

## 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 OK 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 35th Street.. Chicago, IL 60609.

**NARRATIVE** 

1734 W35<sup>tn</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.

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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 PU3LICATIG1

W 35TH ST

TWO-WAY TRAFFIC

SITE PLAN

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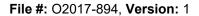
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FAMILY ROOM 13'-6"x13'-10"

KITCHEN 8'-6"x14'-4"

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BATHROOM 7'V X 5'-0"	
CHASE FOR REROUTED EXISTING BLACK IRON EXHAUST	
DEN 7'-8" X 9M" BEDROOM U'-O" x 10'-6"	
BEBROOM 0-0 X 10-0	
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

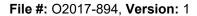
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1734 W. 35th, LLC DEVELOPER/OWNER

JANUARY 31. 2017

TYPICAL WALL SECTION

1734 W. 35th AVE

CHICAGO, IL 60609

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