



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2022-770, **Version:** 1

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 17th Street; South Wood Street; West 17th 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. 17th Street/1614-1626 S Wood Street, Chicago, IL 60608

(substitute narrative and plans) PROJECT NARRATIVE

AND PLANS TYPE 1 ZONING AMENDMENT 1800-1802 W.

17th 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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