NARRATIVE AND PLANS
TYPE I Rezoning Attachment
1900 West 17th Street
From B2-3 to B2-5

The Property
The subject property located in an B2-3 Neighborhood Mixed-Use District. It is located in an Equitable Transit Served Location approximately 1,660 feet from the Damen Pink Line CTA station entrance. The property is improved with a three story residential building that includes 11 dwelling unit and zero parking. There is a 16'-4" rear yard setback on the third floor.

The Project
1900 W 17TH STREET LLC (the "Applicant") proposes to add a fourth floor and three additional units for a total of 14 dwelling units on the property. The fourth floor will follow the wall lines of the third floor and have the same rear yard setback of 16'-4". The height of the building will be 44'-6". There is no parking, and none will be added. Three bicycle spaces will be provided.

The Applicant seeks to rezone the property to allow the proposed improvements and also is filing a Type 1 rezoning application pursuant to Section 17-13-0300 to 1) seek an administrative adjustment reduce parking from two to zero under section 17-10-0102-B and 17-13-1003-EE for properties located in Equitable Transit Served Locations and 2) to obtain a variation under section 17-13-1101-B to reduce the rear yard setback under section 17-3-0405-A for the proposed fourth floor from 30.0' to the existing 16'-4".

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an B2-3 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District.

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

Lot Area:	3,277.62 square feet	
FAR:	3.67	
Floor Area:	12,022 square feet	
Residential Dwelling Units:	14	
MLA Density:	234.12 square feet	
Height:	44'-6"	
Bicycle Parking:	3	
Automobile Parking:	0*	
Setbacks:	Front (south/17th):	0.0'
	East:	0.0'
	West:	0.49'
	Rear (north/alley):	Fourth floor: 16'-4"*

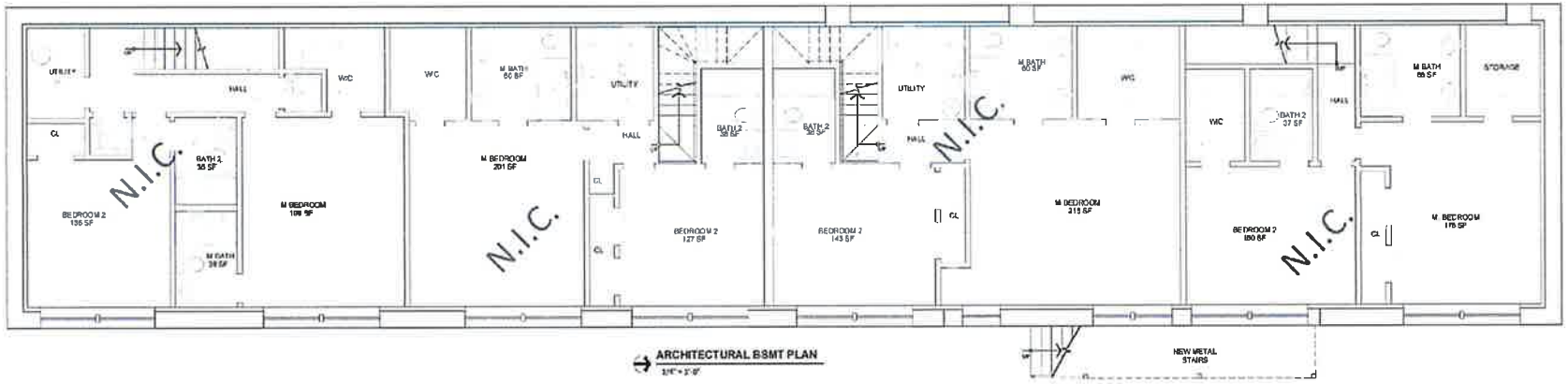
A set of plans is attached.
* As mentioned above, the Applicant seeks optional Variation relief under section 17-13-0300 to reduce parking to zero and to reduce the rear yard setback from 30.0' to the existing 16'-4" setback found on the third floor.

REVISIONS	
1	
2	
ARDENYWAS ARCHITECT	
SITE PLAN	
1900 W 17TH ST CHICAGO, IL 60608	
DATE: 04.11.24	
DRAWN BY: CS	
CHECKED BY: AA	
SHEET	T-1



ARCHITECTURAL 1ST FLOOR PLAN

1/4" = 1'-0"



ARCHITECTURAL BSMT PLAN

1/4" = 1'-0"

REVISIONS:

ANDREW WANG
ARCHITECT

4747 W. PETERSON AVE
SUITE 211
CHICAGO, IL 60646
773.994.7824

SAFETY & LIABILITY NOTICE

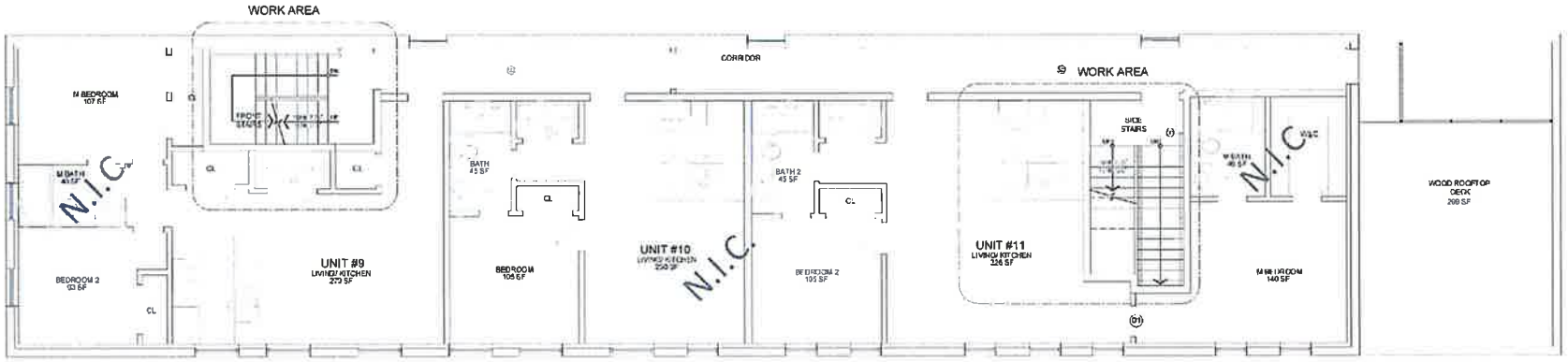
THIS ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES WITH HAS AND RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTRAL FLOOR PLANS

1900 W 17TH ST
CHICAGO, IL 60608

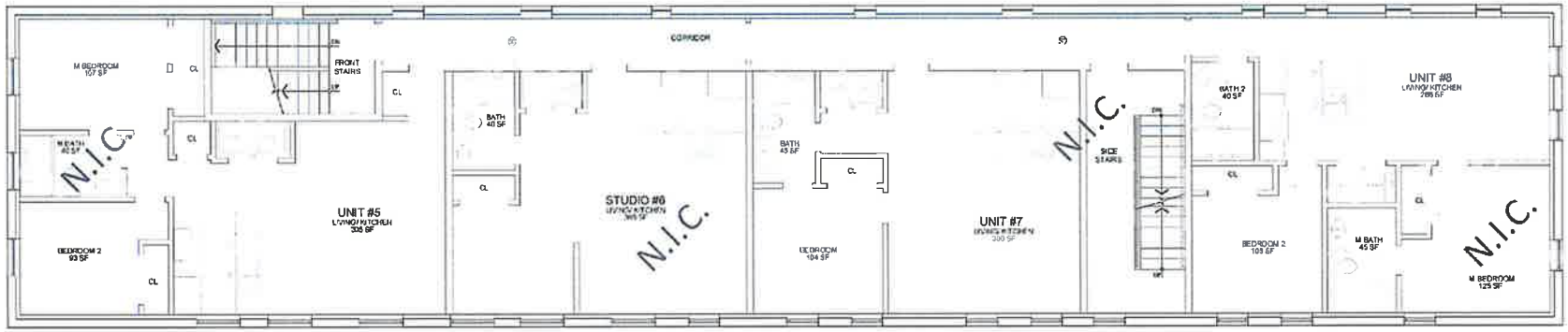
DATE:

A-1



ARCHITECTURAL 3RD FLOOR PLAN

3/4" = 1'-0"



ARCHITECTURAL 2ND FLOOR PLAN

3/4" = 1'-0"

REVISIONS:

ANDREW WANG
ARCHITECT

2747 W. PETERSON AVE
SUITE 211
CHICAGO, IL 60645
773.954.7591

SAFETY & LIABILITY NOTICE:

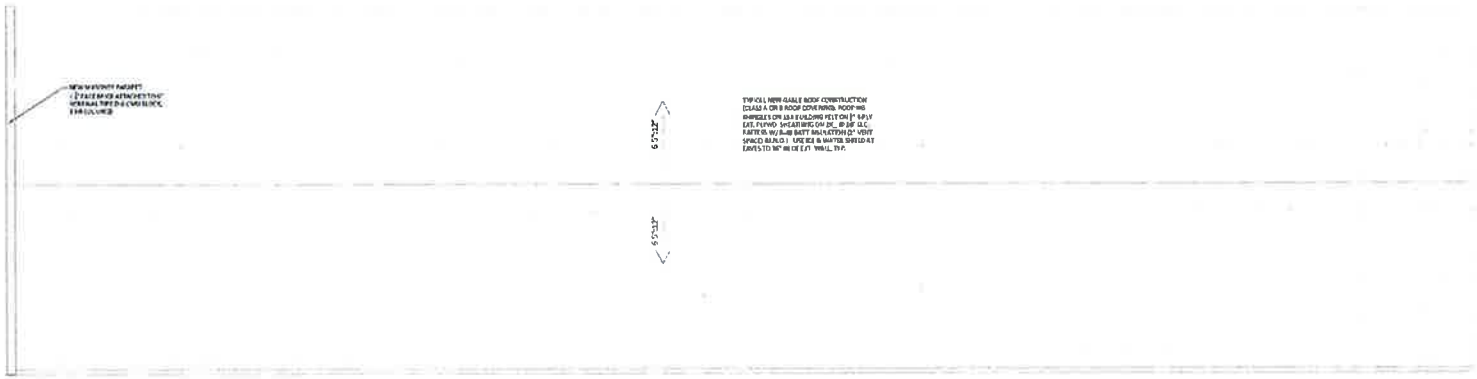
THIS ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTRAL FLOOR PLANS

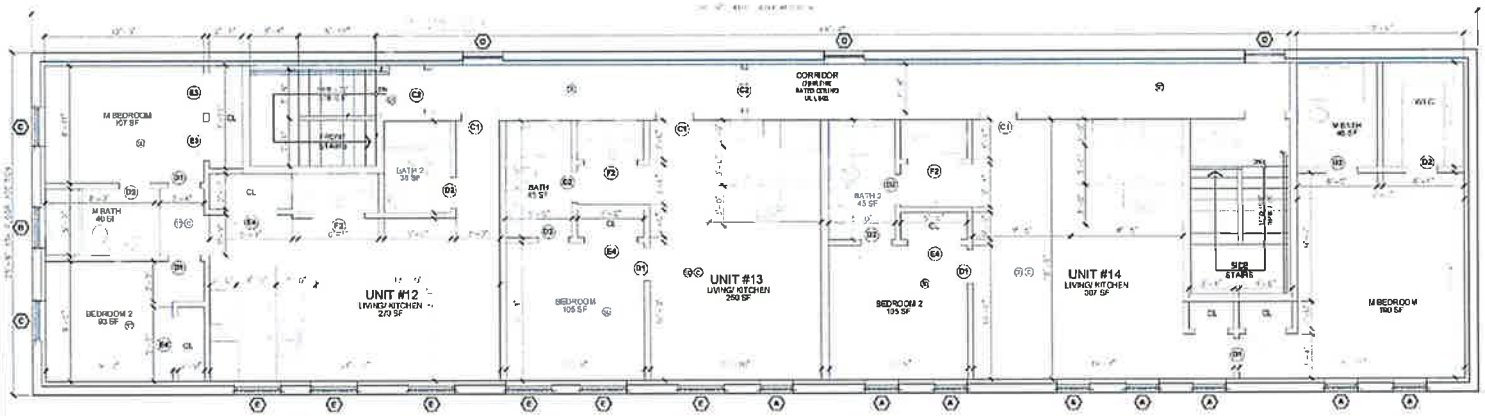
1900 W 17TH ST
CHICAGO, IL 60608

DATE:

A-2



ARCHITECTURAL ROOF PLAN



ARCHITECTURAL 4TH FLOOR PLAN

REVISIONS

ANDREW WANG
ARCHITECT

4747 W. PETERSON AVE
SUITE 311
CHICAGO, IL 60646
773.994.7889

SAFETY & LIABILITY NOTICE

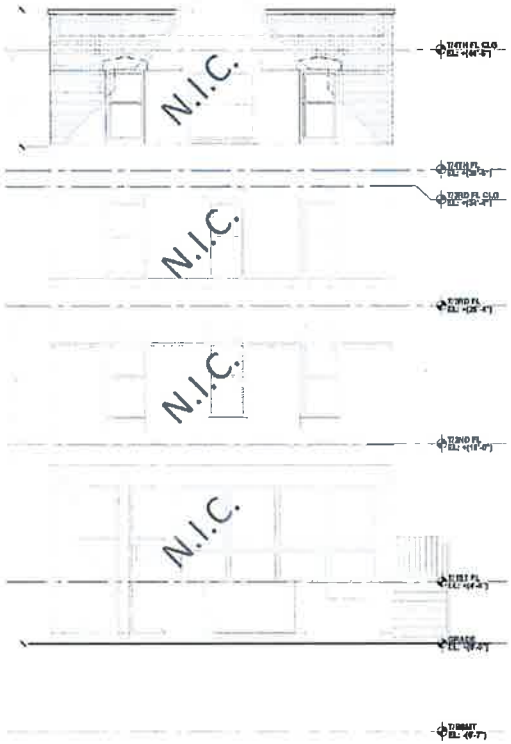
THIS ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE REMODEL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTRAL FLOOR PLANS

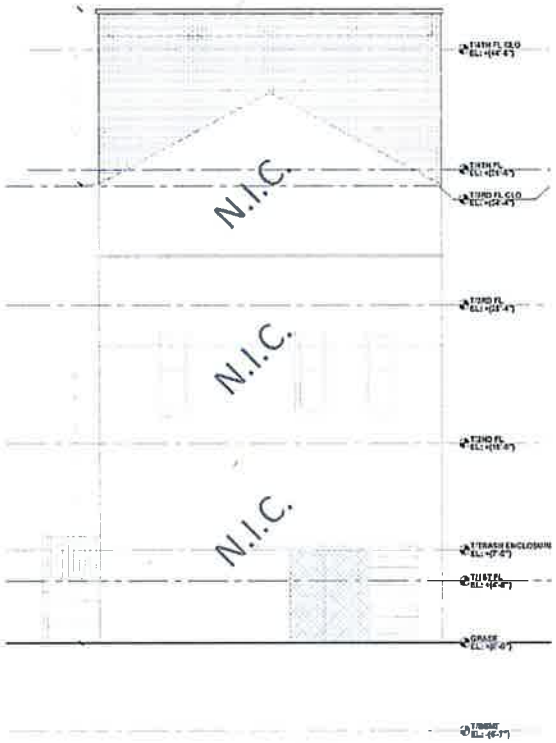
1900 W 17TH ST
CHICAGO, IL 60608

DATE:

A-3



SOUTH ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

REVISIONS

ANDREW WANS
ARCHITECT

4641 W. PETERSON AVE
SUITE 311
CHICAGO, IL 60646
773.904.7899

SAFETY & LIABILITY NOTICE

THIS ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES INCLUDE NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTRAL ELEVATIONS

1900 W 17TH ST
CHICAGO, IL 60608

DATE:

A-4



EAST ELEVATION
1/4"=1'-0"

REVISIONS:

ANDREW WANG
ARCHITECT

4141 W. PETERSON AVE
SUITE 311
CHICAGO, IL 60646
773.904.7859

SAFETY & LIABILITY NOTICE

THIS ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTRAL ELEVATIONS

1900 W 17TH ST
CHICAGO, IL 60608

DATE:

A-5



WEST ELEVATION

1/4"=1'-0"

ANDREW WANG
ARCHITECT

4141 W. PETERSON AVE
SUITE 211
CHICAGO, IL 60646
773.994.7589

THIS ARCHITECT HAS NO RESPONSIBILITY FOR SAFETY PROGRAMS OR PROCEDURES AND HAS NO RIGHT TO STOP ANY WORK. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

ARCHITECTRAL ELEVATIONS

1900 W 17TH ST
CHICAGO, IL 60608

DATE

A-6