



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2022-770  
**Type:** Ordinance  
**File created:** 3/23/2022  
**Status:** Passed  
**In control:** City Council  
**Final action:** 4/27/2022  
**Title:** Zoning Reclassification Map No. 4-H at 1800-1802 W 17th St/1614-1626 S Wood St - App No. 20964T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-H  
**Attachments:** 1. O2022-770.pdf, 2. SO2022-770.pdf

Date	Ver.	Action By	Action	Result
4/27/2022	1	City Council	Passed as Substitute	Pass
4/26/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/23/2022	1	City Council	Referred	

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 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 and parallel to West 17<sup>th</sup> Street; South Wood Street; West 17<sup>th</sup> Street; and a line 48.50 feet west of and parallel to South Wood Street

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 of Property: 1800-1802 W. 1T Street/1614-1626 S Wood Street, Chicago, IL 60608

(substitute narrative and plans) PROJECT NARRATIVE  
AND PLANS TYPE 1 ZONING AMENDMENT 1800-1802 W.  
17<sup>th</sup> Street/1714-1724 S. Wood Street

B3-2 Community Shopping District and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District.

The purpose of the rezoning is to construct a multi-family residential building containing 8 dwelling units with 8 indoor parking spaces on a vacant lot. The height of the building will be 48'6".

	PROPOSED
Lot Area	6,062.25 SF
Density - MLA	757
Off Street Parking	8
Rear Setback	30 feet
Side (West) Setback	3 feet
Side (East) Setback	0 feet
Front Setback	1 foot
FAR	2.46
Building Height	48 feet 6 inches

\*The proposal will comply with the CZO Section 17-7-0583 Multi Unit Preservation District.

\*The Applicant will comply with Section 17-3-0307 Exceptions of the Chicago Zoning Ordinance which may require a special use as per this Section.

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