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NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1145 West 17th Street
From RT-4 to RM-4.5

The Property

The subject property is a substandard sized lot (24 x 124) improved with a dilapidated and vacant two-story residential building with two dwelling units and two surface parking spaces.

The property is located in the Multi-Unit Preservation (Pilsen) District. The district requires new construction on the blockface to include a minimum of three dwelling units.

The property also is situated in a Transit Served Location to the Halsted Street METRA Train and is approximately 2,350.0' from the entrance.

The Project

CAROLINA & EVAN'S DREAM HOUSE, LLC (the "Applicant") seeks to rezone the property to reduce the Minimum Lot Area per Unit and allow for the construction of a new four-story residential building with three dwelling units and a detached two car garage. The proposed zoning height of the building will be 44'-11".

In addition, the subject rezoning seeks Type 1 administrative relief pursuant to section 17-13-0303-D and 17-13-1003-I as follows: 1) to reduce the west side yard setback from 2.0' to 1.0' (east side yard setback to be 3.0') and 2) and to reduce the combined side yard setback from 4.8' to 4.0'.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District.

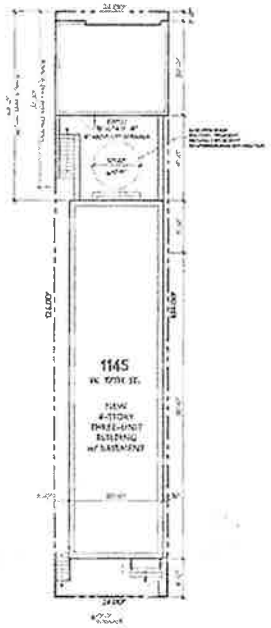
The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,976 square feet	
FAR:	1.70	
Floor Area:	5,056.86 square feet	
Residential Dwelling Units:	3	
MLA Density:	992.0 square feet	
Zoning Height:	44'-11"	
Automobile Parking:	2*	
Rear Yard Open Space:	317.0 square feet	
Setbacks Proposed:	Front (17th Street):	8.0'
	East:	3.0'
	West:	1.0'
	South (rear):	40.0'

A set of plans is attached.
*The property is located in a Transit Served Location to the Halsted Street METRA Train entrance and meets the minimum 50% required parking as of right.

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1145
WEST 17TH STREET
CHICAGO, ILLINOIS



SITE PLAN

SCOPE OF WORK:

ZONING AREAS -

FRONT YARD CALCULATION

2019 CHICAGO BUILDING CODE

CITY OF CHICAGO GENERAL BUILDING REQUIREMENTS

ITEM	SUBJECT	CODE REFERENCE	ORDINANCE REQUIREMENT	PROVIDED	ATTACHED SHEET NO.	LOCATION/ SHEET NO.	REMARKS
PART 1 - ZONING REQUIREMENTS							
PART 2 - BUILDING REQUIREMENTS							
PART 3 - EXIT REQUIREMENTS							

09.25.2024 Permit Issue

I hereby state that these drawings have been prepared under my supervision and that to the best of my knowledge conform to the building ordinances of the City of Chicago, Illinois.

License Expiration Date

Seal

Signature

1145 WEST 17TH STREET CHICAGO, ILLINOIS

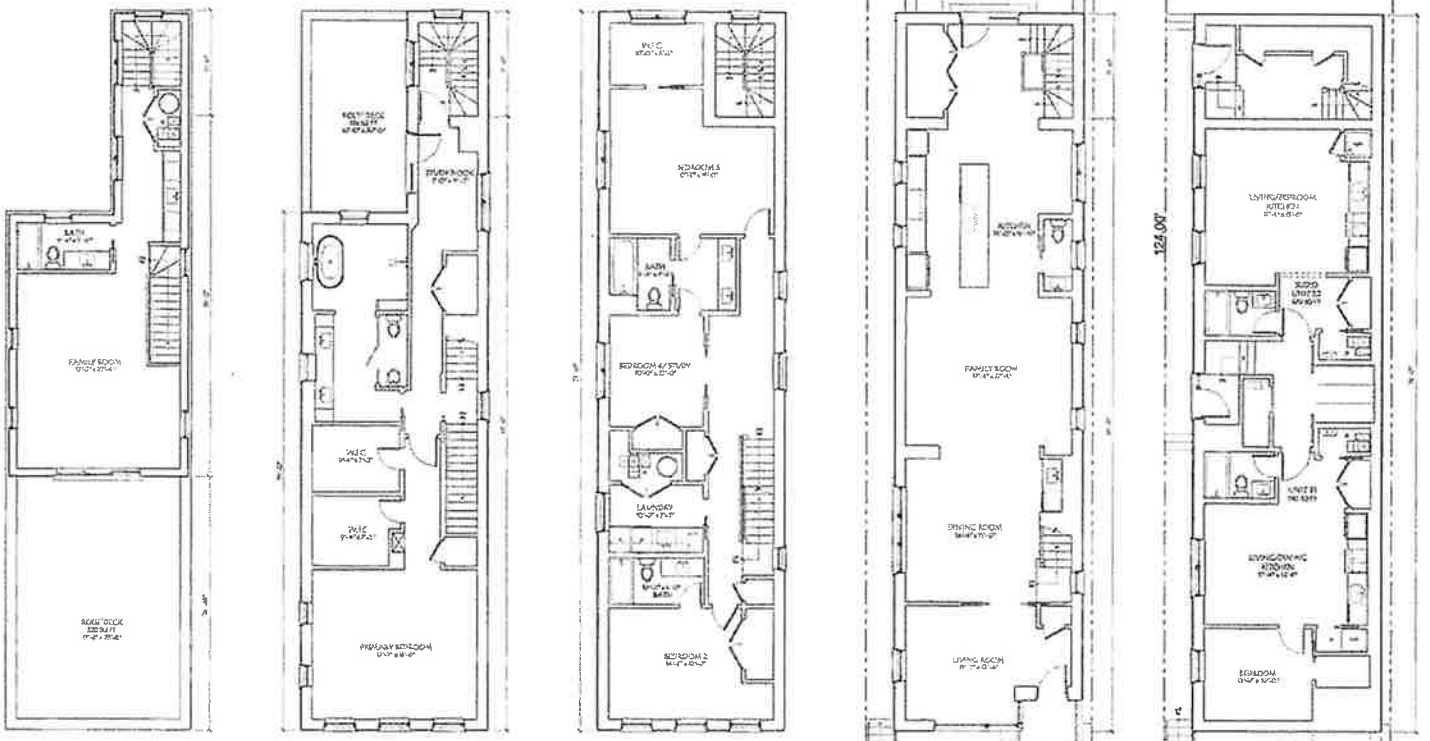
MICHAEL J. LEARY
ARCHITECT
Suite 3100
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Title and Street
Survey Sheet
Site Plan
Code Matrix

CS

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FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

BASEMENT

ZONING AREA -

PROPOSED FLOOR PLANS

SCALE: 1/4" = 1'-0"

NORTH

1145
WEST
17TH
STREET
CHICAGO, ILLINOIS

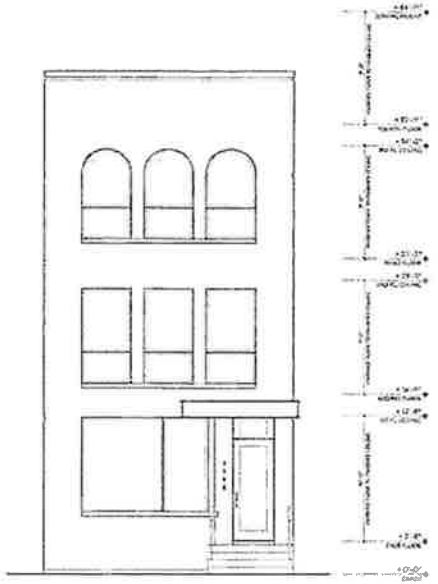
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Title and Sheet:
Proposed Floor Plans
Basement, First, Second and Third

A1.1

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FRONT ELEVATION

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

Date and time: 03-29-2024
Scale:
Drawn By: DA
Checked by: MJL
Job Number:

1145
WEST
17TH
STREET
CHICAGO, ILLINOIS

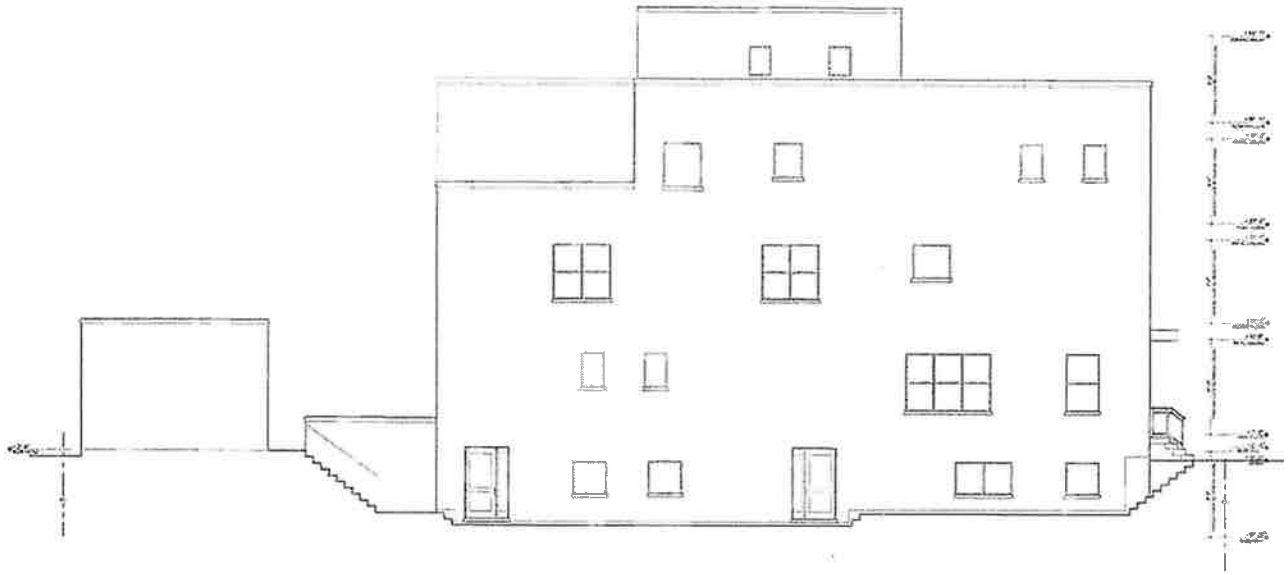
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Title and Sheets
Proposed Floor Plans
Basement, First, Second and Third

A2.1

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EAST ELEVATION

PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"

Date and Issue 08-24-2011

Scale

Drawn by: GA

Checked by: MJL

Job Number

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WEST
17TH
STREET
CHICAGO, ILLINOIS

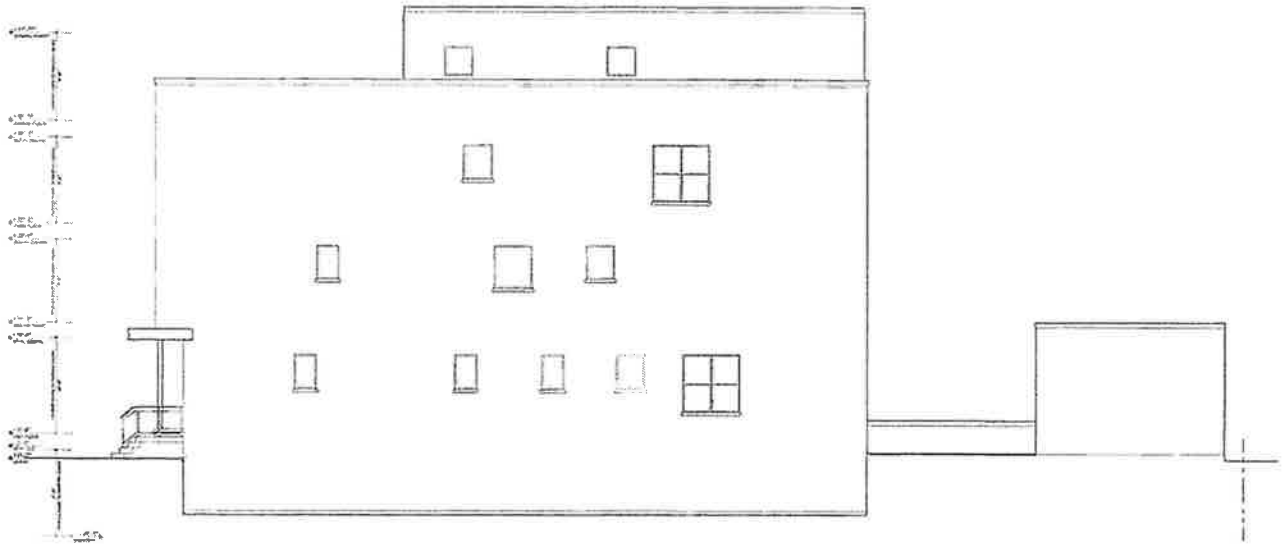
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Title and Sheet
Proposed Floor Plans
Basement, First, Second and Third

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WEST ELEVATION

PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

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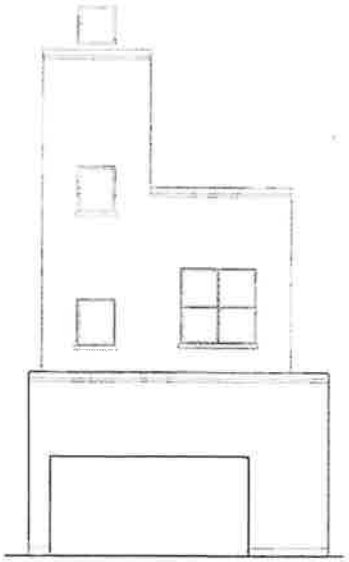
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Title and Sheet:
Proposed Floor Plans
Basement, First, Second and Third

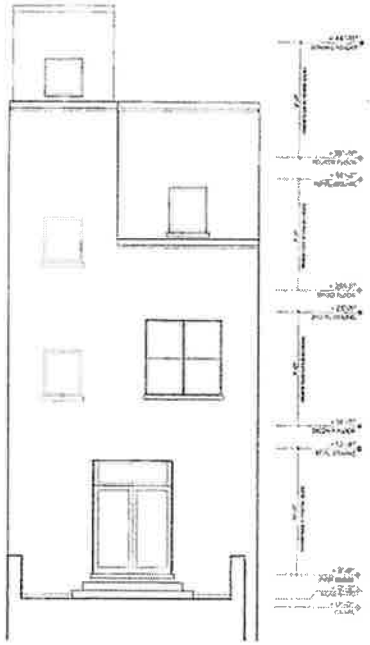
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REAR GARAGE ELEVATION



REAR YARD ELEVATION

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

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