



Office of the City Clerk

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

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

SUBSTITUTE NARRATIVE AND PLANS

2025-27 West 17th 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 17th 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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