



City of Chicago



SO2017-6196

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/6/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-F at 617 W 18th St - App No. 19365T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19365 T1
INTRO. DATE:
SEPT. 6, 2017

ORDINANCE

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 all the RT4 Residential Two-Flat, Townhouse & Multi-Unit District symbols and indications as shown on Map No. 4-F in the area bounded by:

West 18th Street; a line 50 feet east of and parallel to South Desplaines Street; a line 101.50 feet south of and parallel to West 18th Street; a line 25 feet east of and parallel to South Desplaines Street.

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address of Property: 617 West 18th Street

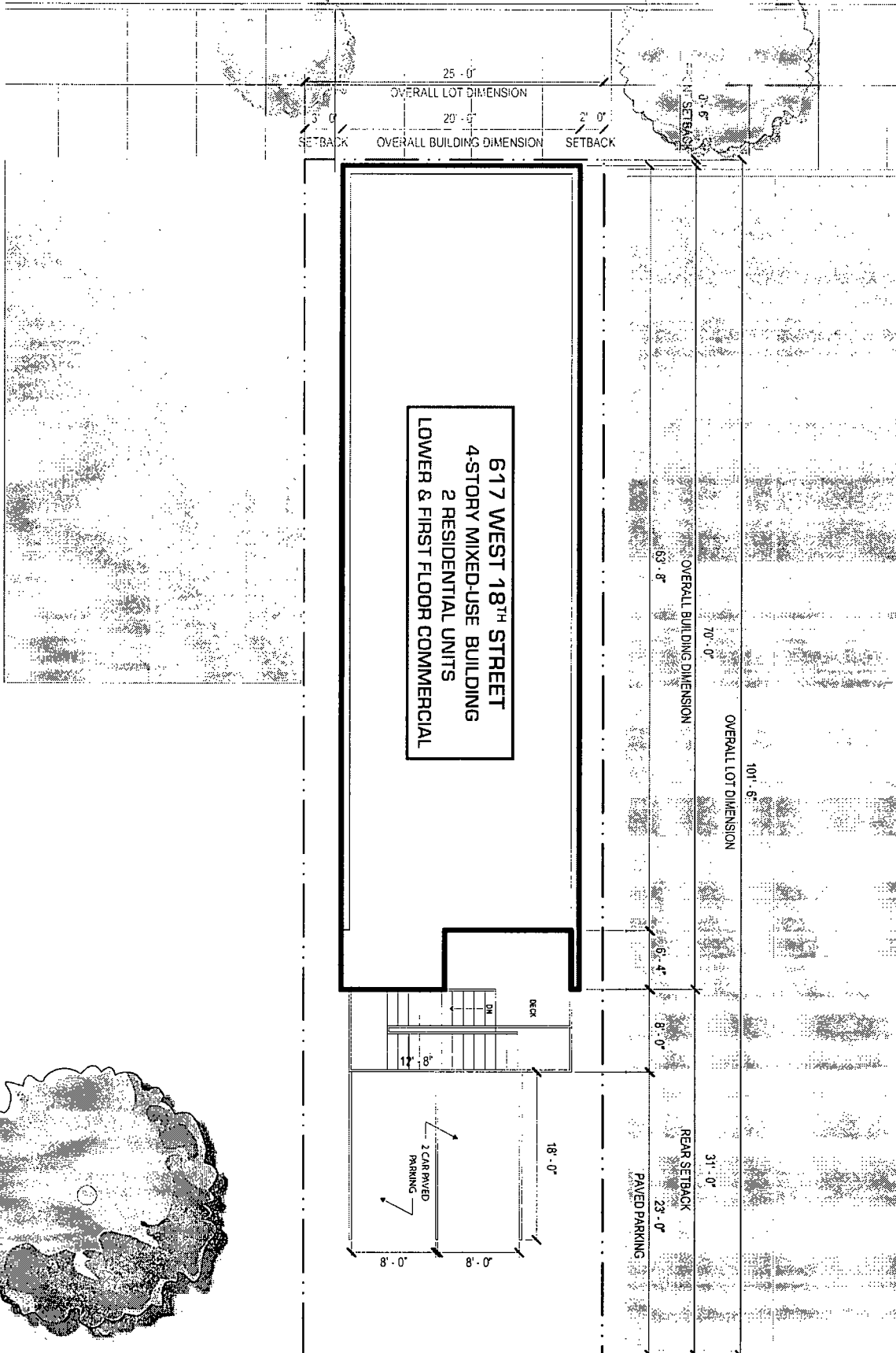
SUBSTITUTE NARRATIVE AND PLANS
Application # 19365T1

- 1) **Property Address:** 617 West 18th Street
- 2) **Project Description:** The subject property will be developed with a new 4-story mixed use building containing an art gallery within the lower and ground levels and two (2) dwelling units located within second – fourth levels.
- 3) **Zoning Amendment:** RT4 Residential Two-Unit, Townhouse & Multi-Unit District to a B3-3 Community Shopping District
- 4) **Lot Size:** 25 feet x 101.50 feet = 2,537.50 square feet
- 5) **Total square footage of proposed building:** 5,994 square feet
- 6) **FAR:** 2.36
- 7) **Minimum Lot Area (MLA):** 2 dwelling units (1,268 per dwelling unit)
- 8) **Height:** 50 feet
- 9) **Front setback:** 0 feet-6 inches
- 10) **Rear setback:** 31 feet
- 11) **West side setback:** 3 feet
- 12) **East side setback:** 2 feet
- 13) **Parking spaces:** 2
- 14) **Bicycle parking spaces:** 0
- 15) **Loading berth:** 0

FINAL FOR PUBLICATION

W 18th STREET

THE RESIDENCE AND CALL #YR 67 W 18TH ST | ZONING PACKAGE # 1005 2017



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PUBLIC ALLEY

SITE PLAN
PLANS

FIRST FLOOR PLAN

PLANS

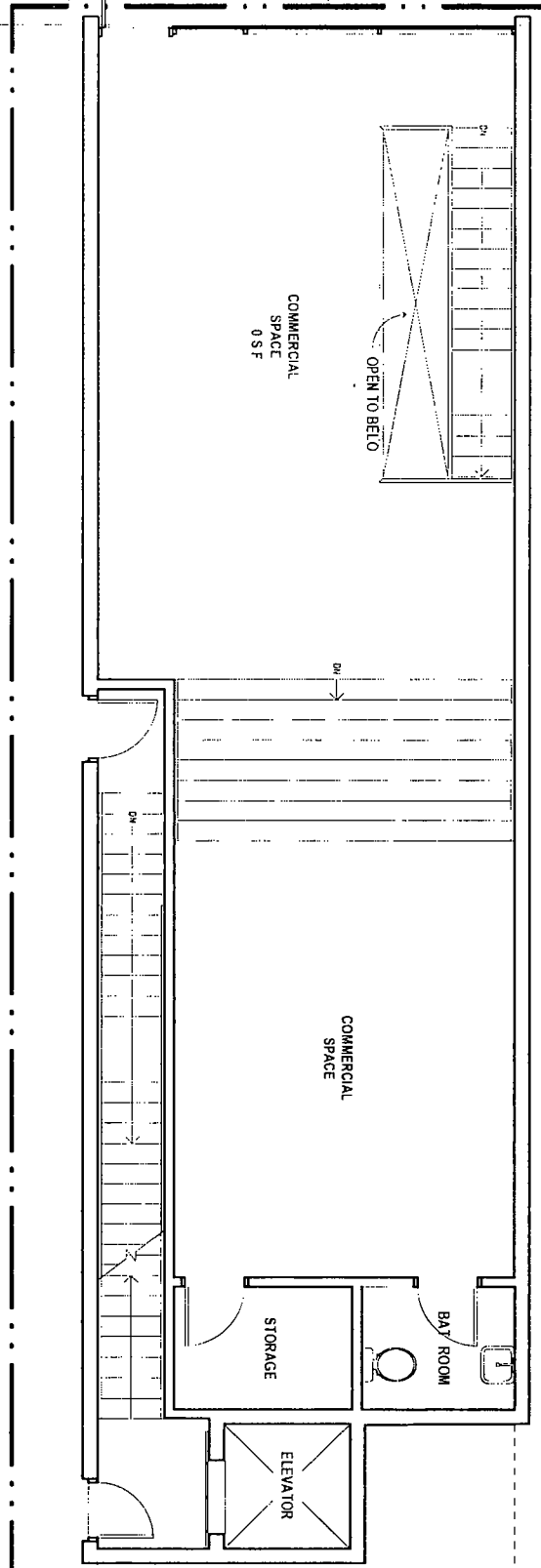
617 WEST 18TH STREET
4-STORY MIXED-USE BUILDING
FIRST FLOOR
COMMERCIAL UNIT

FINAL FOR PUBLICATION

101' - "

0'-0"

8'-0"



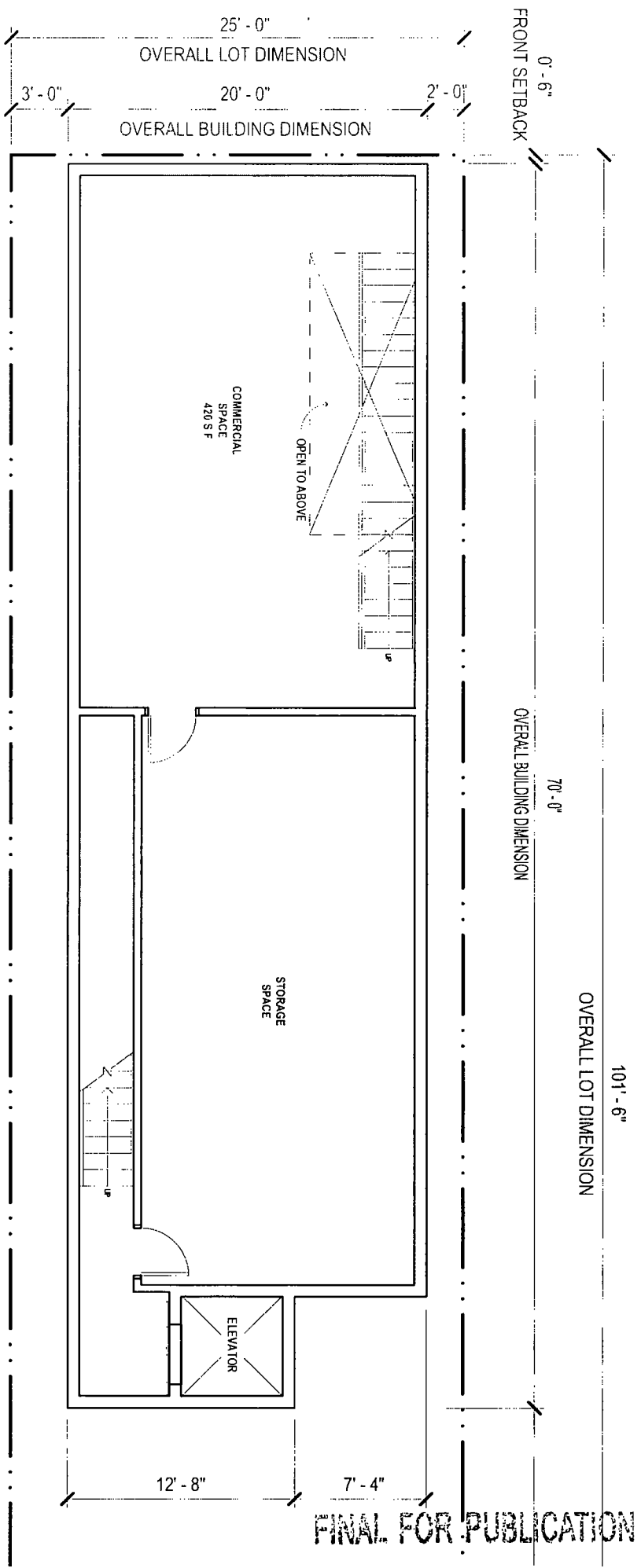
TELIN RESIDENT AND GAL FRAY 617 W 18TH ST | ZONING PACKAGE | 10.03.2017



LOWER LEVEL PLAN

PLANS

**617 WEST 18TH STREET
4-STORY MIXED-USE BUILDING
LOWER LEVEL
COMMERCIAL UNIT**



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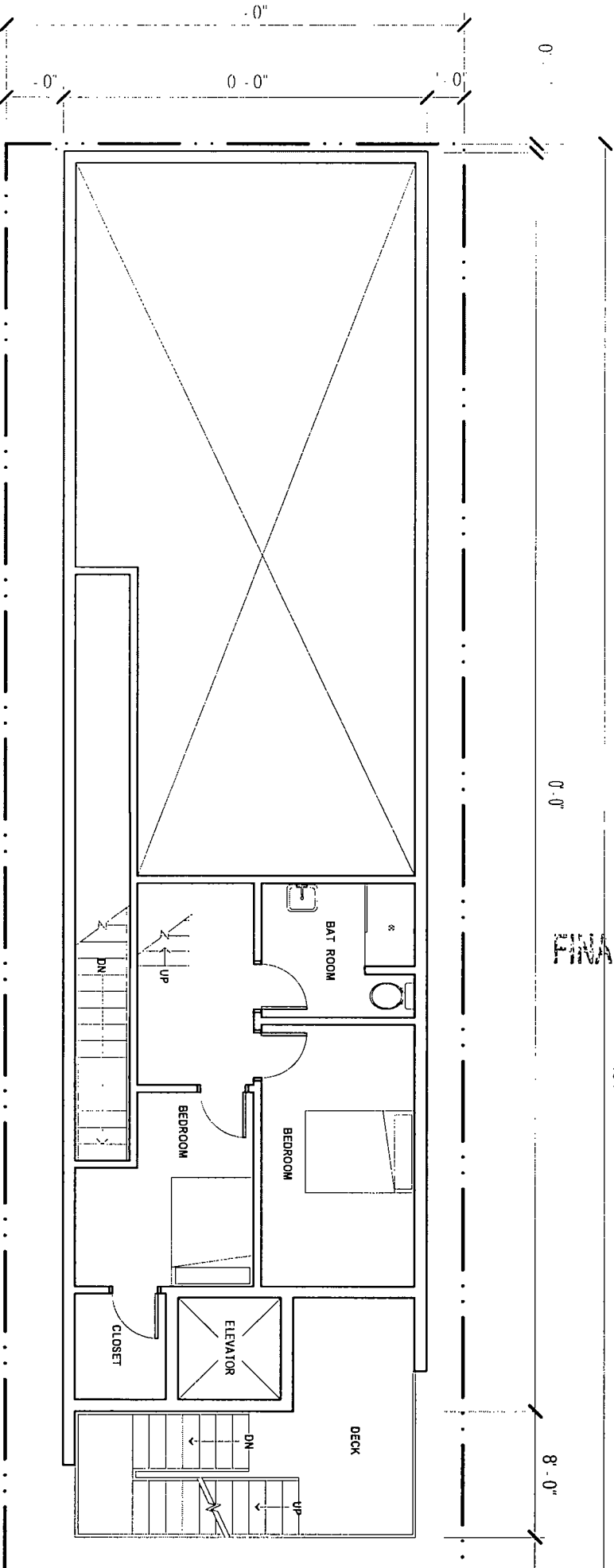
THE RESIDENCE AND GALLERY 5667 W. 18TH ST. ZONING PACKAGE I 10.03.2017

SECOND FLOOR LOFT PLAN

PLANS

617 WEST 18TH STREET
4-STORY MIXED-USE BUILDING
SECOND FLOOR LOFT
RESIDENTIAL UNIT A

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TEJO RESIDENCE AND GALLERY 617 W 18TH ST | ZONING PACKAGE | 10.03.2017





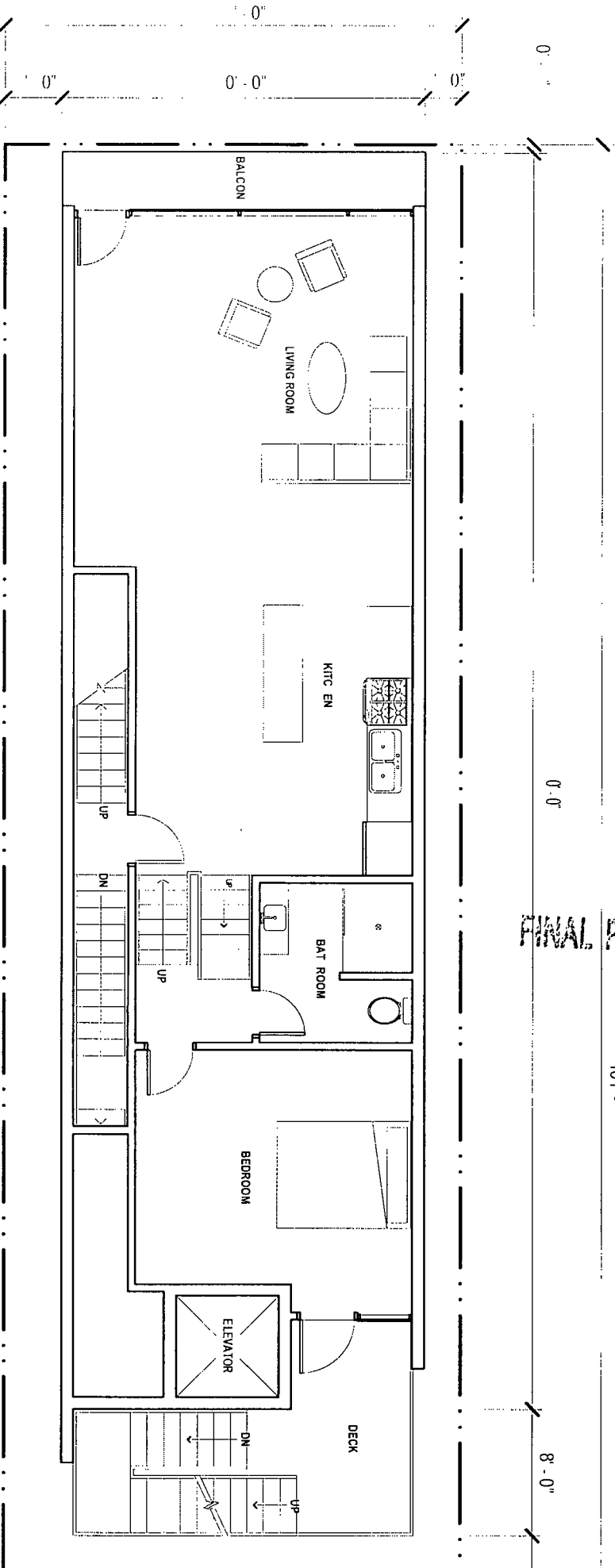
SECOND FLOOR PLAN

PLANS

617 WEST 18TH STREET
4-STORY MIXED-USE BUILDING
SECOND FLOOR
RESIDENTIAL UNIT A

FINAL FOR PUBLICATION

101' - "





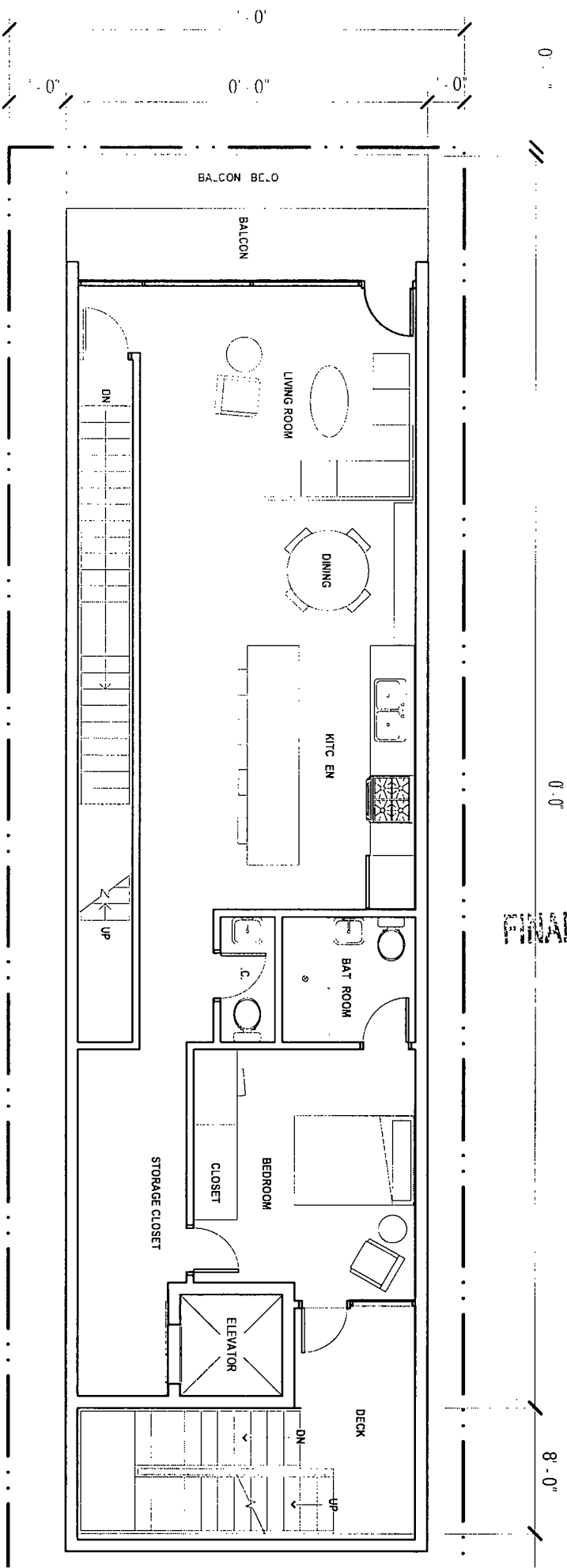
THIRD FLOOR PLAN

PLANS

617 WEST 18TH STREET
4-STORY MIXED-USE BUILDING
THIRD FLOOR
RESIDENTIAL UNIT B

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101' . "



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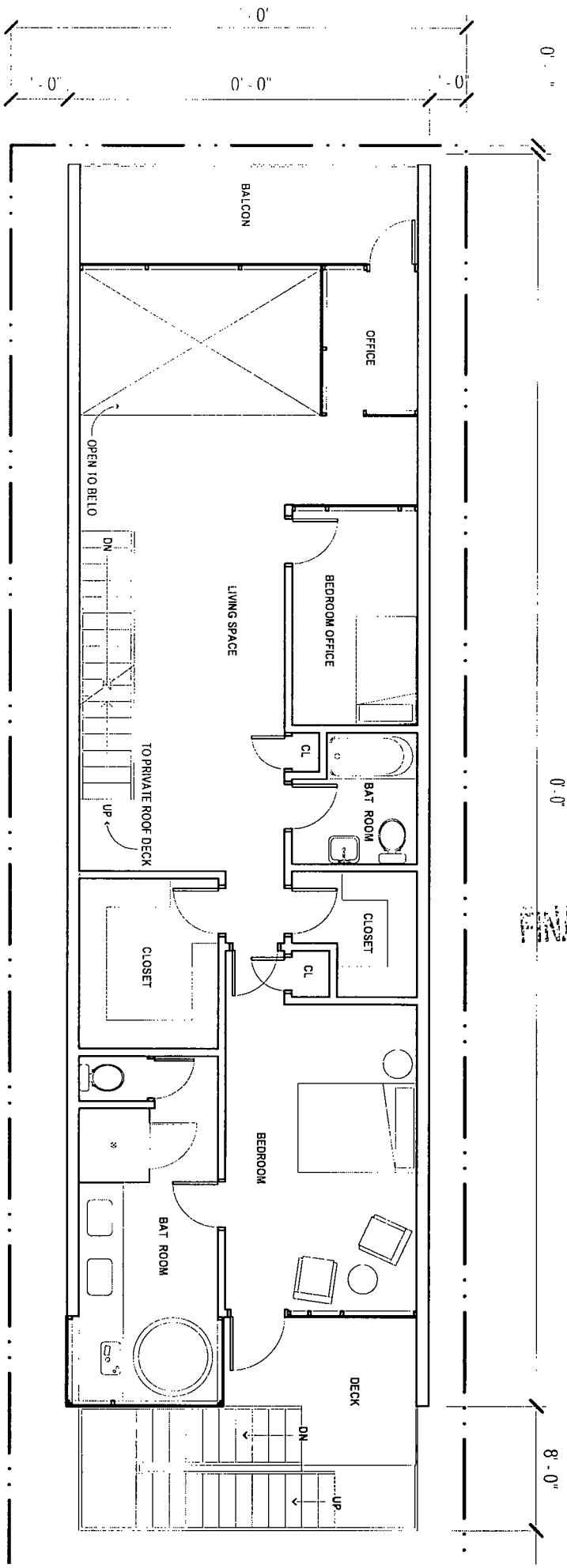


FOURTH FLOOR PLAN

PLANS

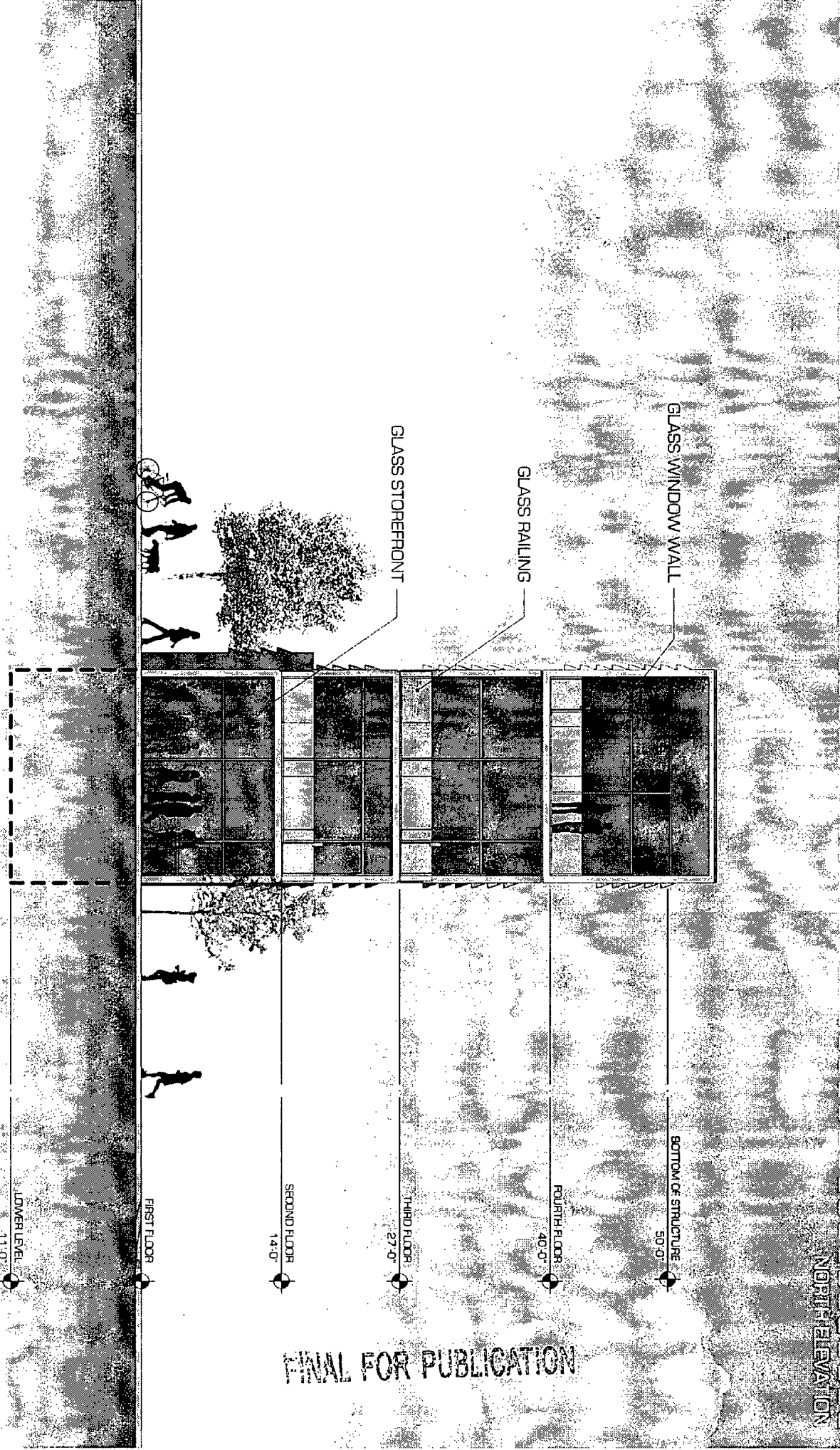
617 WEST 18TH STREET
4-STORY MIXED-USE BUILDING
FOURTH FLOOR
RESIDENTIAL UNIT B

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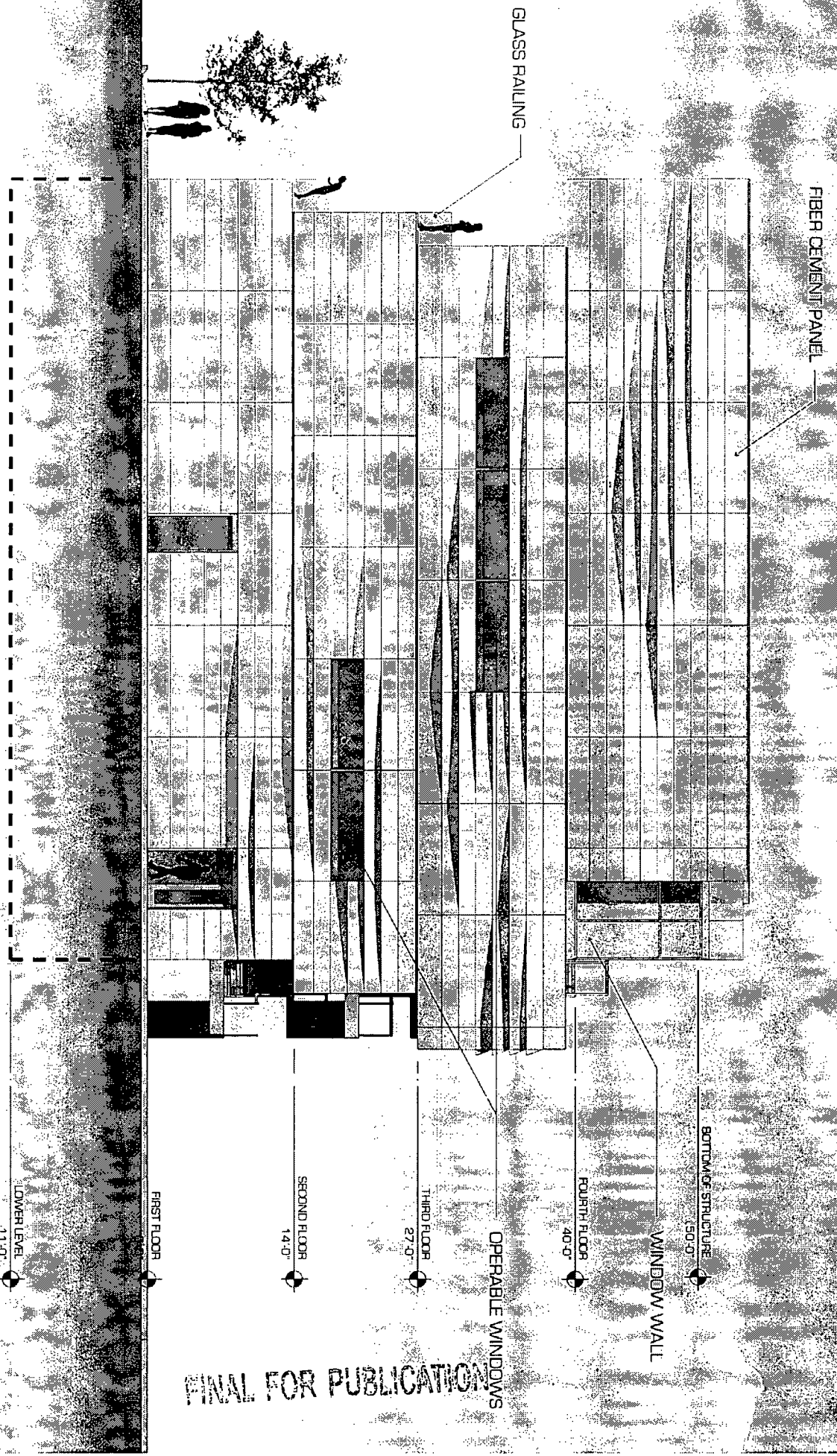


ELEVATIONS
 NORTH ELEVATION

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ELEVATIONS

WEST ELEVATION

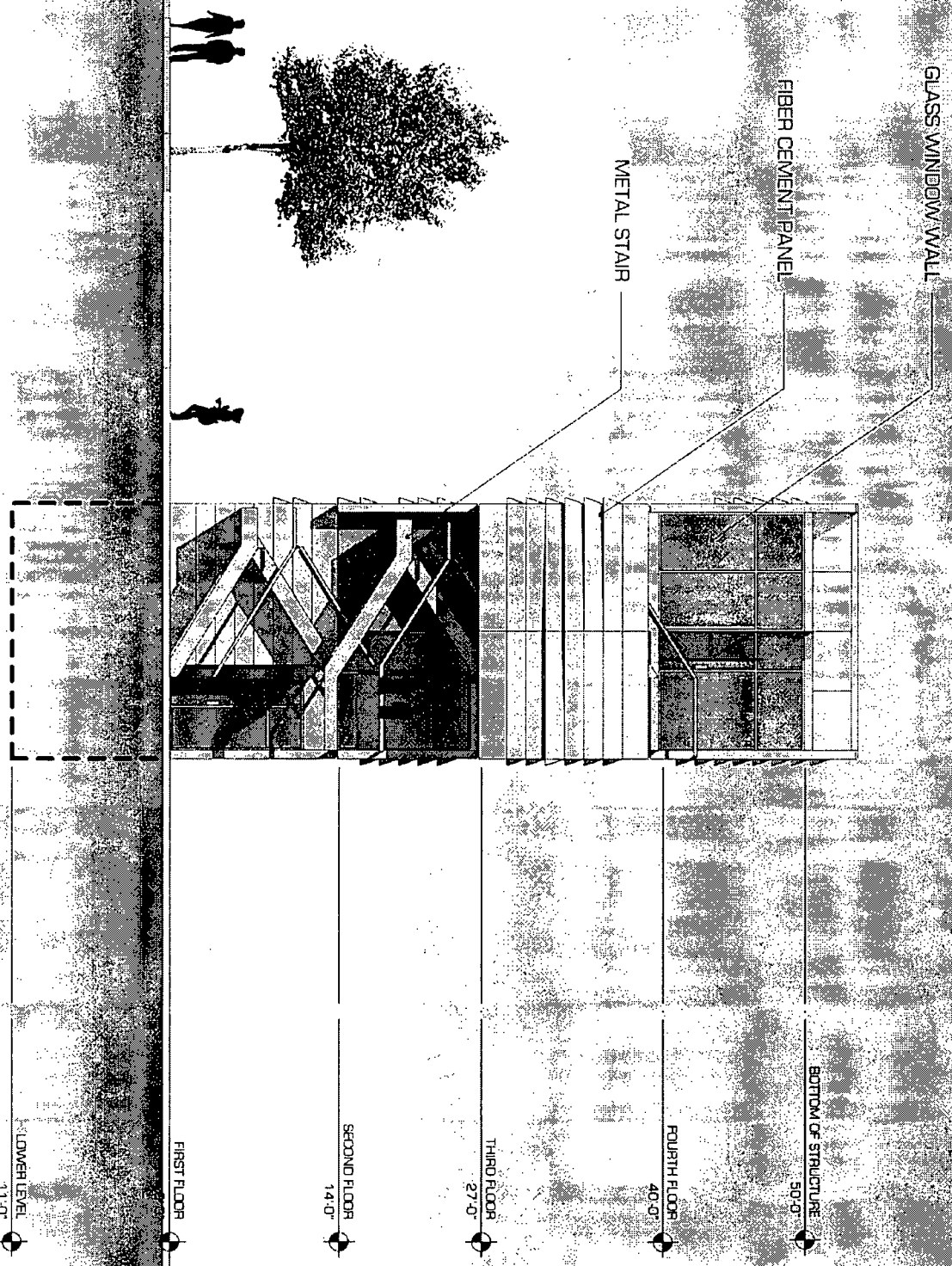


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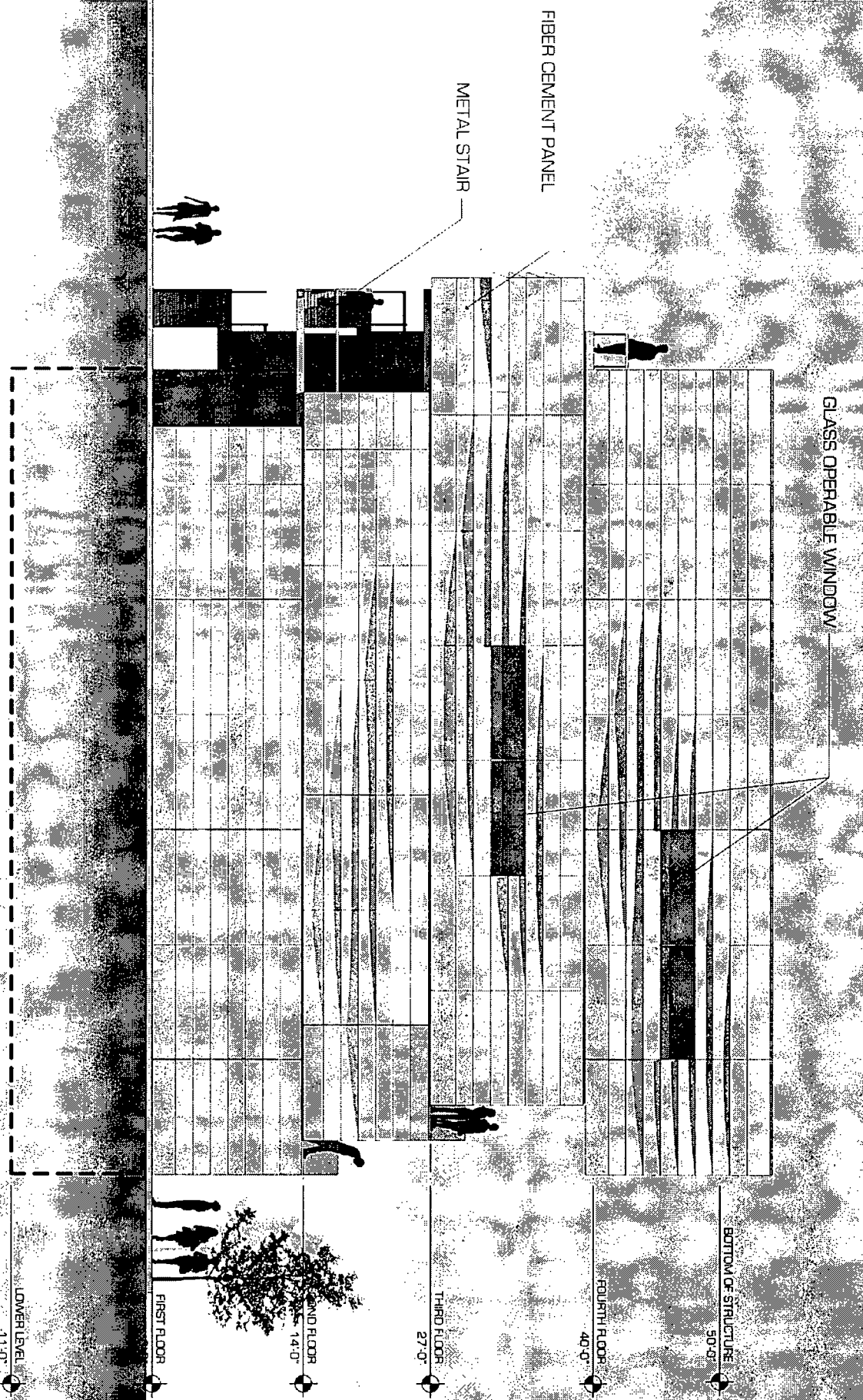
ELEVATIONS

SOUTH ELEVATION



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ELEVATIONS
EAST ELEVATION



BOTTOM OF STRUCTURE
50'-0"

FOURTH FLOOR
40'-0"

THIRD FLOOR
27'-0"

SECOND FLOOR
14'-0"

FIRST FLOOR

LOWER LEVEL
-11'-0"

FIBER CEMENT PANEL

METAL STAIR

GLASS OPERABLE WINDOW

FINAL FOR PUBLICATION