



City of Chicago



O2016-7925

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/1/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 1840 W 17th St - App No. 19012T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19012 T1
INTRO. DATE:
NOV. 01, 2016

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 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 West 17th Street; a line 216.50 feet east of South Wolcott Avenue; West 17th Street; and a line 192.50 feet east of South Wolcott Avenue

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: 1840 West 17th Street

NARRATIVE
1840 West 17th Street
TYPE I REGULATIONS

Narrative: The subject property contains approximately 3,001 square feet and is improved with a two-story (28.0 feet in height) building containing three residential dwelling units and three parking space. The Applicant proposes to rezone the property to a B2-3 district and remodel the existing building to add a fourth floor addition for a total building height of 35.00 feet. The building as remodeled will contain four residential dwelling units with three parking spaces.

Lot Area: 3,001 square feet

FAR: 1.66

FLOOR AREA: 4,960 square feet

Residential Dwelling Units: 4

MLA: 751 square feet

Height: 35.00 feet

Bicycle Parking: Four

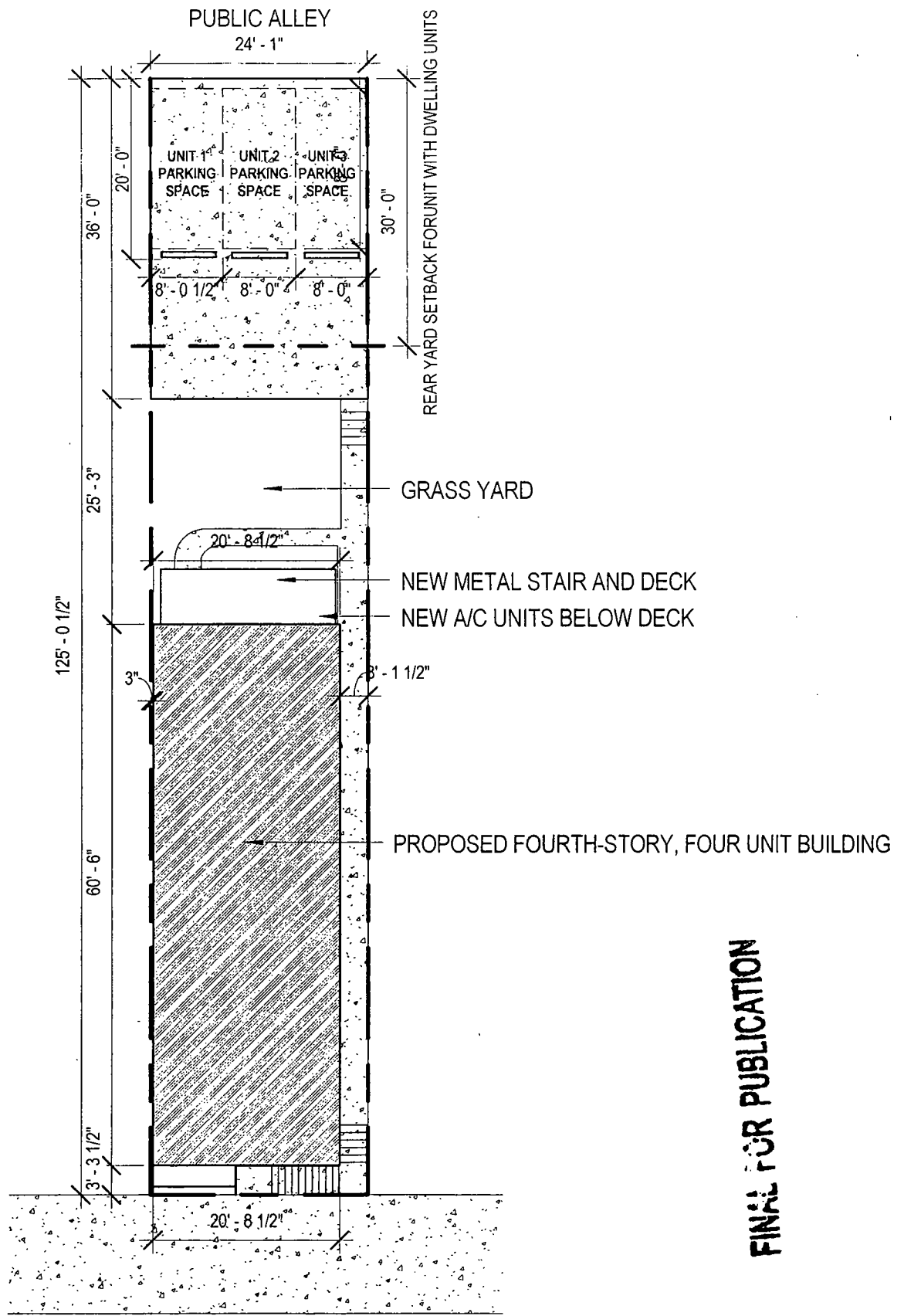
Automobile Parking: Three

Loading: None

Setbacks:

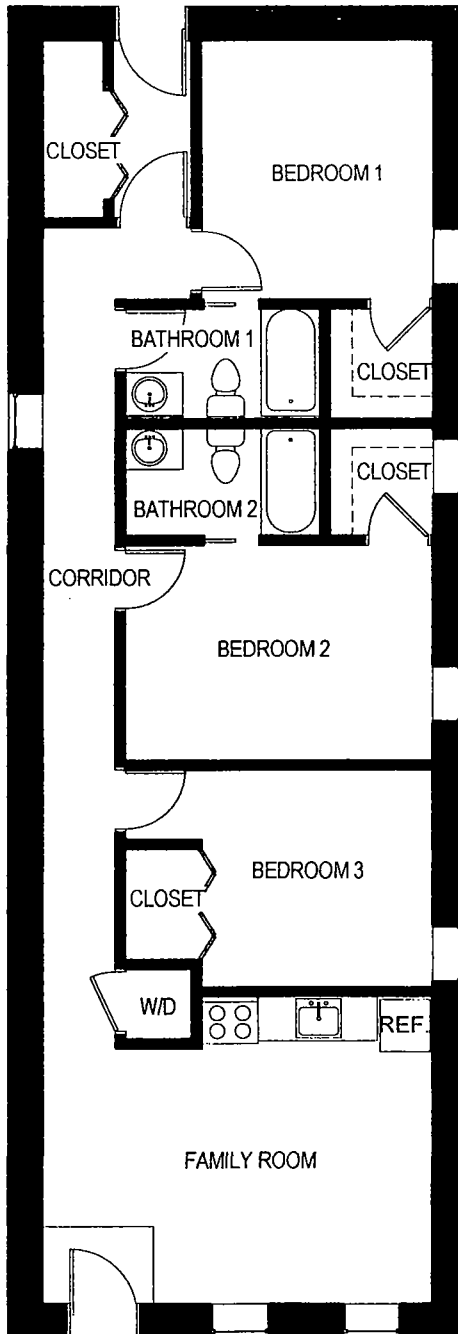
Front (West 17 th Street):	3 feet 3.5 inches
East Side:	3 feet 1.5 inches
West Side:	0.0 feet
Rear (South Property Line):	61.25 feet

FINAL FOR PUBLICATION



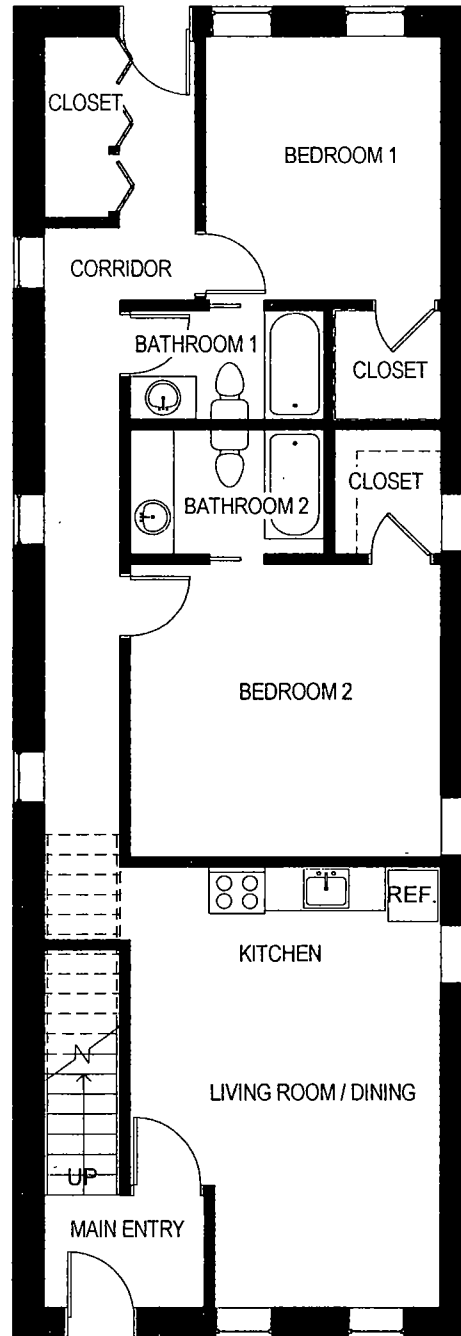
WEST 17TH STREET

RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION	SITE PLAN	A0
	Date OCTOBER 25, 2016	Scale 1/16" = 1'-0"



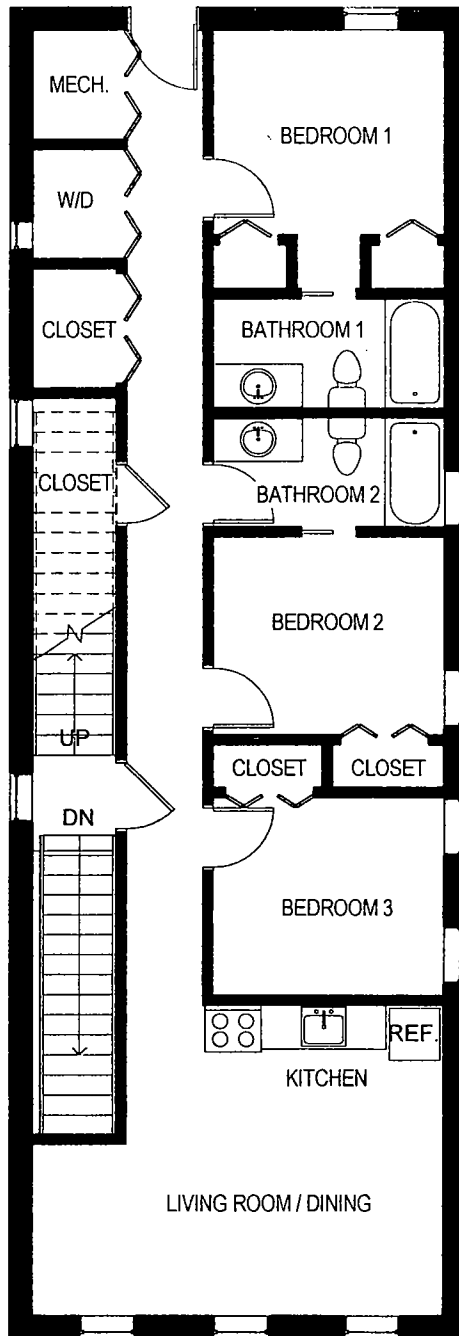
FINAL FOR PUBLICATION

RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION	LOWER LEVEL	A1
	Date OCTOBER 25, 2016	Scale 1/8" = 1'-0"



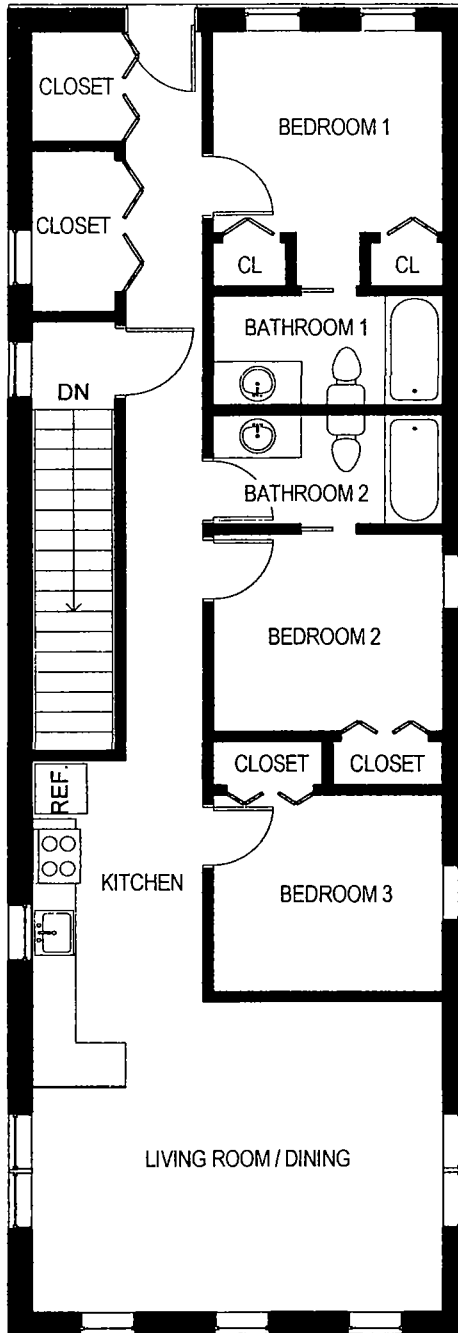
FINAL FOR PUBLICATION

RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION	LEVEL 1	A2
	Date OCTOBER 25, 2016	Scale 1/8" = 1'-0"



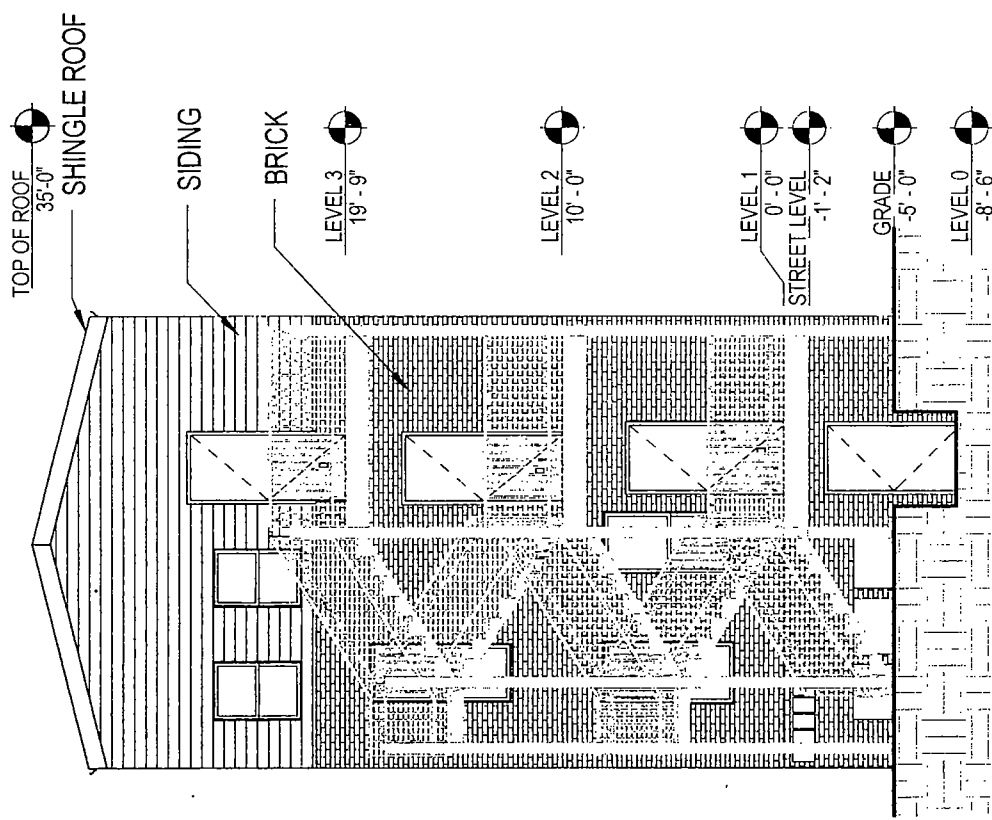
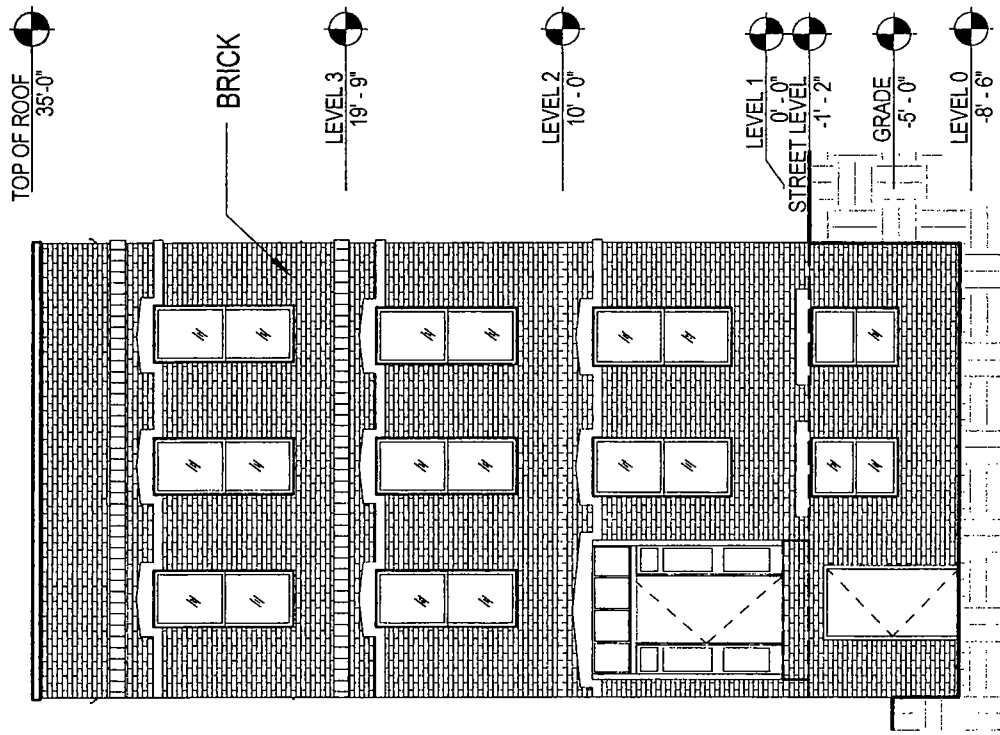
FINAL FOR PUBLICATION

RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION	LEVEL 2	A3
	Date OCTOBER 25, 2016	Scale 1/8" = 1'-0"



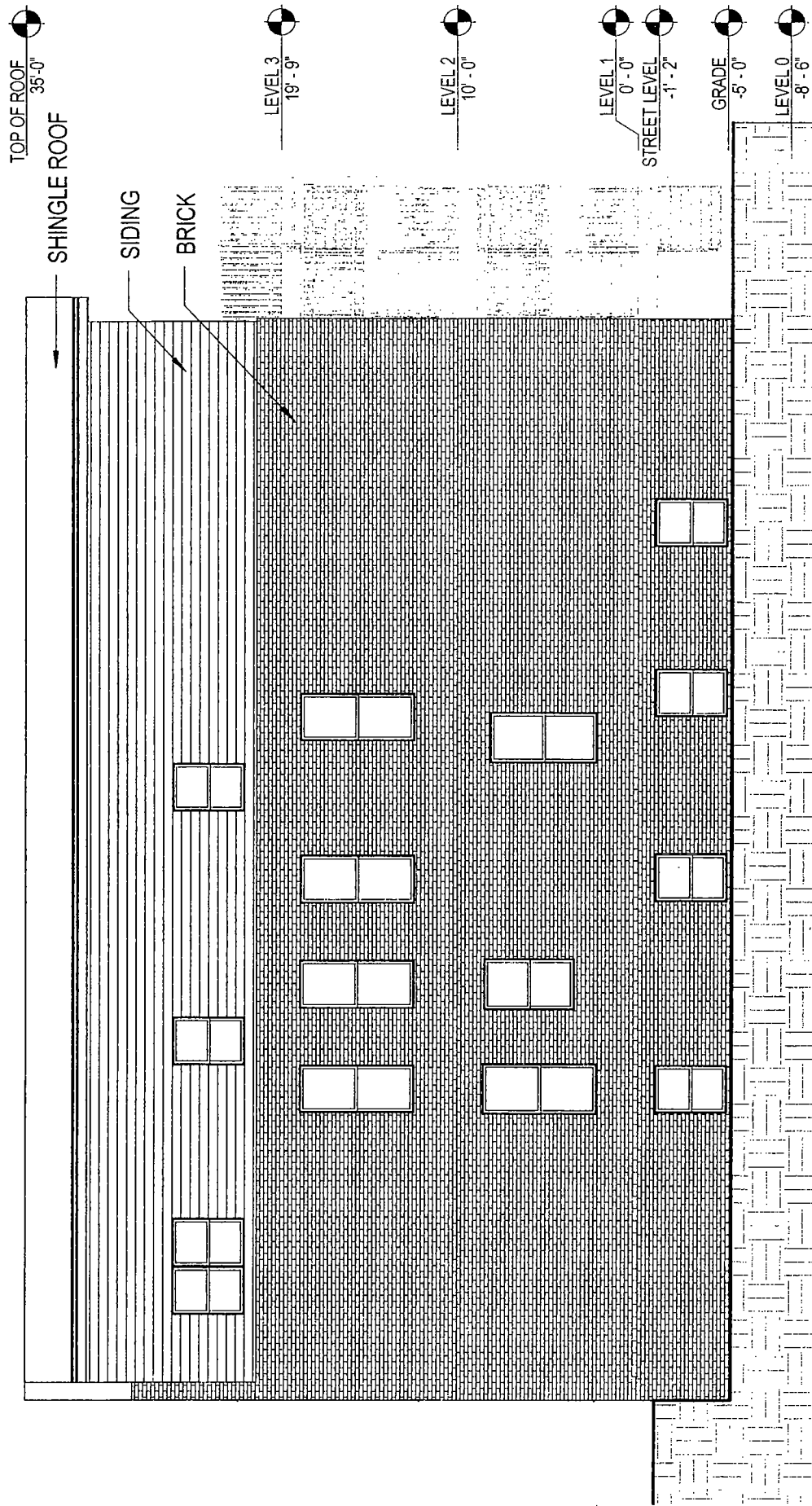
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RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION	LEVEL 3	A4
	Date OCTOBER 25, 2016	Scale 1/8" = 1'-0"



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RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION		SOUTH / NORTH ELEVATION	A5
Date	OCTOBER 25, 2016	Scale	1/8" = 1'-0"



FINAL FOR PUBLICATION

RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION	EAST ELEVATION Date OCTOBER 25, 2016 Scale 1/8" = 1'-0"
A6	A6

SHINGLE ROOF

SIDING

BRICK

TOP OF ROOF
35'-0"

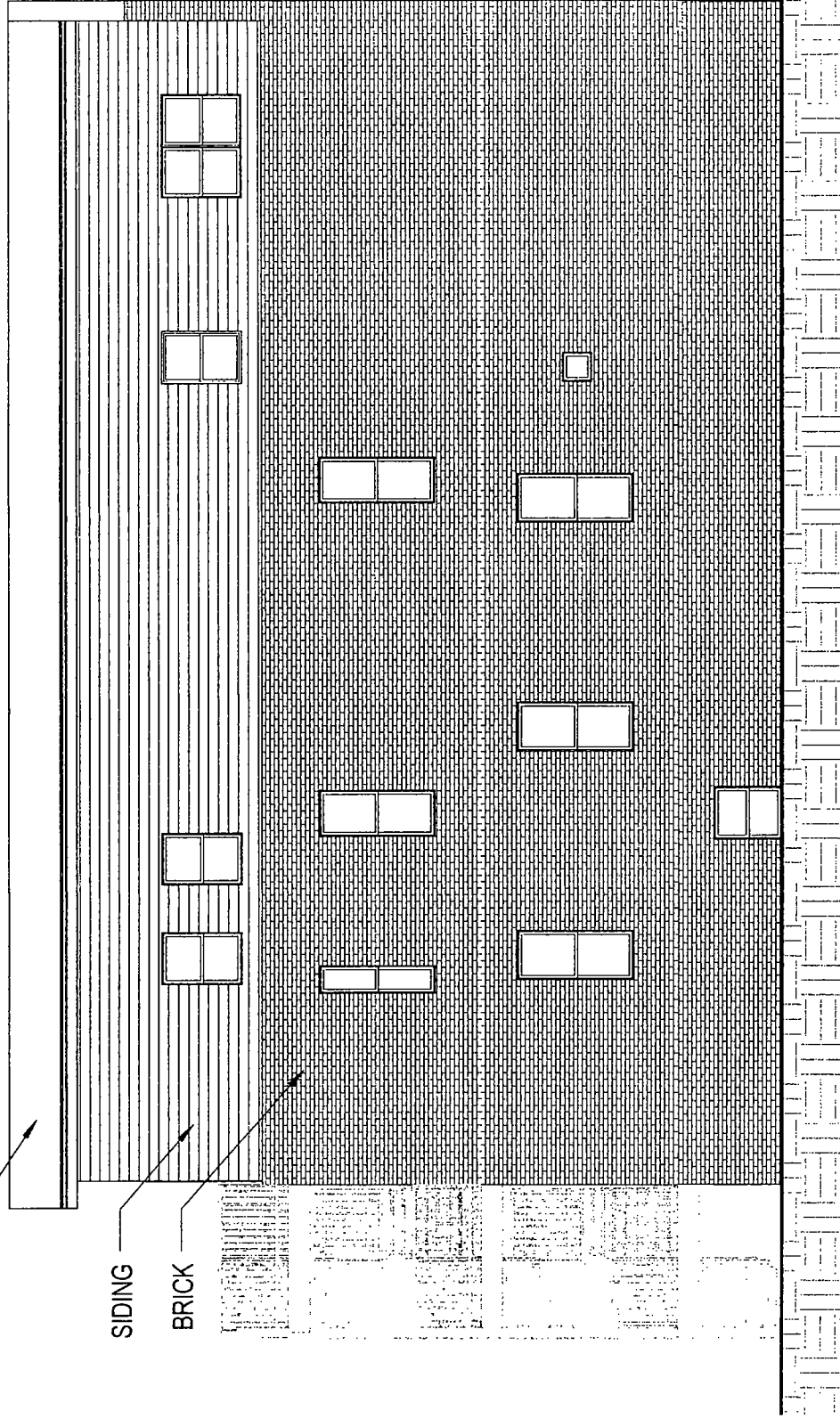
LEVEL 3
19'-9"

LEVEL 2
10'-0"

LEVEL 1
0'-0"
STREET LEVEL
-1'-2"

GRADE
-5'-0"

LEVEL 0
-8'-6"



FINAL FOR PUBLICATION

RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION		WEST ELEVATION	A7
Date	OCTOBER 25, 2016	Scale	1/8" = 1'-0"