



Property: 1734 W 35<sup>th</sup> Street.. Chicago, IL 60609.

NARRATIVE

1734 W35<sup>th</sup> 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 1 st floor, 2 existing residential dwelling units on the 2<sup>nd</sup> 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**

# PUBLICATIG1

W 35TH ST

TWO-WAY TRAFFIC

SITE PLAN

1734 W. 35th, LLC  
DEVELOPER/OWNER

JANUARY 31, 2017

**1734 W. 35th AVE**

CHICAGO, IL 60609

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FIRST FLOOR PLAN

1734 W. 35th, LLC  
DEVELOPER/OWNER

JANUARY 31, 2017

**1734 W. 35th AVE**

CHICAGO, IL 60609

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UNEXCAVATED •

1734 W. 35th, LLC  
DEVELOPER/OWNER

JANUARY 31, 2017

BASEMENT FLOOR PLAN

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**1734 W. 35th AVE**

CHICAGO, IL 60609

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SULLIVAN, J. & WILSON

ARCHITECTS

3'-2" ■, 5'-4"  
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FAMILY ROOM 13'-6"x13'-10"

KITCHEN 8'-6"x14'-4"

BATHROOM 7'V X 5'-0"

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CHASE FOR REROUTED EXISTING BLACK IRON EXHAUST

DEN 7'-8" X 9M"  
BEDROOM U'-O" x 10'-6"

lass:

1734 W. 35th, LLC  
DEVELOPER/OWNER

JANUARY 31, 2017  
SECOND FLOOR PLAN

**1734 W. 35th AVE**

CHICAGO, IL 60609

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SULLIVAN, J. & WILSON

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- REMOVE EXISTING SKYLIGHT

• REROUTED EXISTING BLACK IRON EXHAUST

173\* W. 35th, LLC  
DEVELOPER/OWNER

JANUARY 31, 2017

ROOF PLAN

**1734 W. 35th AVE**

CHICAGO, IL 60609

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1734 W. 35th, LLC  
DEVELOPER/OWNER  
JANUARY 31, 2017

TYPICAL WALL SECTION

**1734 W. 35th AVE**

CHICAGO, IL 60609

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SULLIVANJ IWIXSO\*^