

**NARRATIVE AND PLANS**  
TYPE I Rezoning Attachment  
1145 West 17<sup>th</sup> 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.

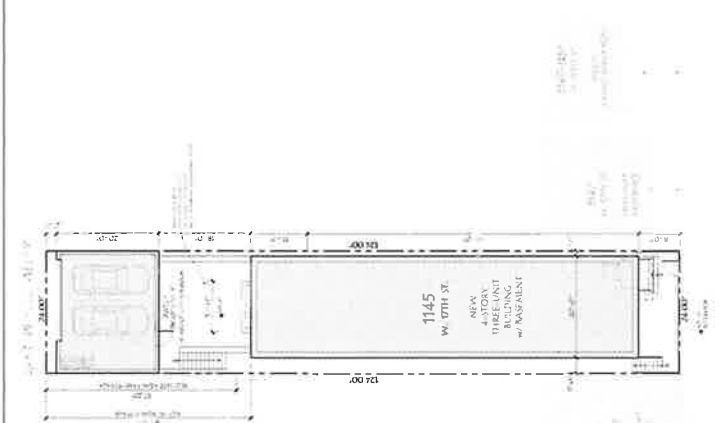
The following are the relevant zoning parameters for the proposed project:

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 (17 <sup>th</sup> 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.

# 1145 WEST 17TH STREET CHICAGO, ILLINOIS



### SCOPE OF WORK:

WE WILL PROVIDE THE SCOPE OF WORK FOR THE PREPARED DRAWINGS AND PERMITS. WE WILL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT OR FOR ANY DELAYS TO THE PROJECT. WE WILL NOT BE RESPONSIBLE FOR ANY DELAYS TO THE PROJECT.

### ZONING AREAS:

Residential  
C-1  
C-2  
C-3  
C-4  
C-5  
C-6  
C-7  
C-8  
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C-45  
C-46  
C-47  
C-48  
C-49  
C-50

### MAIN YARD CALCULATION:

1145 WEST 17TH ST.  
AREA: 12.00' x 12.00' = 144.00 SQ. FT.  
MINIMUM YARD AREA: 144.00 SQ. FT.  
AVAILABLE YARD AREA: 144.00 SQ. FT.

2019 CHICAGO  
BUILDING CODE

SITE PLAN  
SCALE: 1/8" = 1'-0"  
DATE: 11/11/2019

SECTION	DESCRIPTION	REVISIONS	DATE	BY	CHKD
PART 1 - ZONING REQUIREMENTS	...	...	...	...	...
PART 2 - BUILDING REQUIREMENTS	...	...	...	...	...
PART 3 - EXIT REQUIREMENTS	...	...	...	...	...

1145 WEST 17TH STREET  
CHICAGO, ILLINOIS

MICHAEL J. LEARY  
ARCHITECT  
Suite 3000  
221 North LaSalle Street  
Chicago, Illinois 60601  
312.269.4575

CS

Site Address: 1145 West 17th Street, Chicago, IL 60607

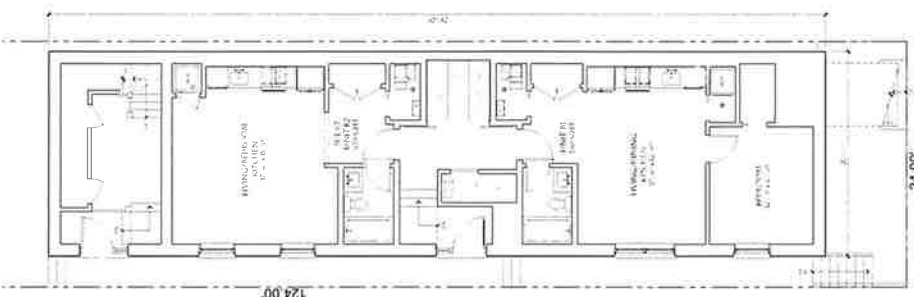
1145 WEST 17TH STREET CHICAGO, ILLINOIS

MICHAEL J. LEARY ARCHITECT  
 Suite 3000  
 221 North LaSalle Street  
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 312.269.4575

Title: Floor Plans  
 Prepared: 10/15/14  
 Approved: 10/15/14, Second Joint Filed

A1.1

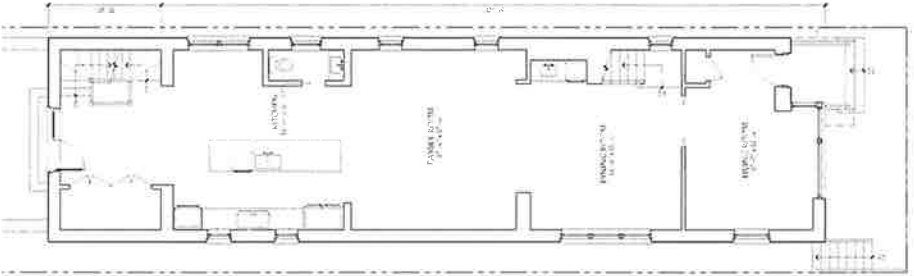
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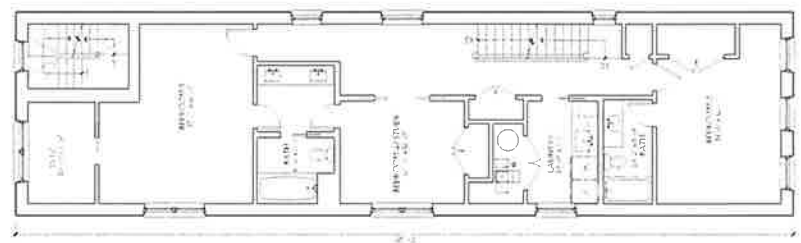
**BASEMENT**  
 ZONING AREA: M(LS)-2041  
 FLOOR AREA: 15,000 SQ FT

ZONING AREAS

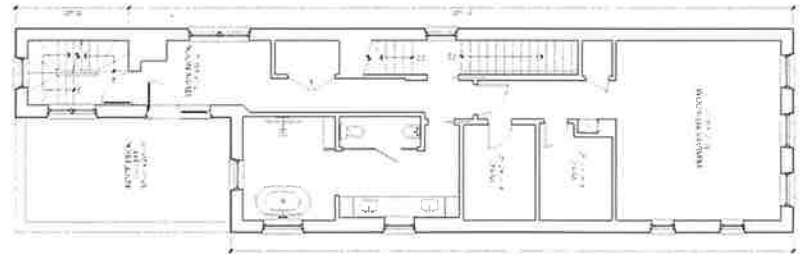
Basement	15,000
First Floor	15,500
Second Floor	15,500
Third Floor	15,500
Fourth Floor	15,500
<b>Total Floor Area</b>	<b>77,000</b>



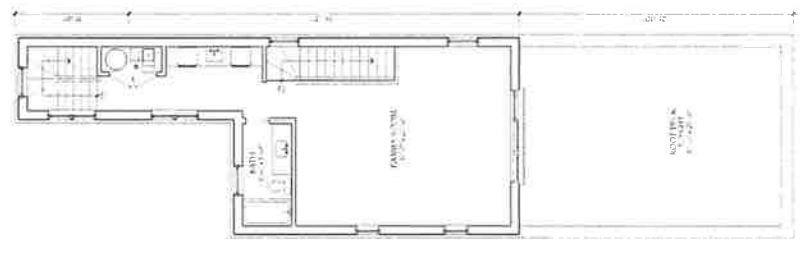
**FIRST FLOOR**  
 ZONING AREA: M(LS)-2041  
 FLOOR AREA: 15,500 SQ FT



**SECOND FLOOR**  
 ZONING AREA: M(LS)-2041  
 FLOOR AREA: 15,500 SQ FT



**THIRD FLOOR**  
 ZONING AREA: M(LS)-2041  
 FLOOR AREA: 15,500 SQ FT



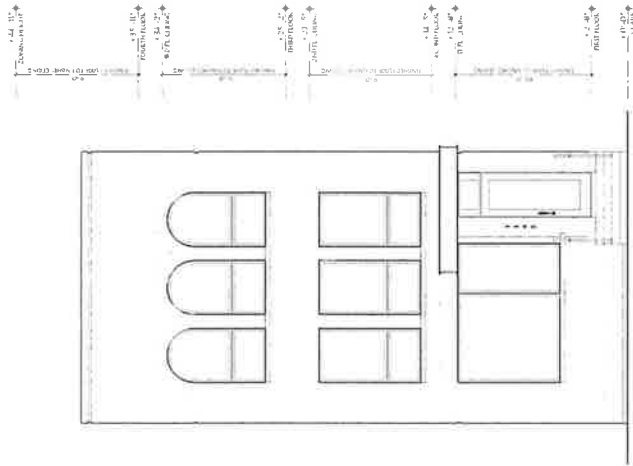
**FOURTH FLOOR**  
 ZONING AREA: M(LS)-2041  
 FLOOR AREA: 15,500 SQ FT

**PROPOSED FLOOR PLANS**

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



1145 West 17th Street, Chicago, IL 60607



FRONT ELEVATION

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

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Project No. 10211004  
Date: 05/11/10  
By: JAL  
Checked: JAL

1145  
WEST  
17TH  
STREET  
CHICAGO, ILLINOIS

MICHAEL J. LEARY  
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Suite 3100  
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File and Plot  
Proposed Floor Plans  
Approved for Permit and Title

A2.1

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1145 WEST 17TH STREET  
CHICAGO, ILLINOIS

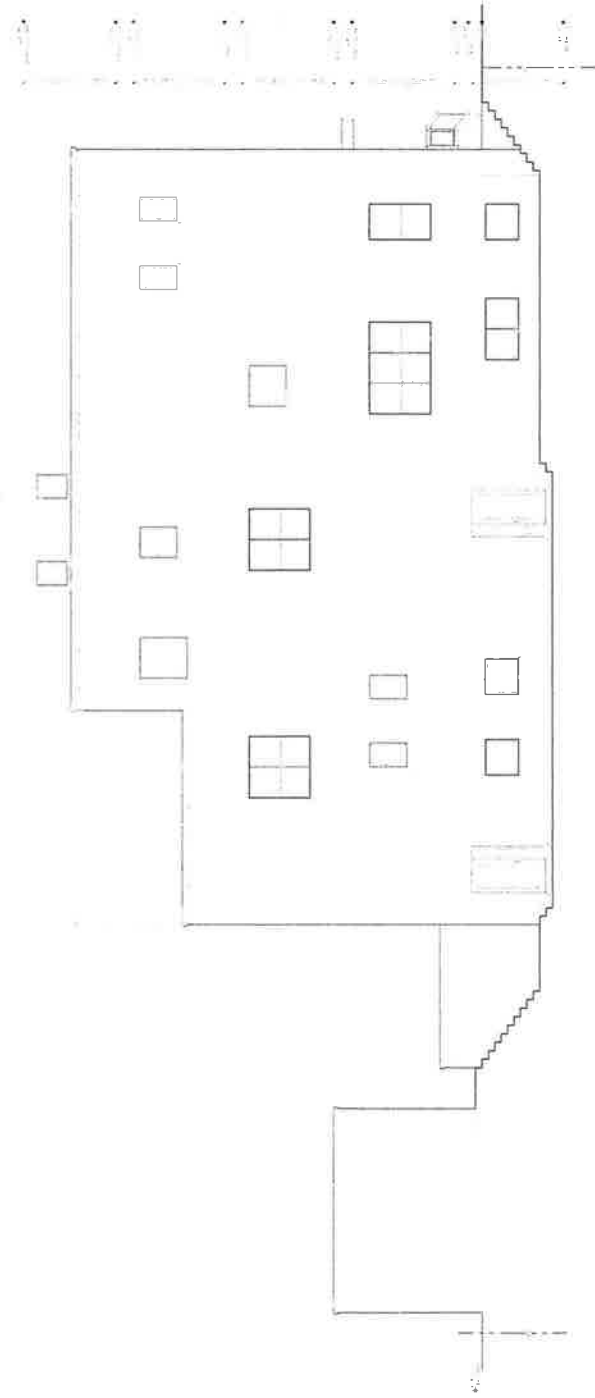
1145 WEST 17TH STREET  
CHICAGO, ILLINOIS

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1145 West 17th Street  
Proposed Floor Plan  
November 2011, Revised June 2012

A2.2

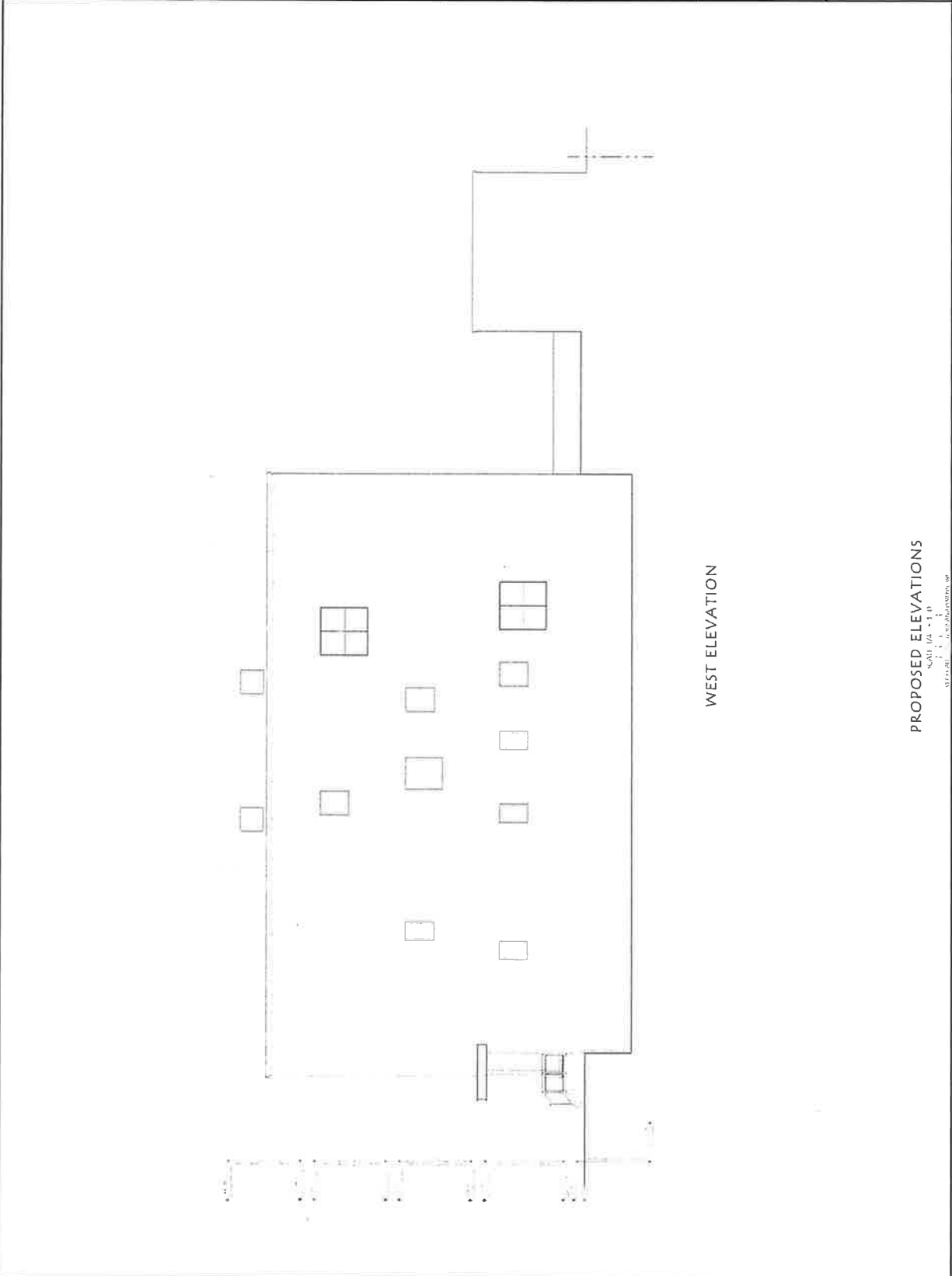
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EAST ELEVATION

PROPOSED ELEVATIONS

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



WEST ELEVATION

PROPOSED ELEVATIONS

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

DATE: 11/15/2011

BY: M.J.L.

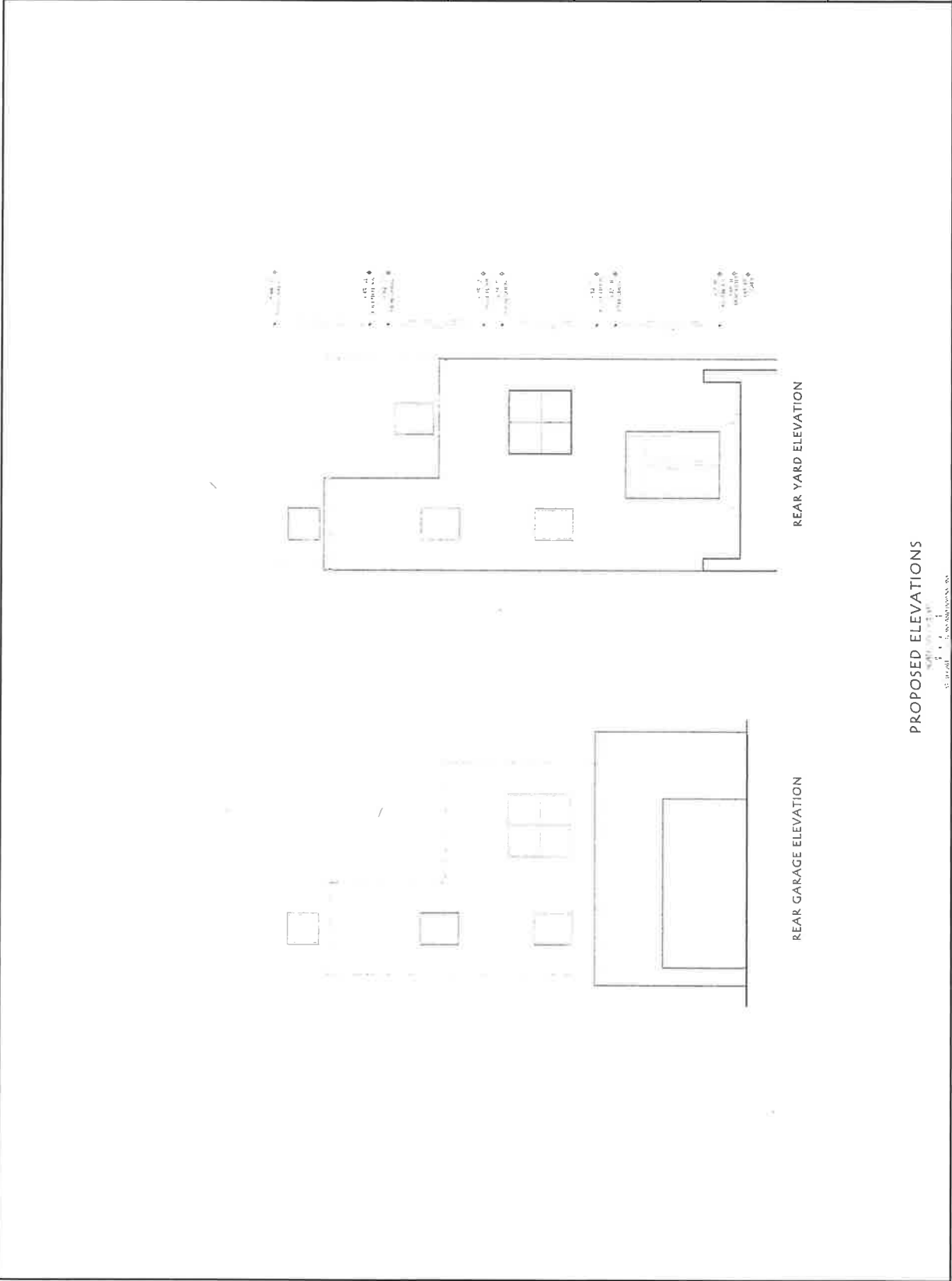
PROJECT: 1145 WEST 17TH STREET

CHICAGO, ILLINOIS

312.269.4175

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<p>1145 WEST 17TH STREET CHICAGO, ILLINOIS</p>	<p>1145 WEST 17TH STREET CHICAGO, ILLINOIS</p>	<p>MICHAEL J. LEARY ARCHITECT Suite 3100 221 North LaSalle Street Chicago, Illinois 60601 312.469.4575</p>	<p>File and date: 11/16/15 Project: 1st wind and flood A2.4</p>
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PROPOSED ELEVATIONS