



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

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**File #:** O2017-894  
**Type:** Ordinance  
**File created:** 2/22/2017  
**Status:** Passed  
**In control:** City Council  
**Final action:** 3/29/2017  
**Title:** Zoning Reclassification Map No. 8-H at 1734 W 35th St - App No. 19118T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 8-H  
**Attachments:** 1. O2017-894.pdf, 2. O2017-894 (V1).pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed	Pass
3/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
2/22/2017	1	City Council	Referred	

### 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 of the RS-3 Residential Single Unit (Detached Home) District symbols and indications as shown on Map No. 8-11 in an area bound by**

A line 24 feet West of and parallel to South Hermitage Avenue, the alley next North and parallel to West 35<sup>th</sup> Street, South Hermitage Avenue and West 35<sup>th</sup> Street

to those of a B2-3 Neighborhood Mixed Use District.

**SECTION 2. This ordinance takes effect after its passage and due publication. Common Address of**

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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1734 W. 35th, LLC  
DEVELOPER/OWNER

JANUARY 31, 2017

BASEMENT FLOOR PLAN

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1734 W. 35th AVE

CHICAGO, IL 60609



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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