



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-7925
Type: Ordinance
File created: 11/1/2016
Status: Passed
In control: City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 4-H at 1840 W 17th St - App No. 19012T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-H
Attachments: 1. O2016-7925.pdf, 2. O2016-7925 (V1).pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|---------------------|--------|
| 12/14/2016 | 1 | City Council | Passed | Pass |
| 11/29/2016 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 11/1/2016 | 1 | City Council | Referred | |

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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 17 th | 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

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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 |

PUBLIC ALLEY 24' -r

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GRASS YARD

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PROPOSED FOURTH-STORY, FOUR UNIT BUILDING

NEW METAL STAIR AND DECK NEW A/C UNITS BELOW DECK

WEST 17TH STREET

RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION

| | | |
|--|----------------------------|---------------------|
| RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION | LOWER LEVEL | A1 |
| | Date OCTOBER 25, 2016 | Scale 1/8" =1-0" |
| RENOVATED 3 STORY BRICK BUILDING - PROPOSED 3RD FLOOR ADDITION / BASEMENT CONVERSION | LEVEL 1 | A2 |
| | Date OCTOBER 25, 2016 | Scale 1/8" = 1-0" |

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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