map No. 4-F in the area bounded by:

a line 378.00 feet south of the public alley next south of West 16th Street; South Clinton Street; a line 402.00 feet south of the public alley next south of West 16th Street; and the alley next west of South Clinton Street

to those of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Common Address: 1706 S. Clinton Street, Chicago, Illinois 60616

FILE #
DRAW
10000

18761

NARRATIVE

1706 S. Clinton Street

TYPE I REGULATIONS

Narrative: The subject property contains approximately 2,412 square feet and is currently vacant. The Applicant proposes to rezone the subject property to the RT-4 district to allow the construction of a three-story (35 feet, 4 inches) single-family home with a detached two-car garage.

Lot Area: 2,412 sq. ft.

FAR: 1.2

Floor Area: 2,894 sq. ft.

Residential Dwelling Units: 1

MLA: 2,412 sq. ft.

Height: 35 feet 4 inches

Bicycle Parking: None

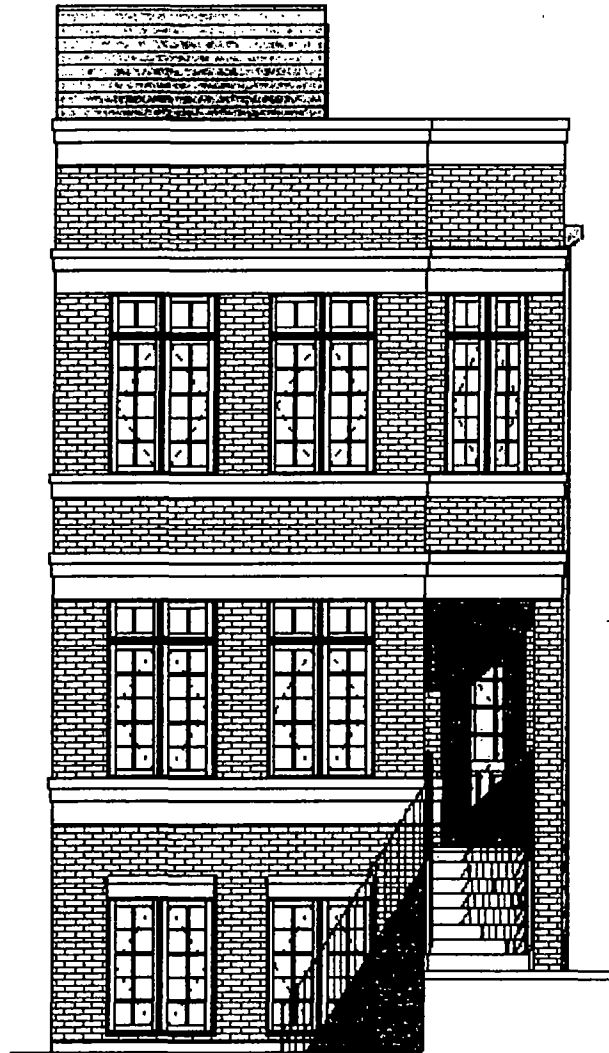
Parking: Two spaces

Setbacks:

Clinton Street (East) Property Line (Front Yard):	10.00 ft.
South Property Line (Side Yard):	2.50 ft.
Alley (West) Property Line (Rear Yard):	36.58 ft.
North Property Line (Side Yard):	3.00 ft.

FINAL FOR PUBLICATION

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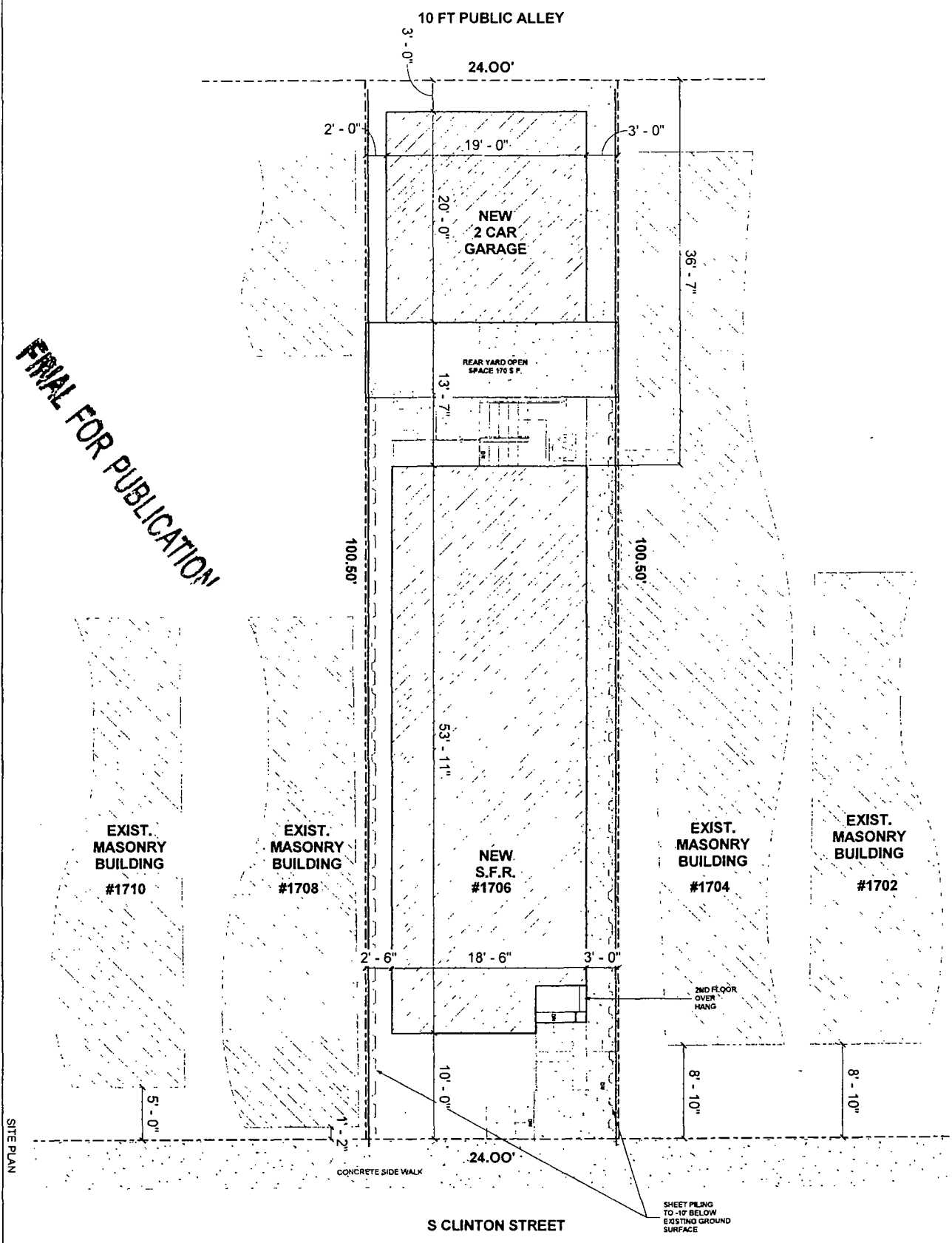


NEW 3-STORY SINGLE FAMILY
RESIDENCE
NEW 2 CAR GARAGE

COVER PAGE

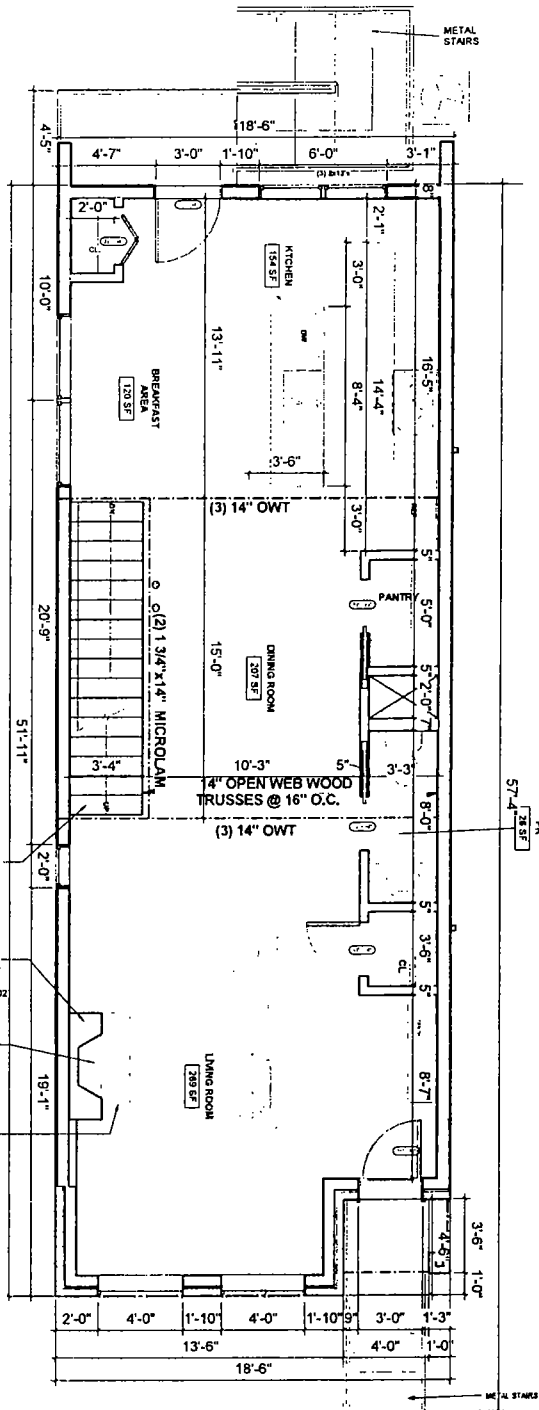
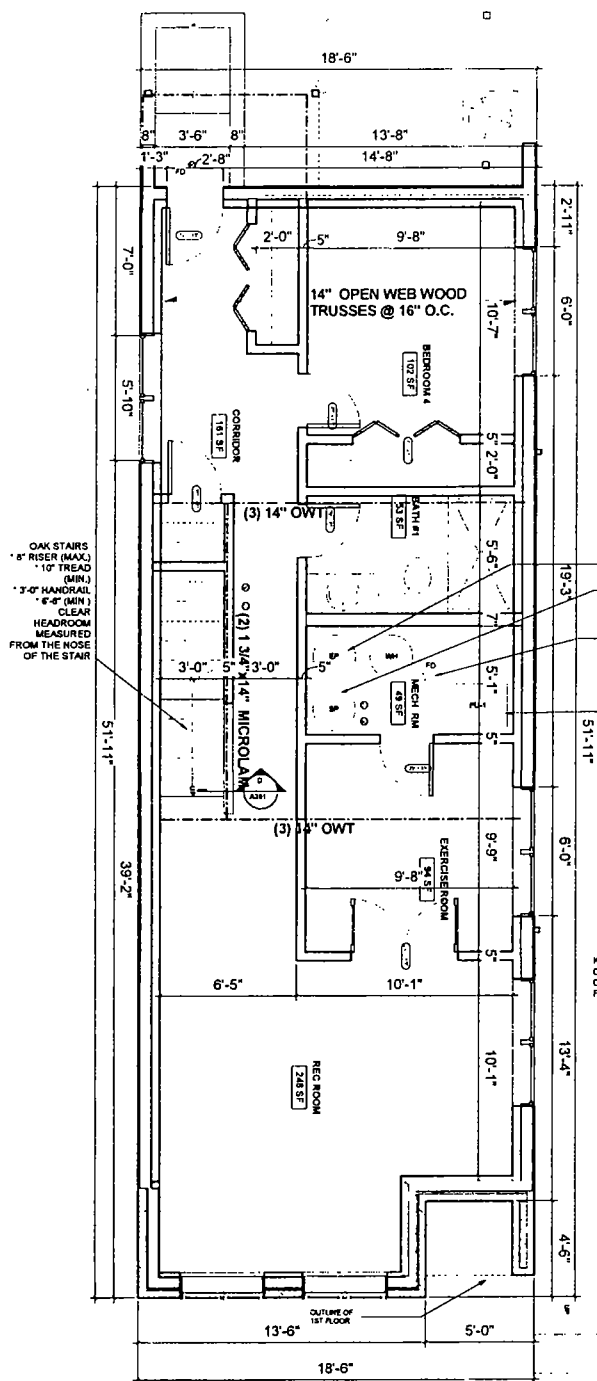
A100 10/12/99 11:55:31 PM	DATE: 10-07-94 DRAWN BY: RK CHECKED BY:	NEW 3-STORY SINGLE FAMILY RESIDENCE NEW 2 CAR GARAGE 1706 S CLINTON ST CHICAGO, IL. 60616	 ABD & ASSOCIATES, LTD. PROFESSIONAL DESIGN FIRM NO. 184-05575 3437 W. ORTHMAN AVE., 5TH FL. CHICAGO, IL 60611 PHONE: 773-264-9754 FAX: 773-264-9405	PREPARED BY: J. J. JENNINGS COMMISSION:
	10/12/99 11:55:31 PM			10/12/99 11:55:31 PM

FINAL FOR PUBLICATION

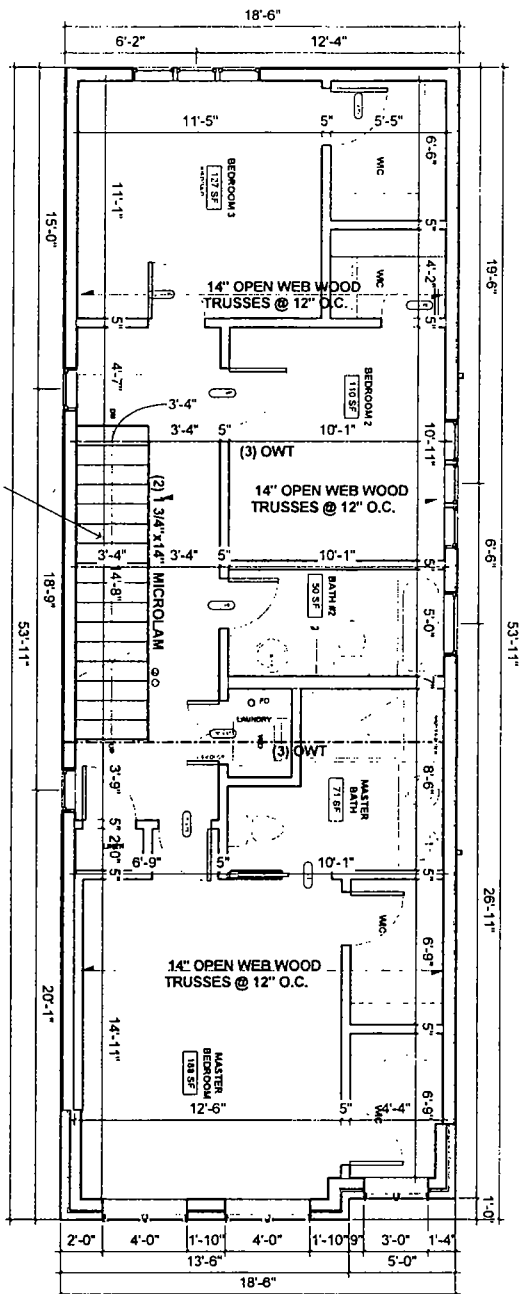


SITE PLAN

A101	DATE: 10-07-14 BY: [Signature] CHK: [Signature]	NEW 3- STORY SINGLE FAMILY RESIDENCE NEW 2 CAR GARAGE 1706 S CLINTON ST CHICAGO, IL 60616	ABD & ASSOCIATES, LTD. PROFESSIONAL DESIGNER FOR ILL. NO. 0400575 8111 W. 10TH AVE. #205 CHICAGO, IL 60621 PHONE 773-864-8754 FAX 773-864-9465	CONTRACT NUMBER PROJECT NUMBER
	DATE: 10-07-14 BY: [Signature] CHK: [Signature]			CONTRACT NUMBER PROJECT NUMBER



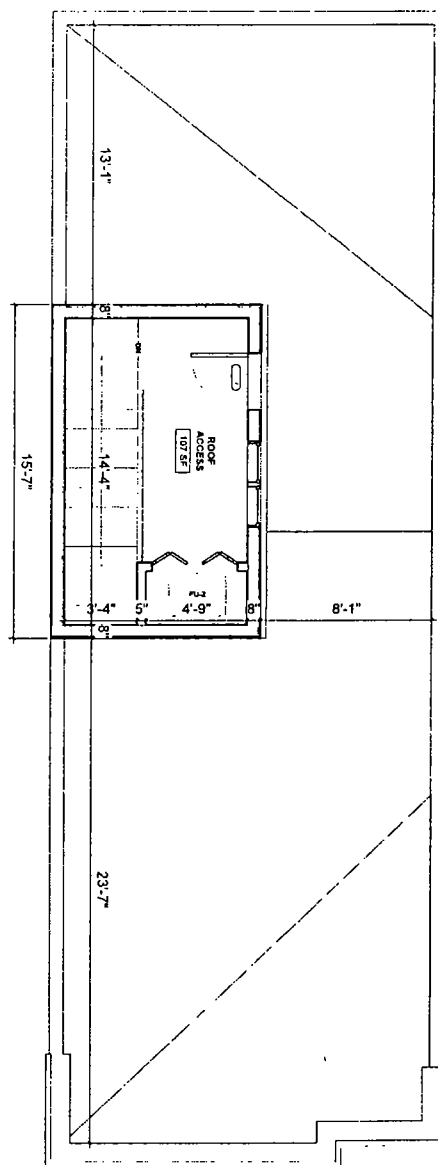
OAK STAIRS
 * 8" RISER (MAX.)
 * 10" TREAD (MIN.)
 * 3'-0" HANDRAIL
 * 6'-8" (MIN.)
 CLEAR
 HEADROOM
 MEASURED
 FROM THE NOSE
 OF THE STAIR



SECOND FLOOR PLAN
 3/8" = 1'-0"



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THIRD FLOOR PLAN
 3/8" = 1'-0"



PROPOSED FLOOR PLANS

A103

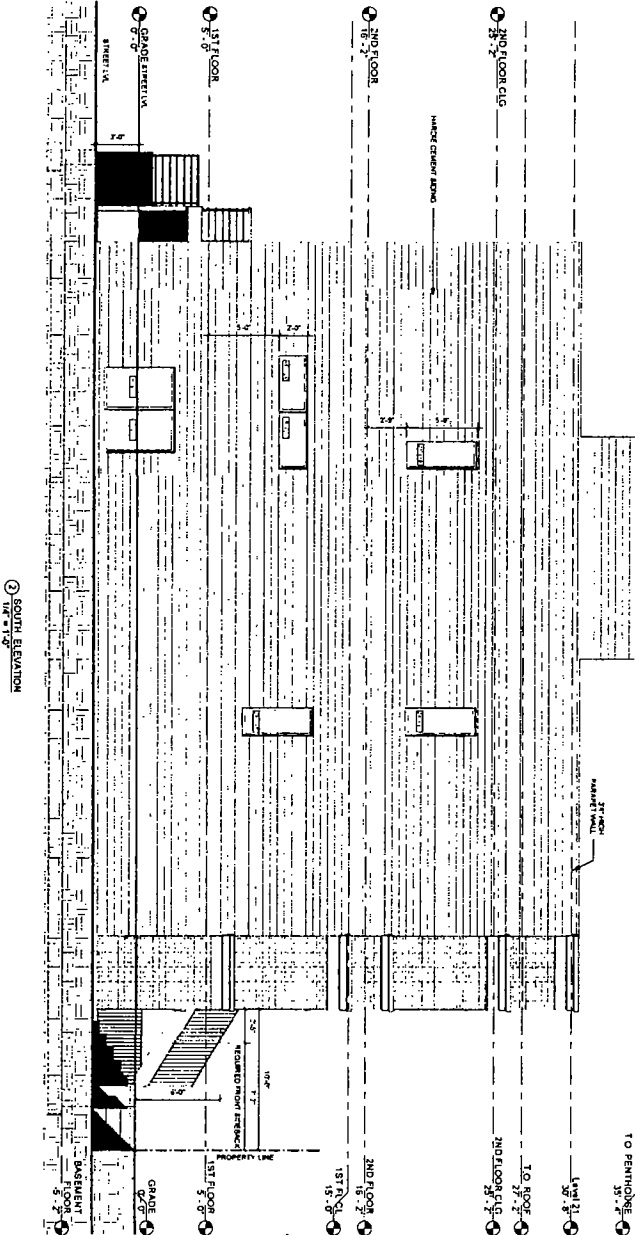
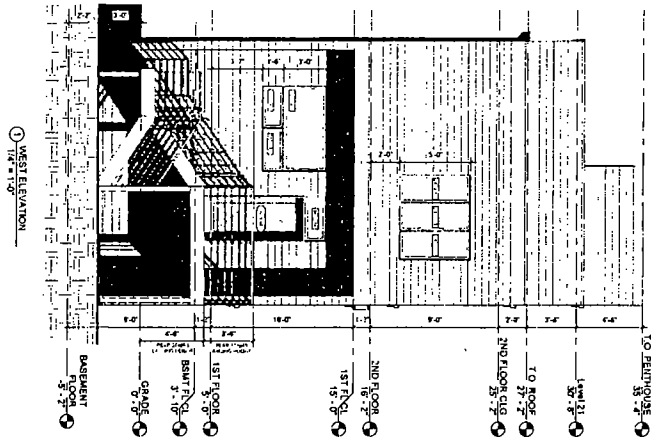
1.111
 10-07-2-14
 RK

NEW 3- STORY SINGLE FAMILY RESIDENCE
 NEW 2 CAR GARAGE
 1706 S CLINTON ST
 CHICAGO, IL 60616



ABD & ASSOCIATES, LTD.
 PROFESSIONAL DESIGN & PLAN - NO. 161-000725
 1717 W. 18TH AVENUE, 5TH FLOOR, CHICAGO, IL 60611
 TEL: 773-864-8751 FAX: 773-864-9405

CLINTON ST. 1706 S. CLINTON ST.



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ELEVATIONS

A202

10-07-2-14
11-00-1
RK

NEW 3- STORY SINGLE FAMILY RESIDENCE
NEW 2 CAR GARAGE
1706 S CLINTON ST
CHICAGO, IL. 60616

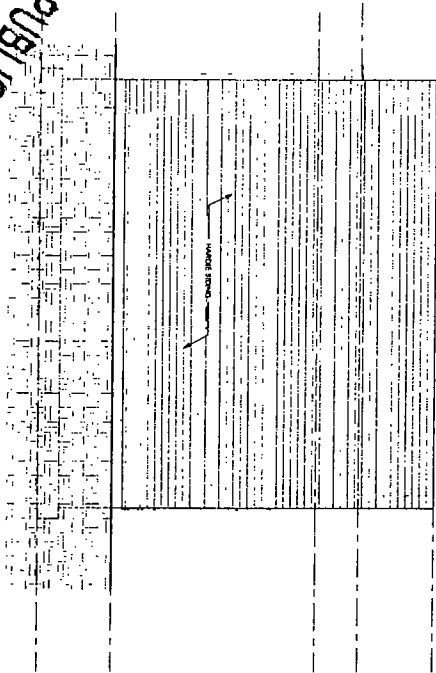


ABD & ASSOCIATES, LTD.
PROFESSIONAL DESIGN FIRM NO. 18-000126
8747 N. DRYDEN AVE. #505 CHICAGO, IL. 60631
PHONE 773-864-3714 FAX 773-864-9425

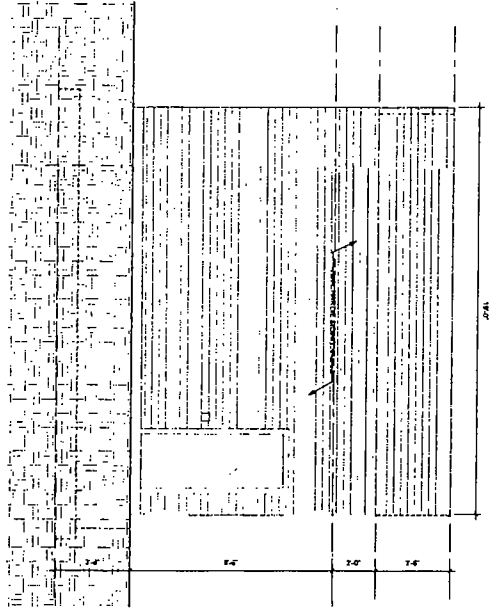
EXHIBITION PLANNING

FINAL FOR PUBLICATION

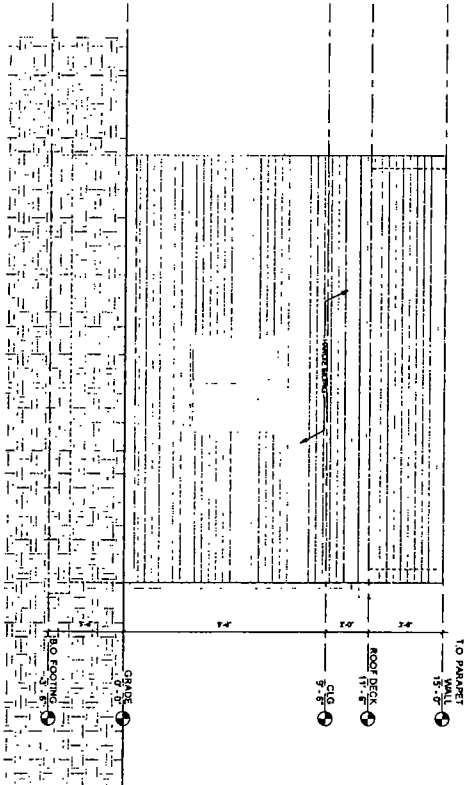
① SOUTH ELEVATION
SF = 11'-0"



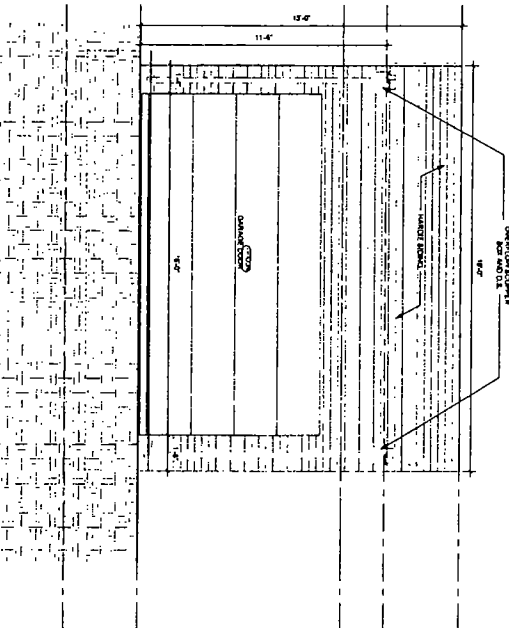
① EAST ELEVATION
SF = 11'-0"



① NORTH ELEVATION
SF = 11'-0"

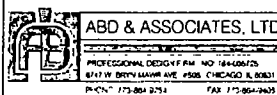


① WEST ELEVATION
SF = 11'-0"



GARAGE ELEVATION

NEW 3- STORY SINGLE FAMILY RESIDENCE
NEW 2 CAR GARAGE
1706 S CLINTON ST
CHICAGO, IL 60616



1706 S CLINTON ST
CHICAGO, IL 60616

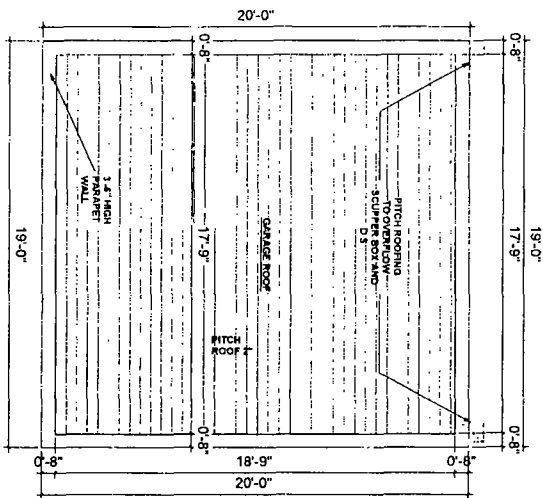
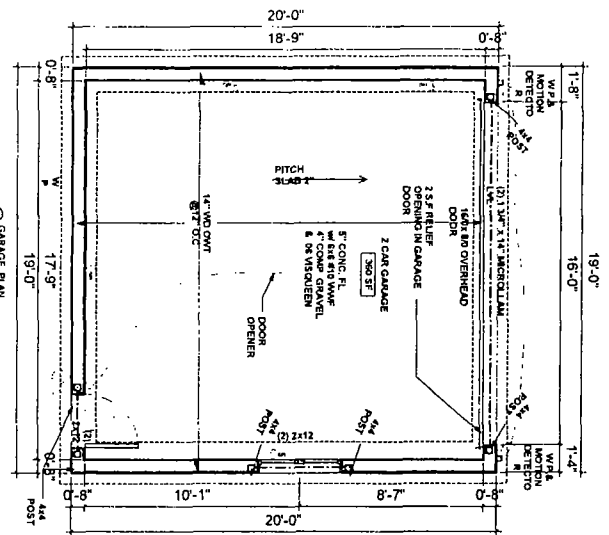
A402

DATE: 08-20-2014

BY: [Signature]

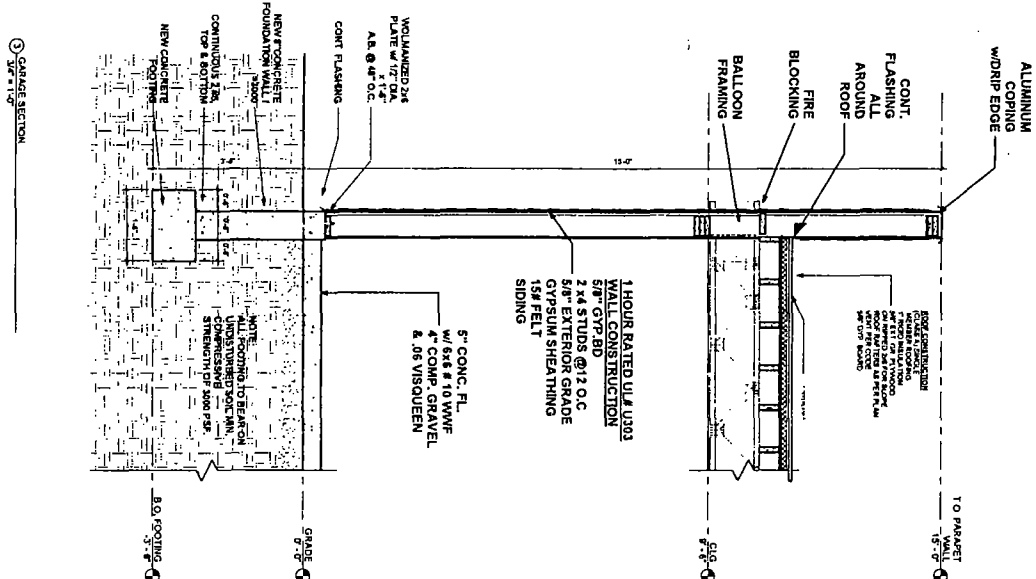
SCALE: AS SHOWN

PROJECT: NEW 3- STORY SINGLE FAMILY RESIDENCE



② GARAGE ROOF PLAN
3/8" = 1'-0"

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GARAGE PLAN

A401

117.

NEW 3- STORY SINGLE
NEW 2 CAR GARAGE

1706 S CLINTON ST
CHICAGO, IL 60616

CHICAGO, IL 60616



ABD & ASSOCIATES, LTD.
PROFESSIONAL DESIGN FIRM - NO 184-005725
3747 W. 18TH STREET AVE. #308 CHICAGO IL 60631

PROFESSIONAL DESIGN FIRM - NO 184-005725
3747 W. BETHLEHEM AVE. #908 CHICAGO IL 60611

7-10-1973 10:30 AM