



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2020-2373  
**Type:** Ordinance      **Status:** Passed  
**File created:** 5/20/2020      **In control:** City Council  
**Final action:** 6/17/2020

**Title:** Zoning Reclassification Map No. 4-H at 2025-2027 W 17th St - App No. 20413T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-H  
**Attachments:** 1. O2020-2373.pdf, 2. SO2020-2373.pdf

Date	Ver.	Action By	Action	Result
6/17/2020	1	City Council	Passed as Substitute	Pass
6/16/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/20/2020	1	City Council	Referred	

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current MI-2, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 4-H in the area bounded by:

West 17<sup>th</sup> Street; a line 240.30 feet west of and parallel to South Damen Avenue; the public alley next south of and parallel to West 17<sup>th</sup> Street; and a line 288.30 feet west of and parallel to South Damen Avenue

to those of a RM-4.5, Residential Multi-Unit District.

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

Address: 2025-27 West 17<sup>th</sup> Street

#### **SUBSTITUTE NARRATIVE AND PLANS**

2025-27 West 17<sup>th</sup> Street      TYPE      I  
REGULATIONS

Narrative: The subject property measures 6,014.4 square feet and is a vacant lot. The Applicant proposes to rezone the property from MI-2, Limited Manufacturing/Business Park District to a RM-4.5, Residential Multi-Unit District to construct a residential building with six dwelling units and six parking spaces. The proposed height of the building will be

36.0 feet.

6,014.4 square feet 1.28

Floor Area: 7,750 square feet

1002.4 square feet

36.0 feet

6

396.0 square feet\*

Residential Dwelling Units: 6

MLA Density: Height:

Automobile Parking: Rear Yard Open Space:

Setbacks:

Front (West 17<sup>th</sup> Street): East Side: West Side: Rear (Alley):

12 feet 1.5 inches \*\* 5 feet 10 inches 3 feet 10 inches 50.0 feet

A set of plans is attached.

\* The Applicant will seek relief from the required rear yard open space width and length dimensions.

\*\* The Applicant will seek setback relief if necessary.

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