



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: O2016-7925, Version: 1

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ORDINANCE

BE IT ORDAINED BY THE CI TY 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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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 17th 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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PARKING | PARKING.

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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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