17-13-0303-C(1) Type 1 Narrative & Plans – 2029 West 17th Street, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: Approx. 2,995.2 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a three and a half-story residential building containing three (3) dwelling units. The proposed building will measure 39 ft.-7.63 in. in height. The subject property is a Transit Served Location and will be supported by three (3) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio from 66.66% (2 parking spaces) to 100% (3 parking spaces) and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 4,233 square feet (1.41 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 998.4 square feet per D.U. (3 residential units)

(C) The amount of off-street parking: 3 parking spaces

*The subject property is a designated Transit Served Location (West 18th Street CTA Pink line rail station). Pursuant to Sec, 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 66.66% (2 parking spaces) to 100% (3 parking spaces).

(D) Setbacks:

a. Front Setback: 14.92 ft. (proposed)

b. Side Setbacks:

East Side: 2.8 ft. (proposed)

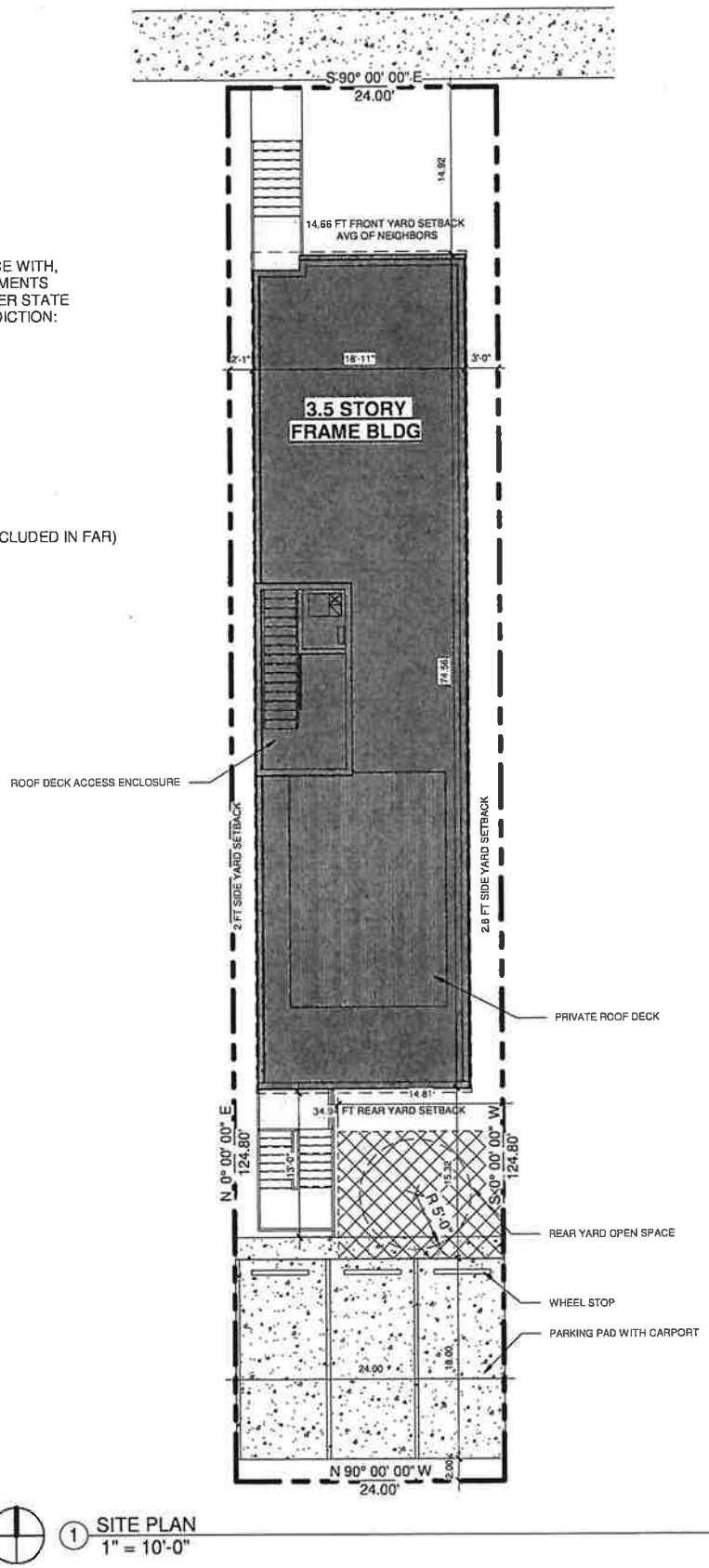
West Side: 2 ft. (proposed)

c. Rear Setback: 34.94 ft. (proposed)

(E) Building Height: 39 ft.-7.63 in.

PROJECT DATA

PROJECT NAME:	NEW 3 DU
PROJECT ADDRESS:	2029 W 17th St , CHICAGO, IL 60608
USE:	RESIDENTIAL (3 DWELLING UNITS)
PROJECT TYPE:	NEW MFR 3DU
ZONING (EX.):	M1-2
ZONING (PROPOSED):	RM4.5
LOT AREA:	2,995.2 SQ FEET
GOVERNING CODES:	ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION: 2018 CHICAGO ELECTRICAL CODE 2019 CHICAGO BUILDING CODE CHICAGO ZONING ORDINANCE
CONSTRUCTION TYPE:	TYPE V-A (FRAME)
OCCUPANCY:	R-5 (RESIDENTIAL)
MAX ALOWABLE AREA	5,091 SF (1.7)
GROSS FLOOR AREA:	1,411 SQ FEET (BASEMENT, NOT INCLUDED IN FAR) 1,411 SQ FEET (1ST FLOOR) 1,411 FEET (2ND FLOOR) 1,411 SQ FEET (3RD FLOOR) 4,233 SQ FEET TOTAL
OWNER:	LUKAVEN DEVELOPMENT LLC
ARCHITECT:	THOMAS BUDZIK TB ARCHITECTURE PC 2800 S RIVER RD, SUITE 305 DES PLAINES, IL 60018 847-235-6815 thomas@thomasarch.com



1 SITE PLAN
1" = 10'-0"

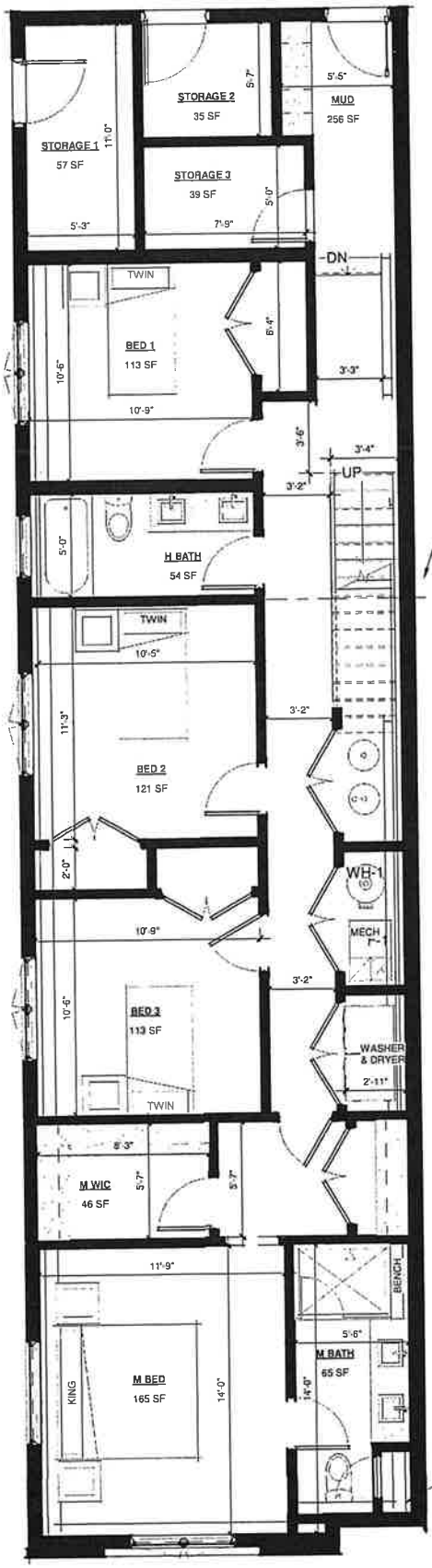
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SITE PLAN

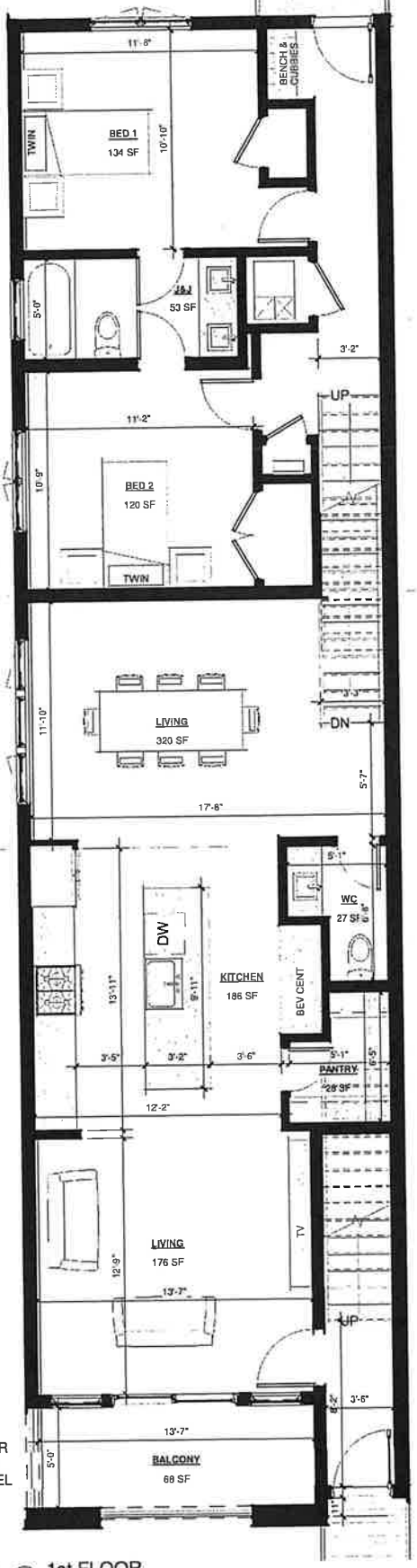
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25-093
NEW CONSTRUCTION

D2.1
12.26.2025 D-1.0



① BASEMENT
3/16" = 1'-0"



② 1st FLOOR
3/16" = 1'-0"

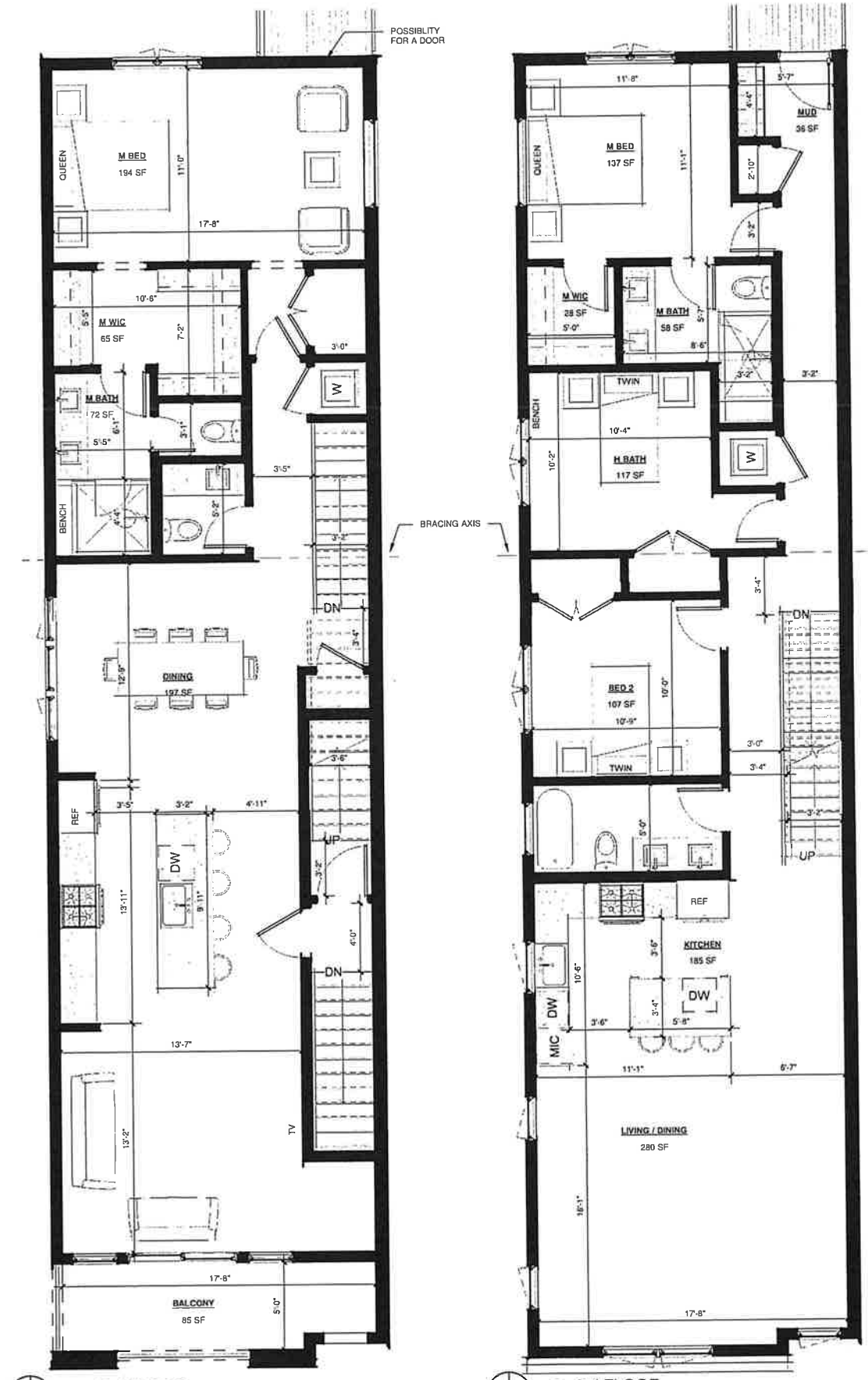
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BASEMENT - 1ST FLOOR PLAN

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CHICAGO IL 60608

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NEW CONSTRUCTION

D2.1
12.26.2025 D-1.1



1 2nd FLOOR
3/16" = 1'-0"

2 3rd FLOOR
3/16" = 1'-0"

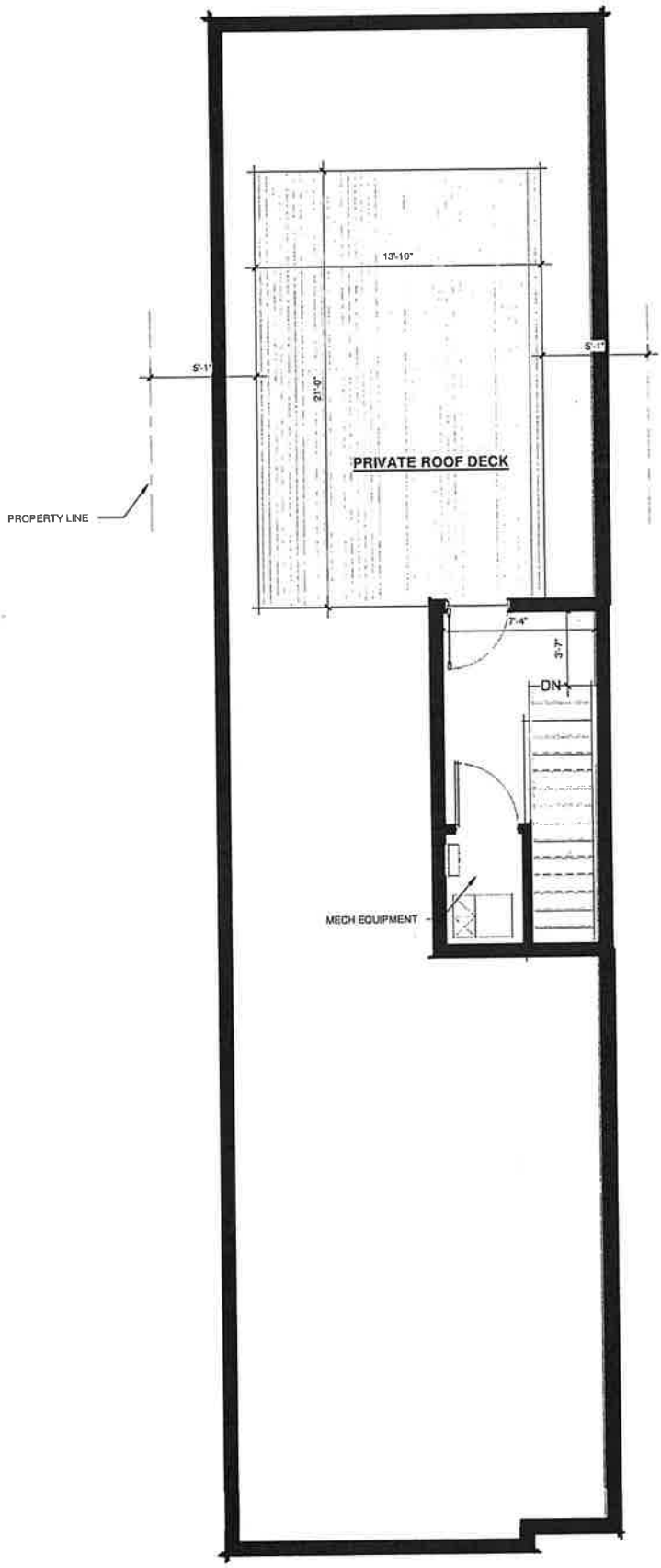
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2ND FLOOR - 3RD FLOOR PLAN

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25-093
NEW CONSTRUCTION

D2.1
12.26.2025 D-1.2



1 ROOF
3/16" = 1'-0"

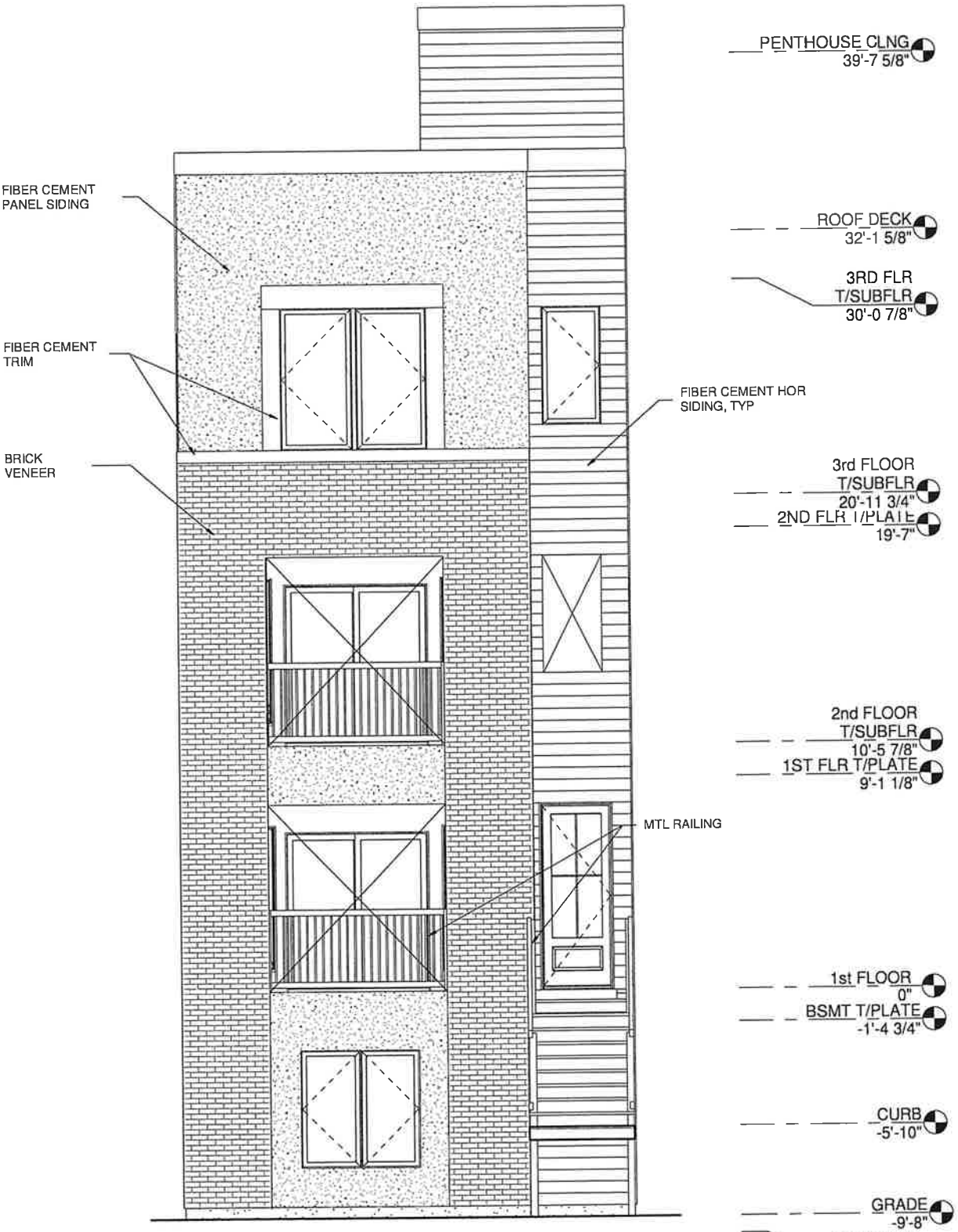
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ROOF PLAN

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25-093
NEW CONSTRUCTION

D2.1
12.26.2025 D-1.3



1 FRONT (NORTH) ELEV
1/4" = 1'-0"

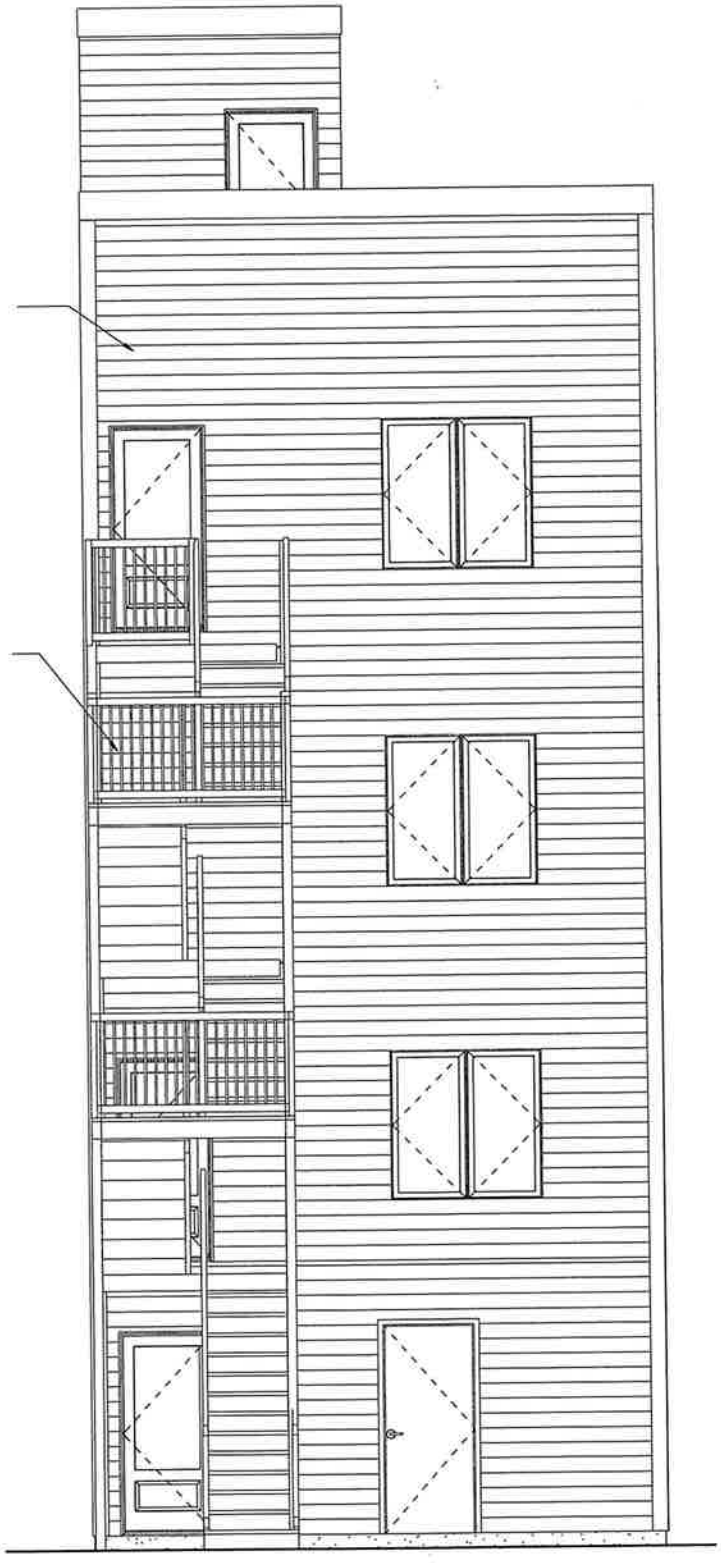
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EXTERIOR ELEVATIONS

2029 W 17th ST,
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25-093
NEW CONSTRUCTION

D2.1
12.26.2025 D-1.4



① REAR (SOUTH) ELEV
1/4" = 1'-0"

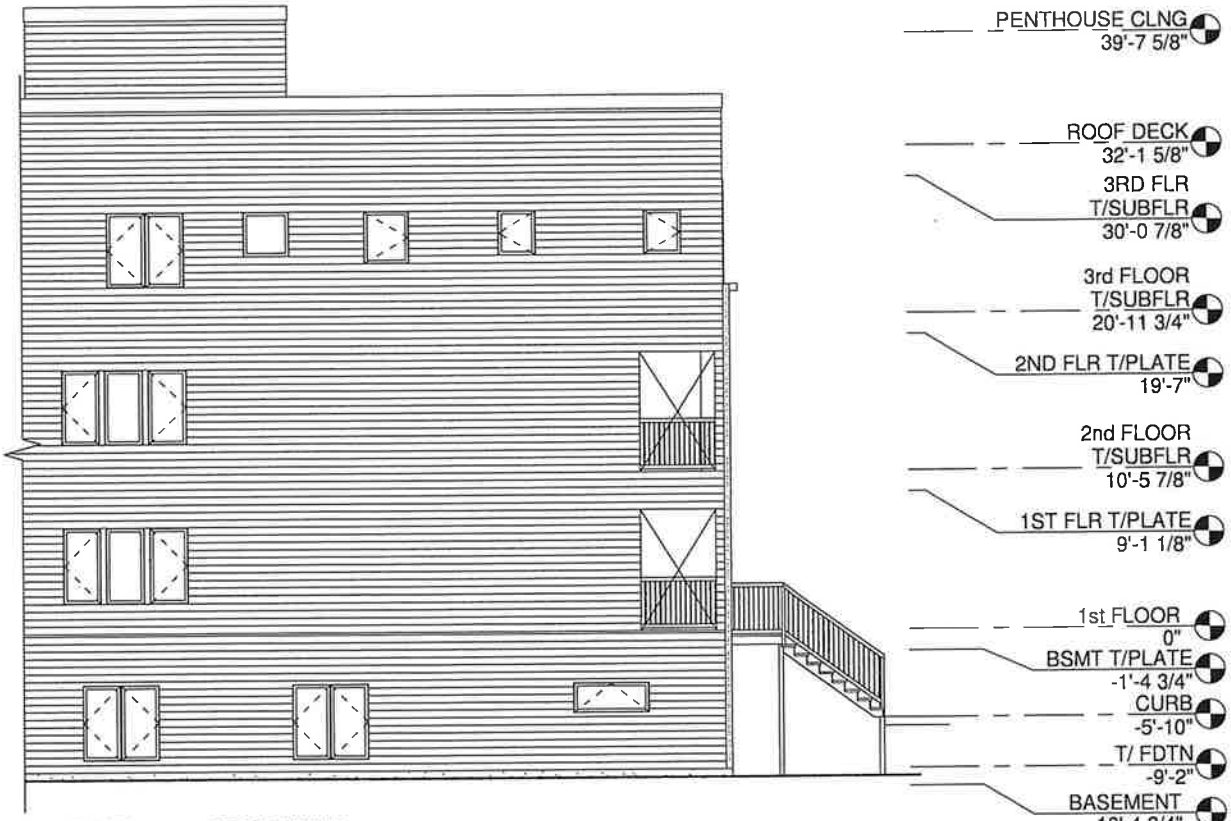
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EXTERIOR ELEVATIONS

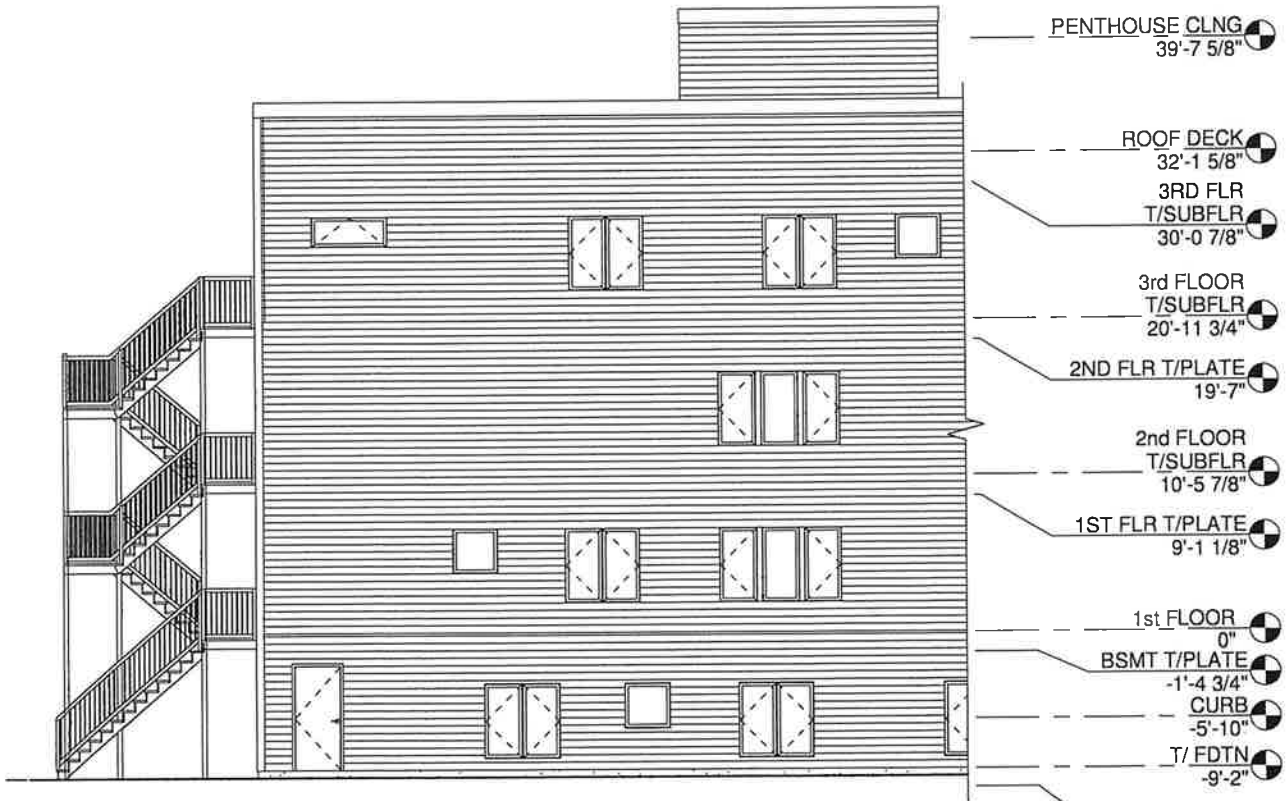
2029 W 17th ST,
CHICAGO IL 60608

25-093
NEW CONSTRUCTION

D2.1
12.26.2025 D-1.5



① SIDE (EAST) ELEV - FRONT HALF
1/8" = 1'-0"



② SIDE (EAST) ELEV - REAR HALF
1/8" = 1'-0"

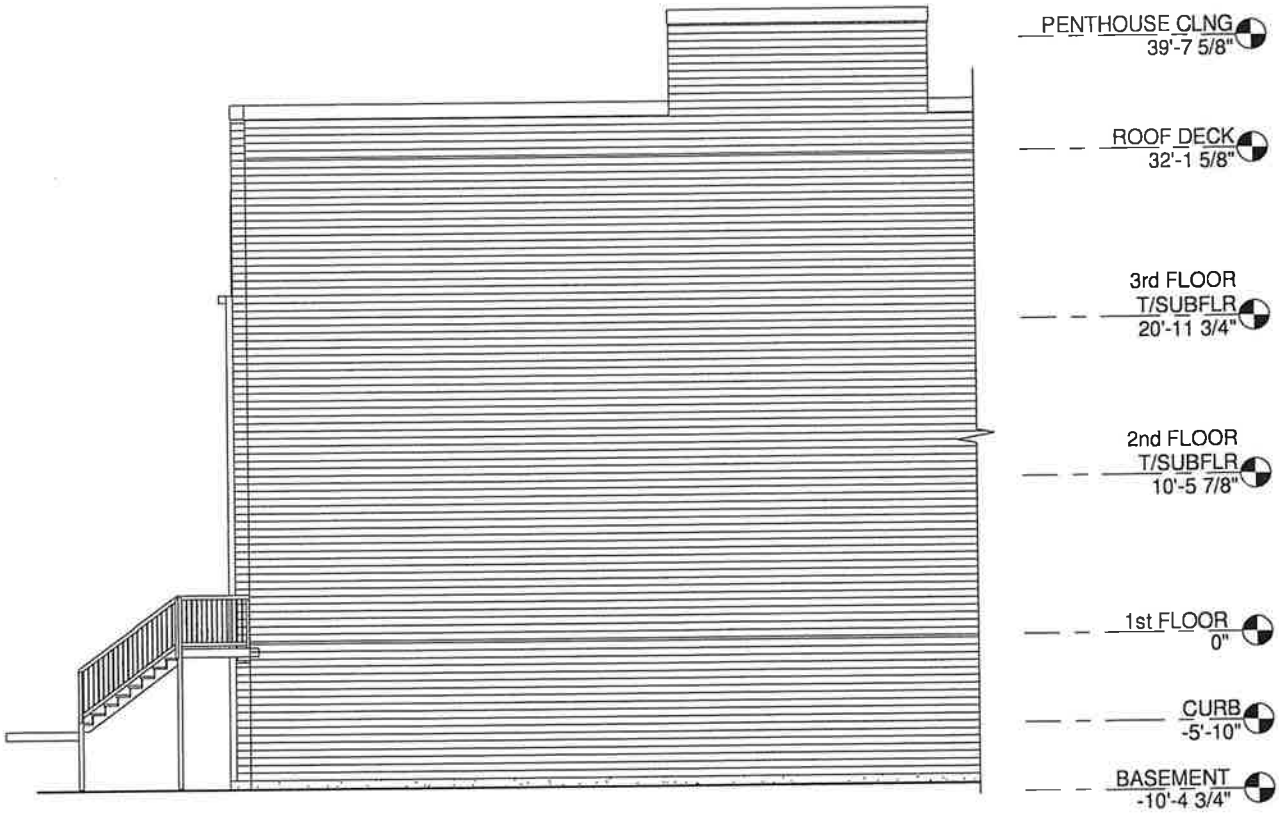
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EXTERIOR ELEVATIONS

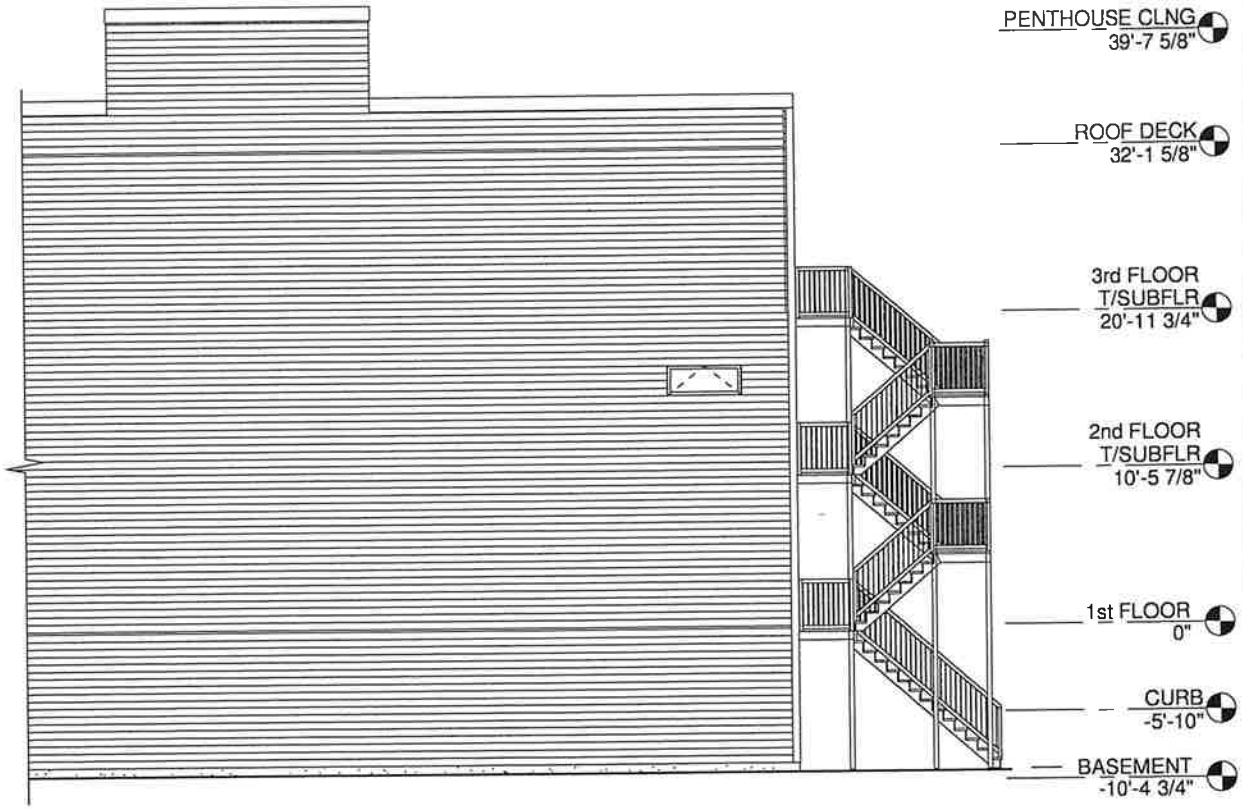
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25-093
NEW CONSTRUCTION

D2.1
12.26.2025 D-1.6



1 SIDE (WEST) ELEV - FRONT HALF
1/8" = 1'-0"



2 SIDE (WEST) ELEV - REAR HALF
1/8" = 1'-0"

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2029 W 17th ST,
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25-093
NEW CONSTRUCTION

D2.1
12.26.2025 D-1.7