



Office of the City Clerk

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

Legislation Text

File #: O2017-894, Version: 1

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 35th Street, South Hermitage Avenue and West 35th 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 35th Street.. Chicago, IL 60609.

NARRATIVE

1734 W 35th 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 1st floor, 2 existing residential dwelling units on the 2nd 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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UNEXCAVATED •

1734 W. 35th, LLC
DEVELOPER/OWNER

JANUARY 31, 2017

BASEMENT FLOOR PLAN

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1734 W. 35th AVE

CHICAGO, IL 60609

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FAMILY ROOM 13'-6"x13'-10"

KITCHEN 8'-6"x14'-4"

BATHROOM 7'V X 5'-0"

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CHASE FOR REROUTED EXISTING BLACK IRON EXHAUST

DEN 7'-8" X 9M"
BEDROOM U'-O" x 10'-6"

lass:

1734 W. 35th, LLC
DEVELOPER/OWNER

JANUARY 31, 2017
SECOND FLOOR PLAN

1734 W. 35th AVE

CHICAGO, IL 60609

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- REMOVE EXISTING SKYLIGHT

• REROUTED EXISTING BLACK IRON EXHAUST

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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